



ENGINEERS

ASSOCIATES PVT LTD

Sri Tirumala Millennium, 194/1, Manikchand Road,
HCL Nagar, Mallapur, Secunderabad,
Telangana - 500 076.
Mobile : +91 80087 67888

ALLOTMENT LETTER FOR FLAT / UNIT / APARTMENT:

Promoter Name & Address: M/s. Engineers Associates Pvt.Ltd, rep. by its Managing Director:
Mr. A. Praveen, residing at Hyderabad.

Allottee Name & Address: Mr / Mrs. _____

Allottee Mobile No & Mail Id: _____

Dear Sir / Madam

I Mr. A. Praveen Managing Director of M/s. Engineers Associates Pvt.Ltd is pleased to allot you the Flat / Unit / Apartment No. _____ of Sri Tirumala Fortune, Phase-1, located at Survey No.189, Sree Nagar village, Maheswaram Mandal, Rangareddy district, Pin code: 501359.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement / Registered ownership document Doc.No: 7281/2023, dated.05/02/2023 the project named as "SRI TIRUMALA FORTUNE" PHASE-1 which has the valid permission from the HMDA which is the competent Authority for approval of Plans vide Permit No.009496/BP/HMDA/2440/SMD/2024, dated.28-01-2025 in Survey No. 189, Sree Nagar village, Maheswaram Mandal, Rangareddy district an extent of 8566.87 Sq.mts. of site area, herein after referred to as the "Project" which was registered with TG Real Estate Regulatory Authority vide registered Number: _____.
2. Whereas the Allottee has approached the Promoter to allot _____ Flat/Unit/Apartment in the project after having examined the title and required sanctions /permissions approvals and also having satisfied with the right/title/authority of the promoter to convey the Flat/Unit/Apartment in the Project.
3. The Promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions:

- A. The Allottee has paid the Booking Amount of Rs _____ to the Promoter vide Cheque / DD/transaction id: _____.



For Engineers Associates Pvt. Ltd.

(Signature)
Managing Director

Sri Tirumala Platinum, 2nd Floor,
Near Gachibowli Flyover, Gachibowli,
Hyderabad, Telangana - 500 032.

- B. The Allottee shall enter in to Agreement for sale before paying 10% of Total cost (including the Booking Amount) of Flat.
- C. The Allottee is bound by all terms and conditions of the Sale Agreement, which will be executed by the promoter on fulfillment of the conditions of this Allotment.
- i) 5% On Allotment (including booking advance) of Flat
 - ii) 5% at the time of Agreement
 - iii) 9% On completion of Footings
 - iv) 9% On completion of 2 Basement Slabs
 - v) 9% On completion of 3rd Floor slab
 - vi) 9% On completion of 7th Floor slab
 - vii) 9% On completion of 11th Floor slab
 - viii) 9% On completion of 16th Floor slab
 - ix) 9% On completion of Last Floor slab
 - x) 9% On completion of Brickwork & Plastering work of respective flat
 - xi) 6% On completion of Electrical/Plumbing internal works of respective flat
 - xii) 6% On completion of Flooring work of respective flat
 - xiii) 6% at the time Handover/Registration of the respective flat.
- D. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the sale agreement and also conveyance/sale deed to be executed by the promoter in respect of the Schedule Flat/Unit/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.
- E. All payments to be made in favour of M/s. ENGINEERS ASSOCIATES PVT LTD – SRI TIRUMALA FORTUNE, PHASE-1 RERA COLLECTION ACCOUNT, Payable at Hyderabad.

Bank Name (separate RERA A/c): INDIAN OVERSEAS BANK

A/c No: 130102000051893

Branch name: Adarshnagar

IFSC Code: IOBA0001301

Declaration by Allottee:

I / we have read and understood the Agreement of sale 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 of sale from the Promoter on payment of the Amounts / installments payable as per agreed terms.

For Engineers Associates Pvt. Ltd.



Managing Director

Promoter / Authorized Signatory

Date:

Signature of Allottee

Date:24-02-2025