

Circular

Circular No.C/326/2024/TGRERA

Dt: 26.6.2024


Sub: Proforma Allotment letter for Flat/Unit/ Apartment or Allotment letter for Plot, by the promoter - Authority meeting on 7-6-2024 -Resolved-Reg.

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The TG RERA Authority in its meeting held on 7-6-2024 resolved to issue circular instructions to the promoter/authorized persons of the projects to submit Proforma Allotment letter for flat /Unit /Apartment or Allotment Letter for plot to be submitted along with application for registration under section 4(2) (g) of RE(R&D) Act, in the proforma enclosed.

In view of the above, the promoters of the projects / Authorized persons of the Projects shall submit Proforma Allotment Letter for flat/Unit/Apartment or Allotment Letter for in the prescribed format available in the website <https://rera.telangan.gov.in/Home/FormsDownload> along with application for registration.

To,
The Promoters,
In the Telangana State


SECRETARY
TG RERA

26/6/2024

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address :

Allottee Name & Address : Mr./Ms.

.....

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (.....) are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: of project located at.....Village / City,District, Pin code.....

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership document Doc. No: the project named as "....." which has the valid permission from the which is the competent Authority for approval of Plans vide B.P. no: in Survey. Nos: of village / City to an extent of sq.mts. of site area, 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..... 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/Unit/Apartment. 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 Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of unit/ Flat/ 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.

(i).% on

(ii).% on

(iii)% on

(iv).% on.....

(v).% at the time of Handover of the Plott

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 Plot. 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.....
payable at City / District .

Bank Name (separate Account for RERA) :

A/c No:

Branch Name:

IFSC Code:

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

Promoter / Authorized Signatory

Date:

Date:

ALLOTMENT LETTER FOR PLOT:

Promoter Name & Address :

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

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (.....) are pleased to allot you the Plot
No:..... of Block No: ofproject
LP No:.....located at.....Village / City,
.....District, Pin code.....

Nature of Document:

1. Whereas the Promoter has developed the Layout which has the legal right through development agreement/ Registered ownership document Doc. No: the project named as "....." which has the valid permission from the which is the competent Authority for approval of Plans vide L.P no: in Survey.Nos: of village / City to an extent of Acres of site area, 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..... Plot 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 Plot in the Layout Project.
3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Plot. 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 Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of Plot.

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.

i). __% on completion of

ii). __% on completion of

iii). __% on completion of

iv). __% on completion ofof the Flat/Unit/ Apartment.

V). __% at the time of Handover of the Flat/ Unit/ Apartment.

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. _____, payable at _____ City / District .

Bank Name (separate RERA A/c) :

A/c No:

Branch Name:

IFSC Code:

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:

Promoter / Authorized Signatory

Date: