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Office No. 603, 6th Floor, A - Wing
Damji Shamji Corporate Square Building
Next to Kanara Business Centre, Melvil East
Off Ghatkopar Andheri Link Road
Pantnagar, Ghatkopar (E), Mumbai - 400 075
Tel.: +91 22 2500 2424
Email : vkdevelopers@hotmail.com
Website : www.vkdevelopers.co.in



LETTER OF ALLOTMENT

Date: - 13.09.2023

To,
Mr. Akella V R Subbarao
Flat no. F3, S N Enclave
Velamuri vari street
Kakinada (Urban),
Gnadhinar (kkd), east Godavari,
Andra Pradesh- 533004

Subject: Allotment of Flat.
Name of Project : SKYE SIGNATURE
MAHARERA Regd No. : P51800029146

Dear Sir,

At the very first place we appreciate your interest in our project and we value it very much. We have processed your application refereed above on the subject mentioned and we are pleased to issue this letter of allotment subject to Cheque Clearing & other terms and conditions. The details of which are as under:

Name of Allottee	Mr. Akella V R Subbarao
Name of Building	SKYE SIGNATURE
Floor No.	6 th
Unit No.	603
Wing	B-Wing
Unit Type	1 BHK
Carpet Area (As per RERA)	408.00
No. of Puzzle Car Parking allotted	NIL
Total Consideration of Apartment excluding Govt Charges & Society Maintenance Charges	75,48,000/-
Advance Received	1,00,000/-



sq. meters or thereabout within the limits of Greater Mumbai, (hereinafter referred to as "the said Land") together with the Building No.157 standing thereon ("said Old Building"). A copy of the Property Card of the said Land is annexed herewith at Annexure "A";

- (b) The Government of Maharashtra/ MHADA had allotted tenements in the said Old Building to individual occupiers for residential purposes on ownership basis inter alia on certain terms and conditions;
- (c) The said occupiers of the said Old Building formed themselves into a Co-operative Housing Society viz., the Pant Nagar Om Sai Co-operative Housing Society Ltd (hereinafter referred to as the 'Society');
- (d) MHADA, at the request of the Society, decided to convey the said Old Building by way of sale and to grant the land underneath and appurtenant of the said Old Building by way of lease to the Society;
- (e) By Indenture of Lease dated 15.07.2014 duly registered with the Sub Registrar of Assurance, Kurla bearing Registration No. KRL3-7605-2014 dated 06.09.2014 entered into between the MHADA and the Society, the said MHADA has granted lease of the said Land for a period of thirty years commencing from 01.06.1995 and renewable for two terms of 30 years each to the Society upon terms and conditions therein mentioned;

firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their assigns) of the **ONE PART;**

AND

Mr. Akella Venkata Rama Subbarao, Part No. AIVPA5116A, Indian Inhabitant having his address at Flat No. F3, SN Enclave, Velamuri vari street, Ramarao peta, Gandhinagar(kkd) East Godavari, Kakinada Andra Pradesh-533004, represented herein by its duly authorised trustees, hereinafter referred to as the "Allottee/s /s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **OTHER PART.**

WHEREAS:

- (a) The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") a statutory Corporation under the Maharashtra Housing and Area Development Act, 1976 and having its own office at Griha Nirman Bhavan, Bandra (E), Mumbai-400 051 are inter alia seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 236-A(Pt.) and City Survey No. 194-A (Pt.) (CTS No. 194 - A/9/6) at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in the Registration Sub-District of Kurla, Mumbai Suburban District of Mumbai City admeasuring 643.25

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Mumbai on this 25th day of September 2023;

BETWEEN

M/S. V.K. DEVELOPERS (PAN NO. AAFFV6719A), a Partnership Firm duly registered under the Indian Partnership Act, 1932, having address at 603, A Wing, Damji Samji Corporate Square Building, Next to Kananra Business Centre, Melvil Estate, Ghatkopar (East), Mumbai-400 075, hereinafter called "**the Developers**" or "**the Promoters**" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the

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Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: 8080902902 / 8080909909

Email: info@vkdevelopers.co.in

I would like to take this opportunity to thank you for the trust that you have reposed in the, and assure you of your best services at all times.

Warm Regards,
Yours Truly,
V.K.DEVELOPERS

I Confirm,

(PARTNER)

Allottee Signature
(Mr.Akella V R Subbarao)

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Terms and Conditions:

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the Aforesaid Total Consideration Value shown in the Table as per Annexure - A attached herewith.
2. Stamp duty/ Registration charges /Gst or any other government taxes applicable on the above mentioned total consideration & Society Charges including of 6 months of maintenance along with development charges & other charges together shall be paid by the allottee at appropriate time.
3. In the event, if the present allottee wish to transfer or resale this unit which is a subject matter of this allotment letter before agreement to sale, the allottee shall send request letter to developer and pay Rs. 25,000/- to the developer as a transfer fee. Once the fee is paid by the allottee through net banking it is mandatory to the developer to give consent for transfer of this allotment and issue fresh allotment letter to the new allottee within 15 days.
4. 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. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
5. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
6. By putting signature at the foot of this writing/Allotment Letter, the allottee is confirming and agreeing the terms and conditions as mentioned above.



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