

ALLOTMENT LETTER

Date: _____

From	To
Premium Infratech LLP	_____
76-G, SECTOR-18, GURUGRAM.	_____
Mobile/No. : 01244417777	_____
Email Id: sales@tulipgroup.in	_____

SUBJECT: Allotment of apartment unit in project named as "Tulip Melrose" in Sector- 70, Gurugram, District Gurugram (Haryana).

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	ID No. N _____
Date	_____
Name of the Allottee	_____
Son/Wife/Daughter of (if applicable)	_____
Name of the Co-Allottee	_____
Son/Wife/Daughter of (if applicable)	_____
Nationality	_____
Address (Correspondence)	_____
Pin code	_____
Address (Permanent)	_____
Pin code	_____
Website (if any)	NA
Landline No.	_____
Mobile No.	_____
Email	_____
PAN (Permanent Account No.)	_____
Aadhar Card No.	_____

PROJECT DETAILS	
Details of HARERA Registration	Reg. No. _____ of 20 _____
	Dated 00.00.202_
	Valid Upto _____ 20 _____
Project Name	Tulip _____ (Residential)
Project Location	Sector 70, Gurugram
Nature of Project	Residential Colony
Proposed date of Completion of the Project	_____

For PREMIUM INFRA TECH LLP

INVESTIGATION REPORT

(Form 1)

Case No.	100-100000
Date of Report	10-10-1964
Investigator	SA [Name]
Subject	[Name]

1. **Summary:** A report of [Name] to the [Agency] on [Date] regarding [Subject].

2. Details:	[Text]
3. Analysis:	[Text]
4. Conclusion:	[Text]
5. Recommendations:	[Text]
6. Comments:	[Text]
7. Signature:	[Signature]
8. Date:	[Date]

9. Approval:	[Signature]
10. Remarks:	[Text]

Proposed date of Possession of the unit		
License No.		
Name of Licensee		Ram Niwas and others in collaboration with Premium Infratech LLP
Approvals	Details of Building Plans approval	Memo. No: ZP-2173/ PA(DK)/2025/3 8338
		Dated: 01.10.2025
		Valid Up To: 30.09.2030
	Details of Environment Clearance approval.	EC Identification No. EC_SEAC/HR/2024/271 Dated 20.02.2025

Dear Sir/Madam,

With reference to your application & as per the above details submitted in this office and vide other required documents, it is hereby intimated that the Developer/Company has allotted you the following unit/Apartment as per the details given below:

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Residential Flat
2	Flat	Unit No.	_____
		Property Category	_____ BHK
3	Carpet Area (Sq. Mtr.) & (Sq. Ft.)		_____ Sq. Mtr. (_____ Sq. Ft.)
4	Balcony area (Sq. Mtr.) & (Sq. Ft.) (not part of the carpet area)		_____ Sq. Mtr. (_____ Sq. Ft.)
5	Verandahs area (sq. m) (not part of the carpet area)		Not Applicable
6	Open terrace area (if any)		Not Applicable
7	Block/Tower No.		_____
8	Floor No.		_____
9	Unit Price (inclusive of IDC & EDC, PLC common areas, excluding GST)		Rs. _____/-
10	GST @ 5%		Rs. _____/-
11	Total Consideration price/amount (inclusive of IDC & EDC, parking charges, PLC common areas and GST)		Rs. _____/-

Note: Carpet area means the net usable floor area of an apartment, 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 apartment.

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 an apartment, means 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 an apartment, meant for the exclusive use of the allottee;.

2. We have received an "Earnest Money" amount not exceeding 10% of the total cost in respect of the above referred Unit/Apartment as per the details given below:

1.	Earnest Money Amount	Amount in Rs.	Rs. _____/-
		(Percentage of total consideration value)	_____% Approx.

3. Mode of Booking

1.	Direct/Real Estate Agent	_____
2.	If booking is through Real estate agent, then Real estate agent HARERA Reg. No.	_____

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Installment(s)/Construction Linked Plan.
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Premium Infratech LLP
Account Number	"Punjab National Bank ECE House, K.G.Marg, New Delhi 110001." 1120002102329540
IFSC Code	PUNB0112000

For PREMIUM INFRATECH LLP


Authorised Signatory

(PAYMENT SCHEDULE)

1. Construction Linked Plan

Installment	Particulars	Percentage
1 st	At the time of Booking along with allotment letter	10%
2 nd	After Signing and registration of ABA	15%
3 rd	On completion of third basement roof slab	10%
4 th	On completion of Ground floor roof slab	10%
5 th	On completion of Tenth floor roof slab	10%
6 th	On completion of twenty floor roof slab	10%
7 th	On completion of Thirty floor roof slab	10%
8 th	On completion of MEP	10%
9 th	On completion of Internal finishing	5%
10 th	On Offer of Possession	10%

OR

2. Installment/Construction Linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking	7.5 %
2 nd	Within 15 Days of Registration of BBA	2.5%
3 rd	Within 2 Months of Execution of BBA	10%
4 th	Within 4 Months of Execution of BBA	15%
5 th	On start of 30th Floor Roof Slab	35%
6 th	On Applying of Occupation Certificate	20%
7 th	At the time of offer of Possession	10%

Stamp Duty and other incidental, ancillary & applicable Charges/taxes are exclusive of the Total Sale Consideration and shall be paid extra as applicable. For **PREMIUM INFRA TECH LLP**

1. Cheque/ Bank draft to be issued in favor of Premium Infratech LLP, payable at Delhi/New Delhi only. Outstation cheques shall not be accepted.
2. The terms & conditions of sale would be as per 'Builder Buyer Agreement'.
3. These prices, specifications and features are subject to change without prior notice before Booking at the sole discretion of the Developer/Company and the prices ruling on the date of Booking shall be applicable.
4. Allottee(s) offered with distinctive Payment Plans available with the Developer, however, Allottee(s) with his/her/its sole discretion voluntarily resolved to pursue with the above scheduled Payment Plan and further confirmed its strict compliance

Best Wishes
Thanking You
Yours Faithfully

For Premium Infratech LLP

For PREMIUM INFRA TECH LLP

Authorised Signatory

Signature (s)

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

Applicant

***This allotment is subject to the following conditions:**

1. TERMS

- 1.1 That the allotment of above flat/Apartment/unit is subject to the detailed terms & conditions mentioned in the application form and Agreement of Sale. (Although there shall not be any variation in the terms and conditions.) clarifications
- 1.2 Terms & conditions enunciated therein 'Builder Buyer Agreement' shall be final and binding on both parties subject to any conditions specifically excluded in the allotment letter.
- 1.3 Upon issuance of this Allotment Letter, the allottee shall be liable to pay the part of consideration value of the unit as shown in the annexed Payment Plan.
- 1.4 The total price (as defined in the terms and conditions in Agreement of Sale) shall be payable on the dates as specifically mentioned in the annexed "Payment Plan".
2. The Total Price includes (IDC & EDC, parking charges (if applicable), GST), in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Apartment for Residential/ Commercial, any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as

FOR PREMIUM INFRA TECH LLP

Contract shall not be subject to any of the provisions of the law of the State of New York relating to the construction of contracts for the purchase of goods, but shall be governed by the law of the State of New York relating to the construction of contracts for the purchase of real property.

Very truly yours,
[Signature]
[Name]



For the [Name]
[Signature]
[Name]

This contract is made this [Date] day of [Month], [Year], between [Name] and [Name], of the County of [County], State of [State], for the purpose of [Purpose].

Witness my hand and seal this [Date] day of [Month], [Year].

The foregoing is a true and correct copy of the original contract.

1. This contract is made between [Name] and [Name], of the County of [County], State of [State], for the purpose of [Purpose].
2. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
3. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
4. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
5. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
6. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
7. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
8. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
9. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.
10. [Name] agrees to [Action] [Object] to [Name] for the sum of [Amount] Dollars.

the case may be, after obtaining the necessary approvals from 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, balcony area and verandah 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 apartment allotted, the promoter may demand from the allottee as per next milestone showcased vide Payment Plan. All the monitory adjustments shall be made at the same rate per sq. m as per Agreement of Sale.
 - 3.2 In case, the allottee fails to discharge his/her/their/its financial obligations in terms of the self adopted Payment Plan, in that case, the allottee shall be liable to pay interest from the due date till the date the due installment will be actually received in the account of the developer/Company at the prescribed rates enumerated vide Section 19(7) of HRERA Act, 2016 r/w Rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
 - 3.3 Interest as applicable on Instalment shall be payable extra along with each Instalment.
 - 3.4 On offer of possession of the unit/Apartment, the balance total unpaid amount shall be paid by the allottee as per the self adopted Payment Plan and thereafter the desired conveyance deed be executed within 3 months as per provisions of Act/Rules.
 - 3.5 The stamp duty and registration charges along with other related and incidental charges shall be payable by the allottee at the time of registration of the conveyance deed with the Sub Registrar Office, Gurugram.
 - 3.6 You have affirmed and confirmed that while opting for the given unit/Apartment in the project and hereto as well you have no claims/issues inter-alia regarding common areas and facilities either developed or to be developed phase-wise as it shall be common for the entire buildings/Towers in the complex. No ingress, egress, obstruction, obstacle shall be created in any manner, whatsoever, by you while erection of future phase-wise construction by the Developer/Company either on the balance project land or on the additional land abutting with the project land and/or utilization of any other scheme such TDR etc. on the project land at any stage of development or later on.
 - 3.7 Allottee(s) shall have to enroll him/her/them/self/ves as a member of Association of Allottee(s) to be registered in due course and accordingly shall have to fill in the accompanying Membership Form in this regard.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, in that event you are advised to submit your concurrence explicitly 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 'Premium Infratech LLP' payable at Delhi and sign the 'Builder Buyer Agreement' within 30 days from the date of issue of this allotment letter.
- 2.2 All cheques/demand drafts must be drawn in favour of "Premium Infratech LLP".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee thinks that any of the conditions are not reasonable, not reasonable, not suitable to him and he expects any modifications thereto from the promoter.

In case, if the promoter does not modify the terms and conditions he may approach to the authority. The authority shall evaluate whether the request of the allottee is in consonances 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.

100% PREMIUM INFRATECH LLP

The first step in the process of the company is to determine the needs of the customer and to provide a solution that meets those needs.

The second step is to develop a plan of action that will allow the company to meet the needs of the customer in a timely and efficient manner.

The third step is to implement the plan of action and to monitor the progress of the company's efforts to meet the needs of the customer.

The fourth step is to evaluate the results of the company's efforts and to make any necessary adjustments to the plan of action.

The fifth step is to continue to monitor the progress of the company's efforts and to make any necessary adjustments to the plan of action.

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The tenth step is to continue to monitor the progress of the company's efforts and to make any necessary adjustments to the plan of action.

The eleventh step is to continue to monitor the progress of the company's efforts and to make any necessary adjustments to the plan of action.

The twelfth step is to continue to monitor the progress of the company's efforts and to make any necessary adjustments to the plan of action.

The thirteenth step is to continue to monitor the progress of the company's efforts and to make any necessary adjustments to the plan of action.

- b. You will inform us of any change in your address, telephone no., 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 the Apartment 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 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 APARTMENT BUYER AGREEMENT

- 6.1 The promoter and allottee will sign "Builder Buyer Agreement" most preferably & reasonably within 30 days of allotment of this unit.
- 6.2 That you are required to be present in person in the office of 'Premium Infratech LLP' on any working day during office hours to sign the 'Builder Buyer Agreement' within 30 days.
- 6.3 All the terms and conditions mentioned in the Draft agreement for sale as notified in pursuance of section 13 of the Real Estate (Regulation and Development).

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of the unit for residential/commercial/industrial/IT colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty and registration charges including but not limited to other related and ancillary charges etc.

Best Wishes

Thanking You

Yours Faithfully

For Premium Infratech LLP

For PREMIUM INFRA TECH LLP

Authorised Signatory

Authorised Signatory

Signature (s)

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)

Applicant