

[SEE RULE 38]
PROVISIONAL ALLOTMENT LETTER



**Ludhani
Estates Pvt. Ltd.**

S.O. : # 109-111, 1st Floor, Happy Trade Centre, S.D. Road,
Secunderabad. Ph : (O) 27803848, 39123848
E-mail : ludhaniestates@gmail.com web : www.lepl.co.in

TS RERA REGISTRATION NUMBER: _____

To _____

(Allottee),

Address: _____

Mobile No: _____

Mail I'd: _____

Dear Sir / Madam,

Subject: Allotment of Apartment in "KRISHNA NIVAS" situated at Plot No's- 822 AND 823 situated at Survey No. 91/Part, 92, 93,152 PART, 159,160,161,162,163/Part, 164,165,167, 168/1, 168/2, 169,170 & 171.Admeasuring 334.45 Square Meters or 400.00 Square Yards of NJR & KLR Nagar, Medchal Village, Medchal Mandal, Medchal-Malkajgiri District, Telangana State, India.

1. In response to your application No _____ Dated _____, We the M/s LUDHANI ESTATE PRIVATE LIMITED (Promoter)are pleased to inform you , _____ (Allottee) that you have been allotted flat bearing no _____,with a built up area / carpet / 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 "NJR's AAVASA" being constructed on land admeasuring 400.00 Square Yards or 334.45 Square Meters in Plot No's- 822 AND 823 situated at Survey No. 91/Part, 92, 93,152 PART,59,160,161,162,163/Part, 164,165,167, 168/1, 168/2, 169,170 & 171.Admeasuring 334.45 Square Meters or 400.00 Square Yards of NJR & KLR Nagar, Medchal Village, Medchal Mandal, Medchal-Malkajgiri District, Telangana State ("Project") for a total price of Rs _____ /- (Rupees _____ only) including amenities ("Total Price").

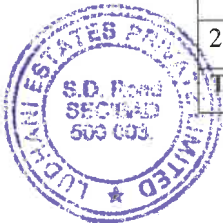
2. The promoter has registered the Project with the Real Estate Regulatory Authority, Telangana and obtained certificate of registration bearing no _____ dated _____ as per the provisions of Real Estate (Regulation and Development) Act 2016 and Telangana Real Estate (Regulation and Development) Rules 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, 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	DATED	CHEQUE/WIRE TRANSFER NO.	NAME OF THE BANK	BRANCH NAME	AMOUNT
1					
2					
TOTAL BOOKING AMOUNT:					



For LUDHANI ESTATES PRIVATE LIMITED

S. Lailender. C. K.

Director

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 list ,and any others 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 is hereby agrees to reimburse the promoter and pay on demand all taxes , levies or assessments including but not limited 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 buildings 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 the 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 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 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 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 transfer in the said project including the building 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 rights hereby created in favour 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 possession, and the promoter shall not be liable for the penalty for the 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 / occupation 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



LUDHANI ESTATES PRIVATE LIMITED

Shailendra G. S.

Director

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	GST RS.	TOTAL RS
	PAYMENT TERMS			
1	Booking Advance (Within 30 days from the date of booking)	6%		
2	On Completion of Stilt Floor Slab	10%		
3	On Completion of 1 st Floor Slab	10%		
4	On Completion of 2 nd Floor Slab	10%		
5	On Completion of 3 rd Floor Slab	9%		
6	On Completion of 4 th & 5 th Floor Slab	15%		
7	On Completion of Brickwork (Respective Flat)	9%		
8	On Completion of Internal Plastering (Respective Flat)	9%		
9	On Completion of External Plastering (Respective Flat)	5%		
10	On Completion of Electrical & Plumbing Lines (Respective Flat)	7%		
11	On Completion of Flooring (Respective Flat)	7%		
12	On or Before Occupation	3%		
	TOTAL	100%		
	AMOUNT PAYABLE AT THE TIME OF REGISTRATION		GST	
	Legal & Documentation Charges			
	AMOUNTS PAYABLE AT THE TIME OF HANDINGOVER			
1	Maintenance for 1 year @ Rs____Sft Plus GST 18%			
2	Corpus Fund @ Rs____/Sft			
3	Outside water charges (Water Tankers) would be extra payable every month			
	OTHER TERMS AND CONDITIONS			
	GST and other taxes if any shall be levied as applicable.			

8. BANK DETAILS ARE AS UNDER:

The Allottee shall make all the payments in favour of **M/s Ludhani Estates Private Limited: - "KRISHNA NIVAS"** collection A/c payable in favour of the Bank, The details mentioned herein [Separate RERA Account]:

DETAILS OF THE ACCOUNT	Ludhani Estates Private Limited
ACCOUNT NUMBER	1041102900000075
NAME OF THE BANK	PUNJAB NATIONAL BANK
BRANCH NAME	SECUNDERABAD
IFSC CODE	PUNB0104110

9. The Allottee shall reach the promoter's Customer Relationship management team for any queries or assistance on the following Coordinates:
 Mobile No: +91 98480 20088, Landline No: Email: - ludhanikrishna774@gmail.com

Signature of the Allottee

Signature of the Promoter



M/s Ludhani Estates Private Limited
 For LUDHANI ESTATES PRIVATE LIMITED
 Director
S. K. Lender C.H.
 Director

DECLARATION BY THE ALLOTTEE

I / We have read and understand the agreement to sell prepared by the promoter as per the stand 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 the Allottee



For LUDHANI ESTATES PRIVATE LIMITED

S. L. Srinivas. C. S.
Director