

AVANTIKA PROJECTS

P No-39, 2nd & 3rd floor, Commercial Plot, Infront of Temple Park,
Matrusri Nagar, Miyapur, Hyderabad-500049, Telangana, India.
Email id: avantikaprojects2017@gmail.com

LETTER OF ALLOTMENT

1. Date: 19.06.2023

2. Executant:

M/s. Avantika Projects, Office at Plot no.38&39, Matrusri co-op housing society ltd, Miyapur, Hyderabad represented by its Authorised partner Y.Srinivasa Reddy, S/o. Y.Nagireddy resident of Hyderabad, herein after referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof to be deemed to mean and include its successor – in interest, executors. Administrators and permitted assignees).

3. Allottee:

Sri. _____ son of Sri _____, aged about _____ years and residing at _____

4. Nature of Document:

THE PROMOTER (Executant), in terms of Regd. Development Agreement-cum general power of Attorney No. 6567/2022, dated 25.05.2022, SRO, Gandipet by the site Owner's (1) Arcot Vidya Sagar, s/o. Arcot Subrahmanyam , (2) Kuruvella Srinivas, s/o. Kuruvella Apparao (3) Gandhasri Swarna kumari , w/o. Gandhasri Anjaneya Prasad and M/s.Avantika Projects represents by its authorized partner Y.Srinivasareddy has been promoting and constructing a Residential Apartment building by name AVANTIKA'S PUNARVASU in an extent of 888 sq.yards in plot no. 49, 50,69 & 70 of sy.no.74, situated at Bandlaguda jagir village, Gandipet Mandal, Rangareddy district, Hyderabad, herein after referred to as "THE PROJECT" ; and

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

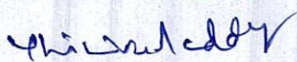
For AVANTIKA PROJECTS


Managing Partner

The Promoter have satisfied with the sale price offered by the Allottee and agreed to allot one residential flat built up area 1235 sq.ft , bearing no.101 on 1st floor in Avantika's Punarvasu vide agreement dated 19/06/2023 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. 39,52,000/-, 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.
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 SaleDeed 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 30/01/2028) subject to fulfillment 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 :

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to mortgage the schedule flat.

9. That the allottee shall bear all incidental charges, if there be any :

SCHEDULE OF THE PROPERTY

Name of the Apartment Building	AVANTIKA'S PUNARVASU
Survey Number	74
Block Number	—
Revenue Ward Number	—
N.T.S.Number	—
Municipal Ward Number	—
Assessment Number	—
Door Number	
Extent of Flat area (including common area)	1235 Sq.ft.
Block Number	—
Flat Number	No.101
Carpet Area	927 sq.ft
Parking Number & Area	No.101, 100 sft. in stilt floor
Location of the Apartment	Bandlaguda jagir (v), Gandipet (m), RR dist.

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Managing Partner