

LETTER OF ALLOTMENT

1. **Date: 04-05-2019**

2. **Executant:**

M/s. NORTHSTAR HOMES, represented by its Authorised Signatory, M.Amarendra Raju S/o M.Ranga Raju aged 45 Years about, D.No: 65-4-280, Himachala Nagar, Opp Zinc, New Gajuwka, Visakhapatnam(Address)Hereinafter referred to as the "Authorised Signatory" (which expression shall unless repugnant to the context or meaning thereof to be deemed to mean and include its successor – ininterest, executors, administrators and permitted assignees).

3. **Allottee:**

Sri/Smt. _____, Son of/Wife of _____,
aged about _____ years, PAN _____ and residing at
_____.

4. **Nature of Document:**

WHEREAS:

THE PROMOTER (Executant), interms of Regd. Development Agreementcum general power of Attorney No 4824/2018 dated 19/06/2014 SRO – Visakhapatnam executed by the Site Owners

(1) Yandrapu Mariadas,

(2) Yandrapu Joseph Ratna Kumar,

(3) Yandrapu Kishore Kumar,

(4) Yandrapu Udaya Kumar,

(5) Yella Thomas Raju

in favour of NORTHSTAR HOMES. The Promoter has been Promoting and Constructing a Residential Apartment Building by name **EDEN GARDEN** in extent of 8693.50 Sq.Mts Situated Door no. 9-344, Chinagadili Village, Visakhapatnam District, herein after referred to as the Project.

The allottee has approached the Promoter to allot One Residential Apartment in the project after having thoroughly examined the title and required sanctions/permissions /approvals and also' having satisfied with the right/title/authority of the Promoter to convey the Residential Apartment in the project.

; And

The Promoter have satisfied with the sale price offered by the Allottee and agreed to allot one residential flat, 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. _____ 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 banker 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 Sale Deed 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) subject to fulfilment 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:

SCHEDULE

Name of the Apartment Building	EDEN GARDEN
Survey Number	167
Block Number	A
Revenue Ward Number	
N.T.S Number	
Municipal Ward Number	8
Assessment Number	
Door Number	9-344
Extent of Site	8693.5
Block Number	A
Flat Number	1
Carpet Area	117.10
Parking Number and Area	74.51
Location of the Apartment	D.No. 9-344, Survrey No.167 of Chinnagadili, Ward no.8, Visakhapatnam.

Extent of Site 8693.5 Sq.mts

