

ALLOTMENT LETTER

Date:

From	To
Lamose Infra LLP	<Customer name:>
Unit No DCG2/1115- DCG2/1116, 11 th Floor, DLF Corporate Green, Sector 74A, Gurugram, Haryana, 122004	<Address:>
9211310082	<Mobile:>
lamoseinfra@llp@gmail.com	<Email id:>

SUBJECT: Allotment of Apartment/Shop in project named as "Gratitude 84" in Village Sikanderpur Badha, Sector 84, District Gurugram.

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	Reg. No
	Dated
	Valid Upto
Project Name	Gratitude 84
Project Location	Sector 84, Village Sikanderpur Badha, District Gurugram, Haryana
If project is developed in phases then, Phase Name	N/A For LAMOSE INFRA LLP


Designated Partner/Auth. Signatory

Nature of Project	Retirement Housing Project under Retirement Housing Policy dated 04.11.2024	
Proposed date of OC of the Project	31.10.2031	
Proposed date of Completion of the Project	30.04.2032	
Proposed date of Possession of the unit	01.11.2031	
License No.	68 of 2025 dated 07.05.2025	
Name of Licensee	Lamose Infra LLP	
Name of Collaborator (if any)	N.A	
Name of the BIP holder (if any)	N.A	
Name of the change of developer (if any)	N.A	
APPROVAL DETAILS	Details of License approval	License No.: 68 of 2025
		Memo. No: LC-5467/JE(RK)/2025/17416
		Dated : 07.05.2025
		Valid Upto : 06.05.2030
	Details of Building Plans approval	Memo. No: ZP-2139/PA(DK)/2025/44865
		Dated: 25.11.2025
		Valid Upto: 24.11.2030
	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 company has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Apartment for Residential Usage/ Commercial Shop
2	Flat	Unit No.
		Property Category
3	Carpet Area (sq. m) _____ (sq. feet) _____	
4	Balcony area (sq. m) (not part of the carpet area) (sq. feet) _____	
5	Verandahs area (sq. m) (not part of the carpet area) (sq. feet) _____	

For LAMOSE INFRA LLP

Ashok Kumar
Designated Partner/Auth. Signatory

7	Open terrace area (if any)	
8	Block/Tower No.	
9	Floor No.	
10	Rate of carpet area (Rs/sq. m) (sq. feet) _____	
12	Plot Area (sq.m) (sq. feet) _____	
13	Rate per (sq.m) (sq. feet) _____	
14	Net area of the Apartment/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 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, 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 an apartment, 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 unit 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	

For LAMOSE INFRA LLP

Ashok Kumar
Designated Partner/Auth. Signatory

3.	Real estate agent Charges	
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PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	LAMOSE INFRA LLP GRATITUDE84 MAS COL AC
Account Number	99998130381303
IFSC Code	HDFC0000572

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	Less than or equal to 10% of Total Price				
2.	After registration of BBA or within 20 days of booking (whichever is later)	70% of Total Price and pending amount if any at time of booking				
3.	On Possession	20% of Total Price + Stamp Duty + Registration Charges				

For LAMOSE INFRA LLP

Ashok Kumar
Designated Partner/Auth. Signatory

Total Payable					
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OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking	Less than or equal to 10% of Total Price
2 nd	After registration of BBA or within 20 days of booking (whichever is later)	10% of Total Price + pending amount if any at time of booking
3 rd	On completion of sub- structure	15% of Total Price
4 th	On completion of super-structure	15% of Total Price
5 th	On completion of MEP	15% of Total Price
6 th	On completion of finishing	15% of Total Price
7 th	On completion of internal development works	15% of Total Price
8 th	On Possession	5% of Total Price + Stamp duty + Registration charges.

OR

For LAMOSE INERA LLP

3. Any other plan duly approved by HARERA.


Designated Partner/Auth. Signatory

The Allotee 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 Lamose Infra 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)

Applicant

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of the above Apartment/Commercial 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 Allotee 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 Allotee 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 the Agreement For Sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
- 1.6 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 Apartment/Shop for Residential/Commercial usage alongwith parking to the Allotee(s) or the competent authority, as the case may be, after aparr

LAMOSE INFRA LLP
Ashok Kumar
Designated Partner/Auth. Signatory

obtaining the necessary approvals from competent authority for the purposes of such possession.

- 1.7 Provided that, in case there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the Allotee to the promoter shall be increased/decreased based on such change/modification:
- 1.8 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/Shop allotted the promoter may demand that from the Allotee 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.
- 1.9 In case, the Allotee fails to pay to the promoter as per the payment plan, then in such case, the Allotee 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.
- 1.10 On offer of possession of the unit, the balance total unpaid amount shall be paid the Allotee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.11 The stamp duty and registration charges will be payable by the Allotee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the promoters.
- 1.12 Interest as applicable on installments 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 Rs. _____ towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favor of 'LAMOSE INFRA LLP GRATITUDE84 MAS COL AC' payable at Gurugram, 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 "LAMOSE INFRA LLP GRATITUDE84 MAS COL AC".

2.3 The name and contact number of the Allotee shall be written on the reverse of the cheque/demand draft.

NOTE: In case Allotee 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 Allotee is in consonances with the act.

3. NOTICES

For LAMOSE INFRA LLP

Ashok Kumar
Designated Partner/Auth. Signatory

- a. All the notices shall be deemed to have been duly served if sent to the Allotee by registered post at the address given by the Allotee 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.

4. CANCELLATION BY ALLOTEE

If the Allotee 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 flat 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 Allotee 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 Allotee shall be returned within ninety days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the promoter to the Allotee 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 Allotee will sign an "agreement for sale" within ___days of allotment of this unit.
- b. That you are required to be present in person in the office of Lamose Infra LLP 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.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for Apartment/Shop along with parking (if applicable), will execute a conveyance deed in favour of Allotee(s) within three months and no administrative charges will be charged from the Allotee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

For Lamose Infra LLP


Designated Partner/Auth. Signatory

(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 Apartment
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 Apartment) 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

For LAMOSE INFRA LLP



Designated Partner/Auth. Signatory

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	Total Payable					

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OR

8. In case of Construction linked plan

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7 th	On completion of internal development works	15% of Total Price
8 th	On Possession	5% of Total Price + Stamp duty + Registration charges.

OR

9. Any other plan duly approved by HARERA.

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

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For Lamose Infra LLP
(Authorised Signatory)
FOR LAMOSE INFRA LLP


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Applicant
Dated: