

ALLOTMENT LETTER FOR FLAT/UNIT/APARTMENT:

Promoter Name & Address : Mr. GUMMI RAM REDDY, Resident of : Villa No. 1035,
Mallikharjuna Krinss Flats, Puppalaguda Village, Gandipet (M), Ranga Reddy District- 500089,
Telangana

Allottee Name & Address : Mr./Ms.

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We Ark Infra Developers Pvt Ltd are please to allot you the Flat/Unit/Apartment
No.of "ARK KUSHAK" project located at Sy.No.584, Uppal, Khalsa Village, Uppal
Municipality, Medchal-Malkajgiri District, Pin code – 500039.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership document Doc. No.: 20097 / 2022 dated 15/12/2022 executed before SRO, Uppal, Newly formed Medchal - Malkajgiri Dist, the project name as "ARK KUSHAK" which has the valid permission form the Greater Hyderabad Municipal Corporation (GHMC) which is the competent Authority for approval of Plans vide B.P. no: 5030/GHMC/LBN/2025-BP, dated 19/03/2025 in Survey. Nos: 584 of Uppal, Khalsa village to an extent of 4517.7 sq.mts. of site area, herein after referred to as the "ARK KUSHAK" which was registered with TG Real Estate Regulatory Authority vide registered Numberdt:
2. Whereas the Allottee has approached the Promoter to allotFlat/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 above the sale price and promoter agreed to allot the Flat/Unit/Apartment. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions:

For ARK INFRA DEVELOPERS PVT.LTD

Amulya
Managing Director

- A. The Allottee has paid the Booking amount of 10% of flat cost to the Promoter vide Cheque/DD/transactions id :
- B. The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (including the Booking Amount) of Flat/Unit/Apartment.
- C. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

PAYMENT PLAN & Boundaries of the Flat.

1. On Booking and Agreement of sale : 10% of Sale consideration + applicable GST
2. On completion of Foundation : 15 % of Sale consideration + applicable GST
3. On completion of Basement : 15% of Sale consideration + applicable GST
4. On completion of 2nd slab : 10% of Sale consideration + applicable GST
5. On completion of 5th slab : 10% of Sale consideration + applicable GST
6. On completion of 8th slab : 10% of Sale consideration + applicable GST
7. On completion of 10th slab : 10% of Sale consideration + applicable GST
8. On completion of Brick work : 5% of Sale consideration + applicable GST
9. On completion of Plastering : 5% of Sale consideration + applicable GST
10. On completion of Flooring : 5% of Sale consideration + applicable GST
11. On completion of finishing / handing over: 5% of Sale consideration + applicable GST

North :
South :
West :
East :

- 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 payment to be made in favour of M/s. Ark Infra Developers Pvt Ltd, payable at Hyderabad.

- Name of Account Holder: Ark Infra Developers Pvt Ltd.
- Name of Bank: IndusInd Bank
- Account Type : Current Account
- Bank account Number: 250002031958
- Branch Name: Narimon
- Branch City: Mumbai
- IFSC : INDB0000006

For ARK INFRA DEVELOPERS PVT. LTD

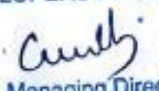
Amith
Managing Director

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/instalments payable as per agreed terms.

Signature of Allottee

Date:

For ARK INFRA DEVELOPERS PVT. LTD

Managing Director

Promoter / Authorized Signatory

Date: