

ALLOTMENT LETTER

Date:

From	To
M/s Lion Infradevelopers LLP	<Customer name :>
Ocus Technopolis, 2 nd Floor, Tower – B, TSF 01 – 08, Golf Course Road, Sector – 54, Gurugram – 122011, Haryana	<Address :>
Contact No. 0124- 4047134	<Mobile :>
Email Id: crm@lioninfra.com	<Email id:>

**SUBJECT: Allotment of residential Independent Floor No. _____ in project named as
“LID Nivasa” in Sector - 6, Sohna, Gurugram, Haryana**

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Application Date	
Name of the First Allottee	
Son/Wife/Daughter of (as applicable)	
Name of the Second Allottee	
Son/Wife/Daughter of (as applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email:	
PAN of the First Allottee	
PAN of the Second Allottee	
Aadhar Card No. of the First Allottee	
Aadhar Card No. of the Second Allottee	

PROJECT DETAILS		
Details of HARERA Registration	Reg. No	
	Dated	
	Valid Upto	
Project Name	LID NIVASA	
Project Location	Sector 6, Revenue Estate of Village Sohna, Gurugram, Haryana	
If project is developed in phases then, Phase Name	Whole	
Nature of Project	Residential Independent Floors	
Proposed date of Completion of the Phase/Project		
Proposed date of Possession of the unit		
Licence No.	188 of 2023 dated 15-09-2023	
Name of Licensee	1. M/s. Nitika Propmart Pvt. Ltd. 2. Smt. Sukhpali W/o Sh. Satbir Singh 3. Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia 4. Sh. M. R. Lohia S/o Sh. Phool Singh and Smt. Satyawati W/o Sh. M. R. Lohia in Collaboration with Lion Infradevelopers LLP	
Name of Collaborator/Promoter/Developer	Lion Infradevelopers LLP	
APPROVAL DETAILS	Details of Licence approval	License No.: 188 of 2023
		Memo. No.: LC-5105/JE(SB)/2023/30797 dated 15-09-2023
		Dated 15-09-2023
		Valid Upto 14-09-2028
	Details of Building Plans approval	Memo. No.
		Dated
		Valid Upto
	Details of Environment Clearance approval	Memo. No.:
		Dated
		Valid Upto

Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the LLP Firm/Developer has allotted you the following residential Independent Floor as per the details given below:

RESIDENTIAL INDEPENDENT FLOOR AND BOOKING DETAILS		
1	Nature of the Unit	Residential Independent Floor
2	Unit details	Independent Floor No.
		Plot No.
3	Carpet Area	(Sq. mt.)
		(Sq. Ft.)
4	Balcony area (sq. ft.) (not part of the carpet area)	
5	Verandahs area (sq. ft.) (not part of the carpet area)	Not Applicable
6	Open terrace area (if any)	Not Applicable
7	Block No.	
8	Floor No.	
9	Rate of carpet area (Rs/sq. ft.)	
10	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	Not Applicable
11	Plot Area (sq. m)	
12	Rate per sq. m	
13	Net area of the Unit	
14	Total Consideration of the Unit (In Rs.) (inclusive of EDC/ IDC, Govt. fees/taxes/levies, Interest Free Maintenance Security, possession Charges plus GST)	

Note: carpet area means the net usable floor area of an Independent Floor, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Independent Floor.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of the Independent Floor meant for the exclusive use of the allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of the Independent Floor meant for the exclusive use of the allottee;

1. We have received earnest money amount which is not exceeding 10% of the Total cost in respect of the above referred Independent Floor as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked Payment plan / Flexi Payment Plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Lion Infradevelopers LLP LID Nivasa Collection Account
Account Number	777705612603
Bank Name	ICICI BANK
Branch Address	Shop No-19-21, Vipul Orchid Plaza, Suncity, Sec-54, Gurugram-122002
IFSC Code	ICIC0000399

Annexure A:- 'Payment Plan'

Earnest money which is upto 10% of the Total cost of the Independent Floor is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Construction Linked Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	< 10%				
2.	On BBA	25%				
3.	On completion of Superstructure	30%				
4.	On Application of OC	25%				
5.	On Possession	Balance Amount				
	Total Payable					

2. In case of Flexi Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	< 10%				
2.	On BBA	25%				
3.	On completion of Superstructure	30%				
4.	On Possession	Balance Amount				
	Total Payable					

3. Any other plan duly approved by HARERA

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You
Yours Faithfully

For **Lion Infradevelopers LLP**

Authorised Signatory

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Allottee(s) _____

Dated: _____

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Independent Floor is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in the terms and conditions.
- 1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties subject to any conditions in the allotment letter.
- 1.3 The allottee shall not transfer/resale this unit without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit as shown in the "payment plan" as annexed.
- 1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project) paid/payable by the promoter up to the date of handing over the possession of the residential Independent Floor to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from the competent authority for the purposes of such possession:
3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification:
 - 3.1 That the carpet area of the unit are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the Independent Floor allotted, the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. ft. as per agreement for sale.
 - 3.2 In case, the allottee fails to pay to the promoter as per the payment plan, then in such case, the Allottee(s) shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
 - 3.3 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
 - 3.4 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with the Sub Registrar Office, Sohna. No administrative charges shall be levied by the promoters except Fee and Charges payable to outside agencies.
 - 3.5 Interest as applicable on instalment will be paid extra along with each instalment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs. _____ towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of "Lion Infradevelopers LLP LID Nivasa Collection Account" payable at Gurugram, Haryana and sign the 'Agreement For Sale' within ____ days from the date of issue of this allotment letter.
- 2.2 All cheques/demand drafts must be drawn in favour of "Lion Infradevelopers LLP LID Nivasa Collection Account"
- 2.3 Name and Contact No. of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonance with the act

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee by registered post at the address given by the Allottee to us and email Id provided in the application form.
- b. You will inform us of any change in your address, telephone no., and email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If the Allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the promoter or fails in payment of required additional amount towards total cost of unit and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 10% of application money paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the Allottee(s) to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned within ninety days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the promoter to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within ____ days of allotment of this unit.
- b. That you are required to be present in person in the office of _____ on any working day during office hours to sign the '**Agreement for Sale/BBA**' within ____ days.

- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of Section _____ of the Haryana Real Estate (regulation and development) by government of Haryana vide _____ dated _____.

7. CONVEYANCE OF THE SAID INDEPENDENT FLOOR

The promoter on receipt of total price of the Independent Floor, will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except Fee and Charges payable to outside agencies including stamp duty and Registration Charges.

Best Wishes

Thanking You

Yours Faithfully

For (Lion Infradevelopers LLP)

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Allottee(s) _____

Dated:_____

Documents to be attached along with Allotment Letter

Sr. No.	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan/Site Plan
4.	Layout of Independent Floor
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which above signatory was authorized
9.	Specifications (which are part of the unit) as per Haryana Building code 2017 or National Building Code
10.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code