



EDIFICE PROJECTS PVT. LTD.

Date: 31-May-2019

PROVISIONAL ALLOTMENT LETTER

To,

Sri / Smt. _____

Address: _____

Sub: Allotment of Flat No. _____ on _____ Floor in the Project known as "ORCHID EDIFICE" situated at Plot No.: **35,36,37 & 38**, Quli Qutub Shah Colony , **Puppalaguda**, Hyderabad, TS.

Dear Sir/ Madam,

In response to your application no dated for booking of Flat No. _____ on the _____ Floor in the Project known as "ORCHID EDIFICE" situated at Plot Nos: Plot No 35,36,37 & 38, Quli Qutub Shah Colony , Puppalaguda, Hyderabad, TS. comprising a tentative carpet area of _____ Sft (approx.), and super built up area of _____ Sft (approx.), as per your request and choice, for the total Price of Rs. _____ /- (Rupees only).

We have received sum of Rs. /- (Rupees _____ only) as booking amount in respect of above referred Villa. Details of the same are as follows:

S.no	Date	Cheque No / Wire Transfer no.	Bank Name	Branch	Amount
1					
				Total	

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority Telangana under RERA Registration No. _____

Plot No. 519H/1 Road No. 28, Jubilee Hills, Hyderabad 500033
Tel: 040 23551122 Email: edificeprojects@yahoo.com Visit us at: www.edificeprojects.in

EDIFICE PROJECTS PVT. LTD.


Managing Director

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the **Telangana Real Estate (Regulation and Development) Rules, 2017**, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Agreement for Sale and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

This provisional allotment is subject to the fulfillment of terms and condition as detailed below as agreed and to be signed by you, which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous communication.

Yours sincerely,

For M/s Edifice Projects Pvt. Ltd.



Managing Director

Managing Director

Date :31-May-2019

Place : Hyderabad.

We Confirm and accept

Allottee 1: (Name)

(Signature)

Allottee 2: (Name)

(Signature)

**TERMS AND CONDITIONS FOR ALLOTMENT OF FLAT NO _____ ON _____ FLOOR AT OUR PROJECT
"ORCHID EDIFICE"**

1. All the terms and conditions mentioned in the Draft Agreement For sale document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. The allottee is not entitled to get the name of his/her nominee substituted in his/her place or transfer or resale this unit without the prior approval of the Promoter.
3. The application for allotment and sale of a Flat [hereinafter referred to as "the Unit"] shall be deemed to have been filed by the Applicant after satisfying himself about the interest and rights of the Firm in the land on which the Flat is being developed and understanding all limitations and obligations in respect thereof, and hereafter no complaint/objection on this account shall be entertained.
4. The allotment of the Unit is at the discretion of the Promoter.
5. The allottee promises to enter into an agreement of sale with the Promoter within one week from the date of this allotment letter. Failing which, the Promoter reserves the right to cancel the current allotment without notice.
6. That the applicant agrees that he/she shall pay the price of the Unit based on the super built up area (Salable Area) i.e. covered area inclusive of proportionate share of common areas, etc. plus and all other charges as and when demanded. However, carpet area of the unit will be mentioned.
7. Goods and Service Tax (GST) as applicable from time to time shall be extra and are to be borne by the purchaser. That the applicant agrees to reimburse to the Firm and to pay on demand all taxes, levies or assessments whether levied now or leviable in future on land and/or building "ORCHID EDIFICE" as the case may be from the date of allotment.
8. The applicant shall, before taking the possession of the unit, clear all the dues towards the Unit.
9. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. or by courier with proof of delivery at the address given by the allottee to us which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
10. The Courts at Hyderabad alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

or EDIFICE PROJECTS PVT. LTD.



Managing Director

11. The content of the Show Unit (Mock apartment) are not part of the representation nor part of the sale or specifications, and the same is for enabling the purchaser to estimate and gauge the space available on placing any such items in the Flat / unit proposed to be purchased.
12. I have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: 040-23551122

Email: edificeprojects@yahoo.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,
Yours sincerely,

For M/s Edifice Projects PVT. LTD.


Managing Director

Managing Director

Date : 31 May 2019
Place : Hyderabad.

We Confirm and accept

Allottee 1: (Name)

(Signature)

Allottee 2: (Name)

(Signature)