

ALLOTMENT LETTER



M9 SQUARE

NINE EXPERIENCE. ONE DESTINATION.



DRAFT ALLOTMENT LETTER

Date:

From,	To,
M/s. WORLDWIDE RESORTS AND ENTERTAINMENT PRIVATE LIMITED ('Company')	<Customer name:>
S.C.O 2, 3 & 4, Old Judicial Complex, Sector 15, District Gurugram, Haryana 122001	<Address:>
Mobile: +91 9355540107	<Mobile:>
Email id: connect@worldwiderealty.in	<Email id:>

SUBJECT: Allotment of Unit in the Project named as "M9 Square" being developed in revenue estate of village Bans Haria, Sector M9 Manesar, Sub Tehsil Harsaru, District Gurugram, Haryana.

1. Details of the Allottee(s):

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

PROJECT DETAILS	
Details of HARERA Registration	Reg. No. of
	Dated:
	Valid Up to:
Project Name	M9 Square
Project Location	Revenue estate of village Bans Haria, Sector M9 Manesar, District Gurugram, Haryana.
Nature of Project	Commercial Complex
Proposed date of Obtaining Occupation Certificate of the Project	30.06.2029
Proposed date of Possession of the unit	31.08.2029
Name of Licencee(s)	1. Active Promoters Private Limited 2. Flip Propbuild Private Limited 3. Gable Propbuild Private Limited 4. Gaff Propbuild Private Limited 5. Globule Propbuild Private Limited 6. Gloss Propbuild Private Limited 7. Gravel Propbuild Private Limited 8. Grebe Propbuild Private Limited 9. Griddle Propbuild Private Limited 10. Grog Propbuild Private Limited



		11. Guffaw Propbuild Private Limited 12. Gull Propbuild Private Limited 13. Gyankunj Constructions Private Limited 14. Gyan Kunj Estates Private Limited 15. Kamdhenu Projects Private Limited 16. Logical Developers Private Limited 17. Monarch Buildcon Private Limited 18. Rose Gates Estates Private Limited 19. Sankalp Promoters Private Limited 20. Sarvaodaya Buildcon Private Limited 21. Sriyam Estates Private Limited 22. Yukti Projects Private Limited 23. Zonex Estates Private Limited
	Name of Developer	M/s Worldwide Resorts And Entertainment Private Limited
APPROVAL DETAILS	Details of Licence approval	Licence No. 136 of 2022
		Endst. No.: LC-4711/Asstt./(MS)/2022/27450
		Dated: 08.09.2022
		Valid Up to: 07.09.2027
	Details of Building Plans approval	Memo. No: 3383
		Dated: 22.06.2026
		Valid Up to: 21.06.2028

Dear Sir/Madam,

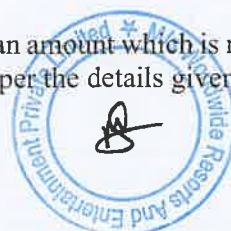
With reference to your application as per details above submitted in this office and other required documents, it is intimated that the Company has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Commercial Shop (Distinct Commercial Component of Industrial Plotted Colony)
2	Unit No.	
3	Carpet Area** (sq. m) (sq. ft.)	
4	Floor No.	
12	Total Price payable to Company (Inclusive of IDC, EDC, Parking Charges, PLC, Govt Fees/Taxes/ Levies, GST)	Rs _____ (Rupees _____ only)

****“Carpet Area”** net usable floor area of the unit, 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 unit.

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 unit, meant for the exclusive use of the Allottee(s); and ‘exclusive open terrace area’ means the area of open terrace which is appurtenant to the net usable floor area of the unit, meant for the exclusive use of the Allottee(s);

1. We have received Booking amount before execution of BBA an amount which is not exceeding 10% of the total price in respect of the above referred unit as per the details given below:



1.	Before Execution of BBA	Booking Amount in Rs. (percentage of Total Price value)
2.	Cheque No./DD No./RTGS	
3.	Dated	
4.	Bank Name	
5.	Branch	
6.	Amount deposited	
7.	Total Price	

2. Mode of Booking

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

PAYMENT PLAN

Payment Plan (Inclusive of all charges/fees) (Copy attached)

Bank Details of master account (100%) for payment via RTGS

Payment in favour of	WORLDWIDE RESORTS M9 SQUARE MASTER COLLECTION ACCOUNT
Account Number	120502000001212
IFSC Code	IOBA0001205

Annexure A: 'Payment Plan'

