



# Garden

## RESIDENCY II

### ALLOTMENT LETTER



## ALLOTMENT LETTER

Date:

|                                             |                               |
|---------------------------------------------|-------------------------------|
| <b>From,</b>                                | <b>To,</b>                    |
| <b>M/s Ekaakshara Builders LLP,</b>         | <b>&lt;Allottee name:&gt;</b> |
| <b>Unit No. 303, Suncity Success Tower,</b> | <b>&lt;Address:&gt;</b>       |
| <b>Sector 65, Gurugram, Haryana 122005.</b> | <b>&lt;Mobile:&gt;</b>        |
|                                             | <b>&lt;Email id:&gt;</b>      |

**SUBJECT: ALLOTMENT OF INDEPENDENT RESIDENTIAL FLOORS IN THE PROJECT TITLED AS 'GARDEN RESIDENCY II' ON LAND ADMEASURING 0.9695 ACRES SITUATED IN REVENUE ESTATE SOHNA, SECTOR-5 SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA.**

1. Details of the allottee:

| <u>ALLOTTEE DETAILS</u>              |  |
|--------------------------------------|--|
| 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.                      |  |

| <u>PROJECT DETAILS</u>                                                          |                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Details of Registration with Haryana Real Estate Regulatory Authority, Gurugram | Reg. No.                                                                                                                                                                                                                         |
|                                                                                 | Dated                                                                                                                                                                                                                            |
|                                                                                 | Valid Up to                                                                                                                                                                                                                      |
| Project Name                                                                    | <b>GARDEN RESIDENCY II</b>                                                                                                                                                                                                       |
| Project Location                                                                | <b>Revenue estate of village Sohna, Sector-5 Sohna, Tehsil Sohna, District Gurugram, Haryana.</b>                                                                                                                                |
| Nature of Project                                                               | <b>Independent Residential Floors (S+4) on 27 Plots on land admeasuring 0.9695 acres forming part of Affordable Plotted Colony under the Deen Dayan Jan Awas Yojana ("DDJAY") Policy of Town &amp; Country Planning, Haryana</b> |
| Proposed date of obtaining Occupation Certificate of the Project                | <b>30.06.2029</b>                                                                                                                                                                                                                |
| Proposed date of Possession of the Plot/Unit                                    | <b>30.08.2029</b>                                                                                                                                                                                                                |



|                          |                             |                                                                                                                                                     |
|--------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| License No.              |                             | 118 of 2025 dated 14.07.2025                                                                                                                        |
| Name of Licensee         |                             | Sh. Satpal Singh, Sh. Bhopal Singh S/o Surta<br>Sh. Parveen Kumar, Sh. Lokesh Kumar S/o<br>Rajkumar Singh<br>Sh. Ravinder Raghav S/o Narender Singh |
| Name of the Collaborator |                             | M/s Ekaakshara Builders LLP                                                                                                                         |
| APPROVAL                 | Details of Licence approval | License No.118 of 2025                                                                                                                              |
|                          |                             | Memo. No. LC-5261-JE(SK)-2025/26455                                                                                                                 |
|                          |                             | Dated 14.07.2025                                                                                                                                    |
|                          |                             | Valid Up to 13.07.2030                                                                                                                              |

**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:

| <b>UNIT AND BOOKING DETAILS</b> |                                                                                                                                                          |                                |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1                               | Nature of the unit                                                                                                                                       | Independent Residential Floors |
| 2                               | Plot Area (sq.m)                                                                                                                                         |                                |
| 3                               | Block No.                                                                                                                                                |                                |
| 4                               | Rate of Plot area (Rs/sq. m)                                                                                                                             |                                |
| 5                               | Net area of the commercial space (if applicable)                                                                                                         |                                |
| 6                               | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST) |                                |

2. 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 |                                           |  |

**3. 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                                               |  |

| <b><u>PAYMENT PLAN</u></b>                                        |                                                                                                                                                       |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Payment Plan (Inclusive of all charges/fees) (Copy attached)      | Construction linked plan                                                                                                                              |
| <b>Bank Details of master account (100%) for payment via RTGS</b> |                                                                                                                                                       |
| Payment in favour of                                              | <b>M/s Ekaakshara Builders LLP</b>                                                                                                                    |
| Account Number                                                    | A/c No. 048772500000058, Yes Bank Ltd. having its branch at Cross Point Branch, Upper Ground Floor, B -247, Super Mart-1. Gurgaon (Gurugram), Haryana |
| IFSC Code                                                         | YESB0000487                                                                                                                                           |

**Annexure A-: 'Payment Plan'**

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

**Construction linked installment plan**

| S. No | Stage of Payment                                                                    | Percentage |
|-------|-------------------------------------------------------------------------------------|------------|
| 1     | At the time of Booking                                                              | 10%        |
| 2     | After signing, execution and registration of Builder Buyer Agreement                | 10%        |
| 3     | On completion of Excavation and Foundation Works                                    | 10%        |
| 3     | On completion of First Slab Roof                                                    | 15%        |
| 4     | On completion of Second Slab Roof                                                   | 15%        |
| 5     | On completion of Brick Work of the Unit                                             | 15%        |
| 6     | On completion of MEP Services (within the Unit)                                     | 10%        |
| 8     | On completion of Finishing Works (flooring, plastering, joinery, internal fixtures) | 10%        |
| 9     | On Possession                                                                       | 5%         |
|       | Total                                                                               | 100%       |

*This allotment is subject to the following conditions:*

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

**1. TERMS**

1.1 That the allotment of above Independent Residential Floor 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 unit 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 unit 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 Independent Floor for Residential usage (as the case may be) along with parking (if applicable) 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 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 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 unit, 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, Sohna, District Gurugram, Haryana. No administrative charges shall be levied by the promoters.
  - 3.5 Interest as applicable on Installment shall 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.\_\_\_\_, 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.

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 consonance with the act.

## 4. NOTICES

- 3.1 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.



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

#### 5. 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 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 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.

#### 6. 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.

#### 7. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within \_\_\_\_ days of allotment of this unit.
- 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 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 \_\_\_\_\_.

#### 8. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of Independent Floor for Residential Usage 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.

Thanking You

Yours Faithfully

**For M/s Ekaakshara Builders 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)**

**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 Residential Apartment                                                                                                       |
| 5.     | Copy of License                                                                                                                           |
| 6.     | Copy of letter of approval of Building Plan                                                                                               |
| 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/Plot/Commercial Unit/IT Unit) 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         |



