

Date: _____

PROVISIONAL ALLOTMENT LETTER

To,
Sri / Smt. _____
Address: _____
E-mail id: _____

Sub: Allotment of Flat No. _____ on _____ in the Project known as
"RELIANCE SUNSHINE" forming part of Survey Nos. 403/Part and 445/Part,
situated at Isnapur Village & Gram Panchayat, Patancheru Mandal,
Sanga Reddy District, Telangana.

Dear Sir/ Madam,

In response to your application no _____ dated _____ for booking of a Flat in
Block - _____, we hereby allot you Flat no. _____ on _____ Floor, in Block _____
in our building being constructed as **"RELIANCE SUNSHINE"** forming part of Survey
Nos. 403/Part and 445/Part, situated at Isnapur Village & Gram Panchayat,
Patancheru Mandal, Sanga Reddy District, Telangana., comprising **a tentative
carpet area of _____ (approx) and exclusive balcony area of _____ (sft
approx.) and super built up area of _____ sq. ft. (approx.)** as per your
request and choice, for the total Price of Rs. _____ (Rupees
_____ only)
including/ excluding parking space.

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

Sr.No	Date	Cheque No/ Wire Transfer No.	Bank Name	Branch	Amount
1					
2					
Total					

Contd...2



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

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 fulfilment 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 **SRINIVASA BUILDERS**



Managing Partner
(Authorized Signatory)



A circular purple stamp is placed over the signature. The text around the perimeter of the stamp reads "SRINIVASA BUILDERS" at the top and "HYD." at the bottom. There are small stars on either side of the word "HYD.".

**TERMS AND CONDITIONS FOR ALLOTMENT OF FLAT No _____ ON _____ FLOOR & BLOCK
- _____ AT OUR PROJECT RELIANCE SUNSHINE**

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 Flat without the prior approval of the Promoter.
3. The application for allotment and sale of a Flat [hereinafter referred to as "the Flat"] 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 Residential Complex 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 Flat is at the discretion of the Promoter.
5. That the applicant agrees that he/she shall pay the price of the Flat on the basis of the super built up area (saleable Area) i.e. covered area inclusive of proportionate share of common areas, exclusive balcony Areas etc plus price of parking areas and all other charges as and when demanded. However carpet area of the Flat will be mentioned.
6. 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 **"RELIANCE SUNSHINE"** as the case may be from the date of allotment.
7. The applicant shall before taking the possession of the Flat shall clear all the dues towards the Flat.
8. 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.
9. The Courts at Hyderabad alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.



10. The content of the Show Flat (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 apartment / Flat proposed to be purchased.

11. 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.: 9246297369 (P Jaipal reddy)
Email: reliancehome@rediffmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s Srinivasa Builders

We Confirm and accept

1)

2)


Managing Partner



Date: Hyderabad.

Place:


The stamp is circular with the text "SRINIVASA BUILDERS" around the perimeter and "HYD." at the bottom. A signature is written across the stamp.

ANNEXURE – A

The Payment plan is as follows:

S.No.	PARTICULAR DETAILS	%
1	BOOKING ADVANCE AT THE TIME OF BOOKING (Rs.1,00,000/- + GST)	10%
2	WITHIN 15 DAYS FROM THE DATE OF BOOKING.	
3	ON COMPLETION OF SECOND FLOOR SLAB	25%
4	ON COMPLETION OF FIFTH FLOOR SLAB	20%
5	ON COMPLETION OF BRICK WORK & PLASTERING	20%
6	ON COMPLETION OF FLOORING OF BOOKED FLAT	20%
7	HANDOVER FLAT	5%
	GRAND TOTAL	100%

(On Completion of the above milestones in the respective Block booked by Allottee)

Bank Details are as under:

Account Name	SRINIVASA BUILDERS
Account Number	39617656078
Bank	STATE BANK OF INDIA
Branch	SME BRANCH
IFSC Code	SBIN00010104



ISNAPUR SPECIFICATIONS

STRUCTURAL DESIGN	
Foundation & Structure	R.C.C. Framed Structure to with stand wind and seismic loads as per Zone.
Super Structures	Solid Cement Blocks
PLASTERING	Internal: Gypsum plastering External: Cement plastering
PAINTS	Internal: Two coats of plastic emulsion paints External: Water proof emulsion paint as per the Elevation.
DOORS & WINDOWS	
Main Door	Metal frame and Metal shutter with wood finish on both sides fitted with good quality hardware of reputed make
Internal Doors	Painted wooden frame and moulded skin shutter fitted with good quality hardware of reputed make.
French Doors	UPVC Sliding Door with Mosquito mesh provision
Windows	UPVC Sliding Door with Mosquito mesh provision with grill
Ventilator	Powder coated Aluminium with glass louvers with exhaust provision.
FLOORING	
Drawing/ Living/ Bedrooms/kitchen	Vitrified tiles with 4" skirting of reputed make (600 mm X 600 mm)
Sit out/Toilets/ utility	Good quality antiskid acid resistant tiles
Common areas & Staircase	Vitrified tiles with inlay work as per design and Thandur or Kadapa Stone for staircase
DADOING & CLADDING	
Toilets	Good quality Acid Resistant designer tiles 300mm X 450mm dado upto 7'-0" height of reputed make
Kitchen	Granite platform and tiles dado upto 2' height above the kitchen platform
Utility	Glazed ceramic tiles dado up to 3' height.
SANITORY & C.P. FITTINGS	1. All sanitary fittings of Cera or of equivalent make 2. All CP fittings of Cera or of equivalent make 3. Ceramic wash basin in all bathrooms 4. Hot & Cold wall mixer in all bathrooms



	- Two piece Floor Mounted W.C in all bathrooms. - Provision for water heaters in bathrooms - S.S. steel sink of Cera or equivalent Make in Kitchen
ELECTRICAL	Concealed copper wiring of Polycab or equivalent make in conduits for lights, fan, plug and power plug points wherever necessary of standard make - Power outlets for Air conditioners in bedrooms - Power outlets for geysers in bathrooms - Power plug for chimney, refrigerator, micro wave ovens, mixer/ grinders in kitchen. - Plug points for T.V., wherever necessary. - Miniature Circuit Breakers (MCB) & ELCB for each Distribution boards of Standard make. - All electrical fittings of Anchor or equivalent make.
COMMUNICATION SYSTEM	- Telephone point in Drawing room. - Intercom connected to security - Internet Cat 6 Cable for broadband at an appropriate place
SECURITY FACILITIES	CCTV cameras at appropriate place for surveillance
LIFTS	V3F Lifts for energy Efficiency of reputed make.
DG POWER	100% D.G. Back-up for common areas and One light One Fan and Refrigerator for each flat.
WATER SUPPLY	- Bore Water for Domestic use. - Portable R.O. - Water purifier of Kent or equivalent make in each flat