Construction Linked Payment Plan	
Milestone	Payment %
On Booking	10%
On Start of Excavation and after registration of BBA (whichever is later)	15%
Upper Ground Floor Roof Casting	15%
First Floor Roof Casting	10%
On start of Brick Work	10%
Second Floor Roof Casting	10%
On Application for Occupation Certificate	10%
On offer of Possession	20 %
<i>*IFMS, Stamp Duty and Registration Charges for registration of BBA and conveyance deed are payable in extra.</i>	

The Allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for Sale/ Builder Buyer Agreement which is annexed with the allotment letter

Best Wishes,

Thanking You Yours truly,	
For M/s Worldwide Resorts And Entertainment Private Limited	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)
(Authorised Signatory)	Applicant(s)/ Allottee(s)
	Dated:



This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above unit is subject to the detailed terms & conditions mentioned in the application form and Builder Buyer Agreement/ Agreement for Sale. Although there shall not be any variation in the terms and conditions, Terms & conditions provided in 'Builder Buyer Agreement' shall be final and binding on both parties.
- 1.2 The Allottee(s) shall not transfer/resale of this unit without prior consent of the Company.
- 1.3 Upon issuance of this allotment letter, the Allottee(s) shall be liable to pay the the agreed Total Price and the other charges hereto as per the Schedule of Payments specified in '**Annexure A**' hereunder, time being of all essence.
- 1.4 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(s)) paid/payable by the Company up to the date of handing over the possession of the unit for commercial usage (as the case may be) along with parking (if applicable) to the Allottee(s), after obtaining the necessary approvals from competent authority for the purposes of such possession:
Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee(s) to the Company shall be increased/decreased based on such change/modification:
- 1.5 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 unit allotted, the Company may demand that from the allottee(s) as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per Builder Buyer Agreement/ Agreement for Sale.
- 1.6 In case, the Allottee(s) fails to pay to the Company 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.
- 1.7 On offer of possession of the unit, the balance unpaid amount shall be paid by the Allottee(s) and thereafter the Company will execute the conveyance deed within 03 (three) months as per provisions of Act/Rules.
- 1.8 The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the conveyance deed with the Sub Registrar Office, Harsaru.
- 1.9 Interest as applicable on Installment will be paid extra along with each Installment.

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 payment of amount as per payment plan opted, in



this office through Cheque / Demand Draft/RTGS drawn in favour of "WORLDWIDE RESORTS M9 SQUARE MASTER COLLECTION ACCOUNT" payable at Par.

2.2 All cheques/demand drafts must be drawn in favour of WORLDWIDE RESORTS M9 SQUARE MASTER COLLECTION ACCOUNT A/C payable at Par.

2.3 Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

NOTE: In case the Allottee(s) think that any of the conditions mentioned is not reasonable or not suitable to him/her/them, they may request for any such modification from the Company.

In case if the Company does not modify the terms and conditions then the Allottee(s) may approach the Authority. The Authority shall evaluate whether the request of the allottee(s) is in consonances with the Act.

3. NOTICES

3.1 All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee(s) to us and email Id provided in the application form.

3.2 You will inform us of any change in your address, telephone no., email ID for future correspondence.

4.CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the Company or fails in payment of required additional amount towards total cost of the unit and signing of 'Agreement For Sale/ Builder Buyer Agreement' within given time, then the Company is entitled to forfeit the 10% of application money paid for the allotment and interest component on delayed payment (payable by the Allottee(s) for breach of agreement and non-payment of any due payable to the Company). The rate of interest payable by the Allottee(s) to the Company 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(s) shall be returned within ninety days of such cancellation.

5.COMPENSATION

Compensation shall be payable by the Company to the Allottee(s) 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/ BUILDER BUYER AGREEMENT

6.1 The promoter and allottee will sign "Agreement for Sale/ Builder Buyer Agreement" within 30 days of allotment of this unit.

6.2 That you are required to be present in person in the office of Promoter, on any working day during office hours to sign the 'Agreement for Sale/ Builder Buyer Agreement' within 30 days.

6.3 All the terms and conditions mentioned in the draft Agreement for Sale/ Builder Buyer Agreement as notified in pursuance of section 13 of the Real Estate (Regulation and Development) by government vide _____ date _____ Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017 by government of Haryana vide _____ date _____.



7. CONVEYANCE OF THE SAID UNIT

The Company on receipt of Total Price of unit for commercial Complex along with parking (if applicable), shall execute a conveyance deed in favour of Allottee(s) within three months as per provisions of Act/Rules.

Best Wishes,

Thanking You,

Yours truly,

**For M/s Worldwide Resorts And Entertainment
Private Limited,**

(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)

Applicant

Dated: