

## LETTER OF ALLOTMENT

1. Date :

2. Executant

M/s. Sri Mani Sai Infra Projects, Hyderabad, Represented by its Managing partner, Sri M. Rama Mohan, S/o. Late M. Tataiah Naidu, aged about 53 Years, 16-31-204&205/101&102, Mani Manju Castle, Near water tank, Vi Phase, KPHB, Kukatpally, Hyderabad- 500085. Herein after referred to as the “**promoter**” (which expression shall unless repugnant to the contest or meaning thereof to be deemed to mean and include its successor in interest, executors, administrators and permitted assignees.

3. Allottee :

Sri/ Smt. \_\_\_\_\_ Son of / Wife of \_\_\_\_\_ aged about \_\_\_\_\_ years, and residing at \_\_\_\_\_.

4. Nature of Document

### **WHEREAS :**

**THE PROMOTER (Executant)**, in terms of Regd. Development Agreement Cum General Power of Attorney Document No. **8241/2022** dated **16/05/2022**, R.O. Ranga Reddy, Hyderabad executed by the site owners 1. **Smt. JANA NAGAMANI Wife of Sri. JANA RAMA RAO**, 2. **Sri. JANA VENKATA SURESH Son of Sri. JANA RAMA RAO**, and 3. M/s. Sri Mani Sai Infra Projects, Represented by its Managing partner, Sri M. Rama Mohan, S/o. Late M. Tataiah Naidu, have been promoting and constructing a residential apartment building by name KALYAN AAWAAS in an extent of **700 Sq. Yrds** (i.e., Plot No. 64-B – 350 Square Yards and Plot No. 65-B – 350 Square Yards) or 585.20 Sq. Mtrs of site situated at Survey No. 71, Kondapur Village, Serilingampally Mandal under GHMC Circle, Ranga Reddy Dist. Telangana, herein after referred to as “**THE PROJECT**” ;

The allottee has approached the Promoter to allot One Residential Apartment in the project after having thoroughly examined the title and required sanctions/ permissions/approvals and also having satisfied with the right / title / authority of the Promoter to convey the Residential Apartment in the project; And

The Promoter have satisfied with the sale price offered by the allottee and agreed to allot one residential flat, more fully described in the schedule of this allotment, in the project and in evidence thereof this Letter of Allotment is issued by the Promoter to the Allottee on the following terms and conditions:

1. The sale consideration for the schedule flat is Rs. \_\_\_\_\_ which includes the cost of undivided joint share in the site and the parking area.
2. The allottee has paid a sum of Rs. \_\_\_\_\_, towards booking amount and the receipt of which is hereby admitted and acknowledged by the Promoter.

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Managing Partner



3. The Allottee shall pay the balance sale consideration, as per the payment schedule shown in the Registered Agreement of Sale, which will be executed by the promoter in favour of the Allottee in due course of time.
4. The Promoter shall be entitled to raise project loan from any bank or financial institutions for completion of the project, If such project loan is availed, the promoter will obtain NOC from the bank/financial institutions and register the sale deed in favour of the allottee in respect of Schedule Flat.
5. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter in favour of the Allottee in due course of time.
6. In addition to the sale consideration, as mentioned above the Allottee shall bear the Stamp Duty and Registration Expenses of the Sale Agreement and also the Sale Deed to be executed by the promoter in respect of the Schedule Flat. Further, the Allottee shall bear all taxes payable to State and Central Government.
7. The Promoter will hand over the schedule flat by (Date: 20-12-2027) subject to fulfilment of obligations by the allottee.
8. That the promoter has no objection for the allottee to avail a loan from any bank for purchase of schedule flat and to meet the Stamp Duty and Registration Charges and to mortgage the Schedule flat.
9. That the allottee shall bear all incidental charges, if there be any:

#### SCHEDULE

|                                |                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------|
| Name of the Apartment Building | Kalyan Aawaas                                                                    |
| Survey Number                  | 71                                                                               |
| Plot Nos.                      | 64-B and 65-B                                                                    |
| Block Number                   |                                                                                  |
| Revenue Ward Number            |                                                                                  |
| N T S Number                   |                                                                                  |
| Municipal Ward Number          |                                                                                  |
| Assesment Number               |                                                                                  |
| Door Number                    |                                                                                  |
| Extent of Site                 | 700 Sq. Yrds                                                                     |
| Block Number                   |                                                                                  |
| Flat Number                    | 102                                                                              |
| Carpet Area                    | 677.07 Square Feet                                                               |
| Parking Number & Area          | ---- & 80 Square Feet                                                            |
| Location of the Apartment      | Kondapur Village, Serilingampally Mandal under GHMC Circle, Raga Reddy District. |

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Managing Partner