

ALLOTMENT LETTER FOR VILLA:

Promoter Name & Address : RAMKY ESTATES AND FARMS LIMITED

Allottee Name & Address : Mr. /Ms.....

Allottee Mobile number and mail Id:

Dear Sir/Madam

I / We **RAMKY ESTATES AND FARMS LIMITED** are pleased to allot you the Villa No: _____ of "THE RESERVE BY RAMKY" situated at Mankhal Village, Maheshwaram Mandal, Rangareddy District Telangana.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership document Doc.No: 2030/2025 dated 07.02.2025 the project named as "**THE RESERVE by RAMKY**" which has the valid permission from the **HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** which is the competent Authority for approval of Villas vide Permit No: 0352/HMDA/SUUDL/2025 in Survey. Nos: 686,734,734/2,735,735/2,735/i, situated at Mankhal Village, Maheshwaram Mandal, Rangareddy District, Telangana to an extent of land admeasuring Acres 19-17 Guntas equivalent to **94,017 SQ. Yards** herein after referred to as the "Project which was registered with TG Real Estate Regulatory Authority vide registered number.....dt.....

2. Whereas the Allottee has approached the Promoter to allot..... Villa 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 Villa in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Villa. 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

B. The Allottee shall enter in to Agreement for sale before paying the ____% of total cost of villa.

Anshuman
ESTATES AND FARMS
11/5/24

C. The Allottee is bound by all terms and conditions of the Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

SCHEDULE-C PAYMENT SCHEDULE		
Description	% of Agreement Value	Amount
Booking Amount	10%	
AoS	10%	
Footings of respective villa	5%	
1st Slab of respective villa	15%	
2nd Slab of respective villa	15%	
3rd Slab of respective villa	15%	
Block Work of respective villa	10%	
Flooring of respective villa	10%	
Painting (Exterior & Interior) of respective villa	5%	
Handover/Registration of respective villa	5%	
	100%	Total (Rupees _____ only).

D. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule villa.

Further, the Allottee shall bear taxes payable to State and Central Government, if any.

E. All payments to be made in favour of Ramky Estates & Farms Ltd Master Collection Account – The Reserve by Ramky, Payable at Gachibowli, Hyderabad.

BANK NAME: HDFC BANK

A/C NO: 99990408199530

BRANCH NAME: MEENAKSHI BAMBOOS

IFSC CODE: HDFC0009095

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:

Anshuman Mehta

Promoter / Authorized Signatory

Date:



