

ALLOTMENT LETTER

Ref. No. :

Date:

From	To
Adani Brahma Synergy Pvt Ltd.	
Adani House, Apartment No. 83, Sector 32, Institutional Area, Gurugram – 122 001, Haryana	
Mobile:	Mobile:
Email Id: _____@adani.com	Email id:

SUBJECT: Allotment of Apartment in project named as " Samsara Ivana 2.0" in, I Block, Sector-63, Gurugram, District Gurugram (Haryana).

1. Details of the Allottee(s):

ALLOTTEE(S) DETAILS	
Application No.	
Application Date	
Name of the Allottee(s)	
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.)	
Aadhaar Card No.	

PROJECT DETAILS		
Details of HARERA Registration		Reg. No. RC/REP/HARERA/GGM/
		Dated
		Valid Upto
Project Name		Samsara Ivana 2.0
Project Location		Sector 63, Gurugram, Haryana
If project is developed in phases then, Phase Name		NA
Nature of Project		Residential Floor Colony
Occupancy Certificate		30 May 2029
Proposed date of Completion of the Phase/Project		30 June 2029
Proposed date of Possession of the Apartment		30 th Sept 2029
Conveyance Deed Holder		
License No.		64 of 2010 dated 21.08.2010
Name of Licensee		
Name of Collaborator (if any)		No
APPROVAL DETAILS	Details of License approval	License No. 64 of 2010 64 of 2010 dated 21.08.2010
		Memo. No. renewal LC-2365-XII/JE(RK)/2025/31761
		Dated. 14-08-2025
		Valid Upto. 20.08.2030
	Details of Building Plan approval	Drawing. No. DTCP
		Dated.

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 Promoter has allotted you the following Apartment as per the details given below:

APARTMENT AND BOOKING DETAILS		
1.	Nature of the Apartment	Apartment No. ____ Type - Residential Builder Floor
2.	Apartment Area (sq. mt) Apartment Area (sq. feet.)	_____ [sq. mt.] _____ [sq. feet.]
3.	<u>Rate per sq. mt./sq.feet.:</u> Basic Price:	Rs. _____/- per sq. mt.
		Rs. _____/- per sq. feet.
	<u>IFMS</u>	Rs. _____/- per sq. mt.
		Rs. _____/- per sq. feet.
	Total Price:	Rs. _____/- per sq. mt.
		Rs. _____/- per sq. feet.

4.	Total Price (inclusive of EDC, IDC, Govt. fees/ taxes/ levies). Interest Free Maintenance Security (IFMS) is payable extra, as applicable.	Rs. _____/- (RUPEES _____ ONLY)
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2. We have received earnest money amount which is not exceeding 10% of the total price in respect of the above referred Apartment as per the details given below:

1.	Earnest Money/ Part Booking Amount Received	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		

3. Mode of Booking

1.	Direct/Real Estate Agent	
2.	If booking is through Real Estate Agent, then Real Estate Agent Regn. No	
3.	Real Estate Agent Charges	Rs. _____/- per sq. feet.

PAYMENT PLAN	
Payment Plan (Copy attached)	Annexure A:- 'Payment Plan'
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Samsara Ivana 2.0
Account Number	777705999374
IFSC Code	ICIC0005885

Branch Name / Address	ICICI Bank
Branch Code	58859

Annexure A-: 'Payment Plan'

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

PAYMENT PLANS

Payment Plan -1

Base Payment Plan - 25-25-50			
S. No.	Instalment Description	% Due of Total Sales Value	
1	On Application		INR 10 lacs (Application Amount)
2	Within 30 days before (i.e. after Execution of Agreement of Sale)	10%	of Total Sales Value (less Application Amount)
3	Within 90 days of Application (i.e. after Execution of Agreement of Sale)	15%	of Total Sales Value
4	On Start of Super Structure roof slab (after Execution of Agreement of Sale)	25%	of Total Sales Value
5	On Application of Occupation Certificate (OC) after Execution of Agreement of Sale)	45%	of Total Sales Value
6	On Offer of Possession (after Execution of Agreement of Sale)	5%	of Total Sales Value
	Total	100%	

Payment Plan - 2

Base Payment Plan - 25-25-50			
S. No.	Instalment Description	% Due of Total Sales Value	
1	On Application		INR 10 lacs (Application Amount)
2	Within 30 days before (i.e. after Execution of Agreement of Sale)	10%	of Total Sales Value (less Application Amount)
3	Within 90 days of Application (after Execution of Agreement of Sale)	15%	of Total Sales Value
4	On Completion of Super Structure roof slab(after Execution of Agreement of Sale)	25%	of Total Sales Value
5	On Application of Occupation Certificate (OC) (after Execution of Agreement of Sale)	45%	of Total Sales Value
6	On Offer of Possession (after Execution of Agreement of Sale)	5%	of Total Sales Value

	Total	100%	
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- Payment plan _____ is opted by the Allottee.

The Allottee(s) 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 Adani _____

(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 Apartment 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 Promoter shall endeavor to complete the services before 6 months of occupation certificate further assures that the proposed date of handover shall be on or before _____.
- 1.4 The Allottee(s) shall not transfer/resale of this Apartment without prior consent of the Promoter till the Agreement for Sale is registered.
- 1.5 Upon issuance of this Allotment Letter, the Allottee(s) shall be liable to pay the consideration value of the subject Apartment as shown in the payment plan as annexed.
- 1.6 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 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 for residential usage to the Allottee(s) or the competent authority, as 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(s) to the Promoter shall be increased/decreased based on such change/modification.
- 3.1 In case, the Allottee(s) 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.
- 3.2 On Offer of Possession of the subject Apartment, the balance total unpaid amount shall be paid by the Allottee(s) and thereafter the Conveyance Deed will be executed within 3 months as per provisions of Act/Rules.
- 3.3 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, Gurugram. Administrative charges as applicable shall be levied by the Promoter.
- 3.4 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 ___% of the total price of the Apartment, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Adani _____' payable at Delhi NCR and sign the Agreement for Sale within 30 days from the date of issue of this Allotment Letter.
- 2.2 All cheques/demand drafts must be drawn in favour of "_____".
- 2.3 Name, Contact No. and Apartment No. of the Allottee(s) shall be written on the reverse of each cheque/demand draft instruments.

NOTE: In case the Allottee(s) is of the view that any of the terms of this Allotment is unreasonable or not suitable to him, he may seek modification/s from the Promoter.

In case the Promoter does not modify the terms of this Allotment, as desired by the Allottee(s), the Allottee(s) may approach the Authority. The Authority shall evaluate whether the request of the Allottee(s) 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(s) by Registered Post at the address given by the Allottee(s) to us and email id provided in the Application Form.
- b. The Allottee(s) will inform the Promoter regarding any changes in their contact details, address, telephone no. or email id for future correspondence.

4. CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) seeks cancellation/withdrawal from the project without any fault of the Promoter or the Allottee(s) fails to make payments of two consecutive installments as demanded by the Promoter as per the chosen Payment Plan, then the Promoter is entitled to forfeit the Booking Amount/ Earnest Money(10% of total sale consideration) vis-a-vis present 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 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(s) shall be returned by the Promoter within ninety days of such cancellation.

Provided that in case the Allottee(s) fails in submission of his consent by way of counter signing of this Allotment Letter or fails to sign/register the Agreement for Sale within given time, then in such

a case, the Promoter has an option to forfeit ten percent of Total Sale Consideration/ Earnest Money.

The detailed terms and manner of cancellation and forfeiture and refund are defined in the Agreement for Sale.

5. COMPENSATION

Compensation shall be payable by the Promoter 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

- 6.1 The Promoter and Allottee(s) will sign Agreement for Sale within 30 days of allotment of the subject Apartment.
- 6.2 That the Allottee(s) shall be present in person in the office of Sub-Registrar, Gurugram, on any working day during office hours to sign and register the Agreement for Sale within 30 days.
- 6.3 All the terms and conditions are mentioned in the draft Agreement for Sale as notified in pursuance of Rule 8 of the Haryana real estate (Regulation and Development) Rules, 2017 by government of Haryana vide Misc-107(A)/ED(R)/196 dated 28-07-2017.

7. CONVEYANCE OF THE SAID APARTMENT

The Promoter on receipt of occupation certificate or part thereof and Total Price of the subject Apartment, will execute a Conveyance Deed in favour of Allottee(s) within three months and no administrative charges will be charged from the Allottee(s) except stamp duty and registration and administrative charges.

Thanking You

Yours Faithfully

For Adani _____

(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
3.	Location Plan
4.	Copy of draft Agreement for Sale
5.	Copy of Board Resolution vide which above signatory(ies) was/were authorized

6.	Specifications (which are part of the Apartment / Apartment / Commercial Unit / IT Unit) as per Haryana Building code 2017 or National Building Code
7.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code