

TS RERA REGISTRATION NUMBER: _____

Date: _____

**ALLOTMENT LETTER
(SEE RULE 38)**

To,
_____(Allottee),
Address: _____
Mobile: _____
Mail Id: _____

Dear Sir/ Madam,

Subject: Allotment of apartment in 'ALEKHYA RISE ' situated at Sy. No.96, Narsingi (V), Gandipet Mandal, Ranga Reddy District, Telangana.

1. In response to your Application No. _____ dated _____, we the Alekhya Homes Building Systems Private Limited ("**Promoter**") are pleased to inform you, _____ ("**Allottee**") that you have been allotted flat bearing No. _____, with a built up area / carpet area / saleable area of _____ square feet (equivalent to _____ square meters) on _____ floor, in Tower No. _____ together with proportionate common area measuring _____ square feet; undivided share of land measuring _____ square yards; and _____ () car parking spaces in Cellar no. _____ ("**Apartment**") in the Residential Apartment Complex named and styled as 'ALEKHYA RISE' being constructed on land admeasuring 30786.9 square meters or 36820 sq yards in Sy.No.96(part) situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District, Telangana ("**Project**") for a total Price of Rs. _____/- (Rupees _____ only) including amenities ("**Total Price**").
2. The Promoter has registered the Project with the Real Estate Regulatory Authority, Telangana and obtained certificate of registration bearing No. _____ dated _____ as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Telangana Real Estate (Regulations and Development) Rules, 2017 (as amended from time to time).
3. The Allottee being fully satisfied with the title of the Project land, approvals / permissions, and the right/title/authority of the Promoter to convey have shown interest in owning the Apartment. The Allottee has approached the Promoter and filed an application. In pursuance thereof, the Promoter has allotted the Apartment to the Allottee, subject to the terms and conditions as stated herein.
4. The Total Price payable by the Allottee is set out in detail in the payment plan associated with this allotment in Schedule mentioned hereunder. In addition to the Total Price, the Allottee shall bear the stamp duty, registration charges and applicable



taxes for registration of the Agreement to Sell and Sale Deed to be executed by the Promoter in respect of the Apartment in favour of the Allottee.

5. The Promoter has received a sum of Rs. _____/- (Rupees _____ only) as booking amount (10% of the Total Price) in respect of the Apartment as set out herein below:

SL No.	DATE	CHEQUE / WIRE TRANSFER NO.	NAME OF THE BANK	BRANCH	AMOUNT
1.					
2.					
TOTAL BOOKING AMOUNT:					

- 6. TERMS AND CONDITIONS FOR ALLOTMENT OF APARTMENT:**

This Allotment Letter is issued by the Promoter to the Allottee, with the following terms and conditions:

- 6.1 The Allottee is bound by all terms and conditions stipulated in this Allotment Letter, and Agreement to Sell (as per the provisions of the Telangana Real Estate (Regulation and Development) Rules, 2017, (as amended up to date)) and other documents that are required to be executed in favour of the Allottee which shall prevail over all other terms in brochures, advertisement, price lists, and any other sale documents and any other previous communication.
- 6.2 The Allottee is not entitled to get the name of his/her nominee substituted in his/her place or transfer or resale the Apartment without the prior approval of the Promoter.
- 6.3 The Allottee hereby agrees to reimburse the Promoter and pay on demand all taxes, levies or assessments including but not limited to Goods and Service Tax (GST) whether levied now or leviable in future on land / Project / Apartment as the case may be from the date of this Allotment Letter.
- 6.4 The Allottee hereby confirms that he/she understands all the terms and conditions mentioned in the Draft Agreement to Sell available on the website of RERA and also the conditions applicable to this Allotment Letter, as such hereafter no complaint/objection from the Allottee in this regard shall be entertained by the Promoter.
- 6.5 The Allottee acknowledges that the building plans are provisional and agree that the Promoter may make such changes, modifications, alternations, and additions therein, as may be deemed necessary or may be required to be done by us or any other local authority or body having jurisdiction.

- 6.6 In the event of failure by Allottee to enter into an Agreement to Sell with the Promoter within ___days from the date of this Allotment Letter, the booking / allotment will be cancelled at the discretion of the Promoter without any further notice and the booking amount paid to the Promoter shall stand forfeited and Allottee shall have no right, title, interest, lien or claim of whatsoever nature on the said Apartment.
- 6.7 The Allottee understands that the content of the Model Unit (Mock apartment) is neither part of the representation nor part of the sale or specifications, and the same is for enabling the Allottee to estimate and gauge the space available on placing any such items in the proposed Apartment.
- 6.8 Payment of the Total Price is essence of contract and the Allottee shall pay as per the Payment Schedule as stated herein below. In the event of failure to pay as per the Payment Schedule, the Allottee shall be liable to pay interest at the prescribed rates from due date till the date of payment. Notwithstanding the provision for payment of interest, if default continues for more than three (3) consecutive months, the Promoter at its sole discretion shall be entitled to cancel this Allotment Letter. In case of cancellation of allotment, the booking amount i.e., 10% of the Total Price shall be forfeited and the Promoter is entitled to pay the balance amount to the Allottee without any interest thereon. The Promoter shall refund the said amount, only after sale of the Apartment to a new purchaser and after receiving from new purchaser, amount equivalent to be refunded to the Allottee. Save and except refund of the said amount as stated herein the Allottee will not be entitled for any amount either as damage/compensation or in any other manner.
- 6.9 The Promoter is entitled to sell, assign, mortgage, transfer or otherwise deal with or dispose of all its right, title and interest in the said Project including the buildings being constructed thereon as it may deem fit and appropriate and the Allottee hereby gives irrevocable consent for the same subject to such transaction not prejudicially affecting the rights hereby created in favor of the Allottee.
- 6.10 That any delay on account of the competent authority for issuance of the completion certificate /occupation certificate shall not be considered as any delay on account of Promoter. The date of applying for the completion certificate/ occupational certificate shall be presumed as the date of possession, and the Promoter shall not be liable for the penalty for delay in possession after the said date i.e., any claim for delay in possession will be confined up to the date of applying for the completion certificate/occupational certificate only.
- 6.11 All letters, circulars, receipt and /or notices to be served on the Allottee as contemplated by this Allotment Letter shall be deemed to have been duly served if sent by registered email address or registered post A.D. or by courier with proof of delivery at the address mentioned herein by the Allottee, which will be sufficient proof of receipt of the same by the Allottee and shall completely and effectively be discharged of the Promoter's obligation.



7. **SCHEDULE FOR PAYMENT OF TOTAL PRICE OF APARTMENT:**

The Allottee shall pay the Total Price as per the progress of construction as set out in the table below:

SL No.	PARTICULARS	PERCENTAGE OF TOTAL PRICE	AMOUNT INCLUSIVE OF GST
1	Booking Amount	10%	
2.	Balance at the time of entering into Agreement of sale	10%	
3	At the time of Cellar Slab	25%	
4	At the time of Respective Floor Slab	25%	
5	At the time of Brick Work for Respective Flat	25%	
6	At the time of flooring	5%	
TOTAL		100%	

8. **BANK DETAILS ARE AS UNDER:**

The Allottee shall make all the payments in favour of M/s._Alekhyas Homes Building Systems Pvt Ltd.- Alekhyas Rise Collection A/c payable in favour of the Bank, the details mentioned herein [separate RERA Account]:

DETAILS OF THE ACCOUNT	
ACCOUNT NUMBER	922020001020558
NAME OF THE BANK	AXIS BANK
BRANCH	MADHAPUR
IFSC CODE	UTIB0000553

9. The Allottee shall reach the Promoter's Customer Relationship Management team for any queries or assistance on the following coordinates:

Mobile No.: 91- 9502648884,

Land Line Ph: 040 - 40059447

Email: support@alekhyahomes.in

Signature of Allottee

Signature of the Promoter

M/s. Alekhyas Homes Building Systems
Private Limited

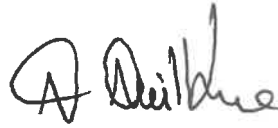


Director

DECLARATION BY THE ALLOTTEE

I / we have read and understood the Agreement to Sell prepared by the Promoter as per the standard format specified in Telangana Real Estate (Regulation and Development) Rules, 2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an Agreement to Sell from the Promoter on payment of the entire Total Price payable as per agreed terms.

Signature of Allottee

A handwritten signature in black ink, appearing to be 'A. D. Kulkarni', is written below the signature line.