

ALLOTMENT LETTER

Date:

From	To
BPTP Limited	<Customer name:>
Address: OT-14, 3rd Floor, Next Door, Parklands , Sector -76, Haryana.	<Address:>
Contact: 0120-4492650	<Mobile:>
Email Id: customer.care@bptp.com	<Email id:>

SUBJECT: Allotment of the shop bearing No. _____ in the Project namely “BPTP GREEN OAKS BOULEVARD II” situated in Sector - 70-A, Gurugram, Haryana (“Shop”).

1. Details of the allottee:

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	
	Dated -
	Valid up to -
Project Name	BPTP GREEN OAKS BOULEVARD II
Project Location	70-A, Gurugram
If Project is developed in phases then, Phase Name	Not Applicable
Nature of Project	Shop
Proposed date of Completion of the Project	
Proposed date of Possession of the Shop	Possession within 90 (ninety) days' time stated in the Offer of Possession for the Shop

License Nos.		61 of 2021 vide Endst. No. LC-4251+4252 /JE(VA)/2021/21681 dated 31.02.2021
Name of Licensee		Countrywide Promoters Pvt. Ltd (merged with BPTP Limited) Impartial Builders Pvt. Ltd (merged with BPTP Limited) Ashirbad Buildwell Pvt. Ltd (merged with BPTP Limited) Digital SEZ Developers Pvt. Ltd (merged with BPTP Limited) Grow High Realtors Pvt. Ltd (merged with BPTP Limited) Garland Infrastructure Pvt. Ltd (merged with BPTP Limited) Passionate Builders Pvt. Ltd, (merged with BPTP Limited) Bright Star Builders Pvt. Ltd (merged with BPTP Limited), and Imagine Builders Pvt. Ltd(merged with BPTP Limited) <i>Pursuant to order of the Hon'ble National Company Law Tribunal, Chandigarh Bench, Chandigarh in CP (CAA) No.26/Chd/Hry/2023 dated 20.09.2024 (certified true copy dated 26.09.2024), Countrywide Promoters Pvt. Ltd Impartial Builders Pvt. Ltd (merged with BPTP Limited) Ashirbad Buildwell Pvt. Ltd (merged with BPTP Limited) Digital SEZ Developers Pvt. Ltd, Grow High Realtors Pvt. Ltd, Garland Infrastructure Pvt. Ltd, Passionate Builders Pvt. Ltd, Bright Star Builders Pvt. Ltd, and Imagine Builders Pvt. Ltd with respect to the Project, Project Land and the Said Land, stand transferred to the Promoter.</i>
Name of Collaborator (if any)		Not Applicable
Name of the BIP holder (if any)		Not Applicable
Name of the change of Promoter (if any)		Not Applicable
APPROVAL DETAILS	Details of License approval	License no. 61 of 2021
		Memo No: Endst. No. LC-4251+4252- /JE(VA)/2021/21681
		Dated: 28.08.2021
	Details of Building Plan Approval	Memo No. 4542 dated 04.09.2025
	Zoning Plan	Memo No. ZP-1527/JD(RA)/2023/3905 dated 09.02.2023
	Details of Forest NOC	Reference No. (SRN) : GUR-Q8C-EK92
		Dated: 06.10.2021
		Valid Upto NA
		N/A

	Details of Environment Clearance approval	N/A
		Valid up to: NA
	Details of Aravali approval	N/A
		Valid up to: NA
	Details of Assurance Certificate of DHBVN	Memo No. 24/SE/OP-II/Sohna/CCF-2 Dated: 08.02.2023
		Valid up to: NA
	Details of Assurance Certificate of Storm water connection	Memo No. GMDA/Drainage/2021/1308 Dated: 29.09.2021
		Valid up to: NA
	Details of Assurance Certificate of Water supply	Dated: 08.10.2021
		Valid up to: NA
	Details of Assurance Certificate of Sewerage connection	Memo No. GMDA/SEW/2021/1266 Dated: 29.09.2021
		Valid up to: NA
	Details of Services Plan & Estimate Approval	Memo no: LC-4251+4252-V-JE(RK)/2024/33731 Dated: 07.11.2024
		Valid up to: NA
	Details of Project registration with Haryana Real Estate Regulatory Authority, Approval	Memo no: _____ Dated: _____
		Valid up to: NA

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 Shop as per the details given below:

SHOP AND BOOKING DETAILS			
1	Nature of the Shop		Commercial Component
2	Shop	Shop No.	
		Property Category	Shop
3	Carpet Area (sq. m)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Verandahs area (sq. m) (not part of the carpet area)		
7	Open terrace area (if any)		
8	Block/Tower No.		

9	Floor No.	
10	Rate of carpet area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Shop Area (sq.m)	
13	Rate per sq.m	
14	Net area of the Shop	
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

Note: carpet area means the net usable floor area of a shop, 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 Shop.

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 Shop, mean for the excusive 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 Shop, 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 Shop 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 plan/Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	BPTP Limited Master Collection Account for BPTP Green Oaks Boulevard II
Account Number	400011111141
IFSC Code	RATN0000141

Annexure A:- 'Payment Plan

Particulars	% of Sales Consideration
AT THE TIME OF BOOKING	10% OF Sales Consideration
WITHIN 60 DAYS OF BOOKING** In compliance with the RERA Act, 2016, it is stipulated that payments above 10% shall be accepted only post execution and registration of agreement to sale.	10% OF Sales Consideration
WITHIN 120 DAYS OF BOOKING	10% OF Sales Consideration
UPON LAYING OF GROUND FLOOR SLAB	15% OF Sales Consideration
UPON LAYING OF FIRST FLOOR SLAB	15% OF Sales Consideration
UPON LAYING OF SECOND FLOOR SLAB	15% OF Sales Consideration
UPON START OF GLASS WORK/FINISHING WORK	10% OF Sales Consideration
ON APPLICATION OF OC	10% OF Sales Consideration
ON OFFER OF POSSESSION	5% OF Sales Consideration +IFMS + IFRC+ PRFC

** In compliance with the RERA Act, 2016, it is stipulated that payments above 10% shall be accepted only post execution and registration of agreement to sale.

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 (Promoter Name)
(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:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Shop 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 of this Shop 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 Shop 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(s)) paid/payable by the Promoter up to the date of handing over the possession of the Shop. Further the Allottee(s) fully understands and irrevocably agrees that the Allottee(s) or the Association of Owner(s) will have no right or claim whatsoever in the open car parking area of the Project which shall remain common for usage of all allottees/users/occupants/visitors.
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 Shop 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 Shop 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. m 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 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 Shop, 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, Gurugram. No administrative charges shall be levied by the promoters.
- 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 25% of the total cost of the Shop, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at _____ 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 "Promoter Name".
- 2.3 Name and contact number of the allottee 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 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.
- b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

3. 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 Shop 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.

4. 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.

5. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within __days of allotment of this Shop.
- 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**' 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_____date_____.

6. CONVEYANCE OF THE SAID SHOP

The promoter on receipt of total price of shop for residential/commercial/industrial/IT colony, 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.

Best Wishes

Thanking You

Yours Faithfully

For (Promoter Name)

(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:

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
4.	Floor plan of Shop
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Shop) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code