ALLOTMENT LETTER

Date:

From	To
M/s NAVI ESTATES LLP	**<Customer name:>**
921-922, TOWER B3, SPAZE ITECH PARK, SOHNA ROAD, SEC 49, GURUGRAM, HARYANA 122018	**<Address:>**
8130105050	**<Mobile:>**
naviestatesllp@gmail.com	**<Email id:>**

SUBJECT: Allotment of apartment/Plot/Villa/Floor/Commercial unit/IT unit in project named as "THE LEAF" in village DHUNELA, Sector-34 SOHNA (name of town) district Gurugram (Haryana)

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	THE LEAF
Project Location	SEC 34, VIL DHUNELA, TEHSIL SOHNA, DIST GURUGRAM
If project is developed in phases then, Phase Name	N/A

Nature of Project		Commercial
Proposed date of Completion of the Phase/Project		30/06/2025
Proposed date of Possession of the unit		30/06/2025
License No.		79 of 2018
Name of Licensee		Shmt MONIKA RAIZADA w/o NAVEEN RAIZADA
Name of Collaborator (if any)		M/s NAVI ESTATES LLP
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. 79 OF 2018
		Memo. No. LC-3519-ASSTT.(AK)-2018/32722
		Dated 17/11/2018
		Valid Upto 16/11/2023
	Details of Building Plans approval	Memo. No. ZP-1350/AD(RA)/2020/5359
		Dated 27/02/2020
		Valid Upto 26/02/2025
	Details of Environment Clearance approval	Memo. No SEIAA(124)/HR/2020/446
		Dated 20/10/2020
		Valid Upto 19/10/2027

Dear Sir/Madam,

With reference to your applicationas per details above submitted in this office andother 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		Flat/Plot/Commercial shop/IT space
2	Flat	Unit No.	
		Property Category	<2BHK/3BHK/4BHK>
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	Plot Area (sq.m)	
13	Rate per sq.m	
14	Net area of the commercial space	
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, 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 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	

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	NAVI ESTATES LLP THE LEAF COLLECTION ACCOUNT
Account Number	255555556565
IFSC Code	INDB0000005

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 bepaid 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	10%				
2.	On BBA	40%				
3.	On Possession	50%				
	Total Payable					

OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1st	At the time of Booking along and allotment letter	<10%
2nd	On Signing of Agreement for Sale i.e. on commencement of construction	<10%
3rd	On completion of sub- structure	7.5

4th	On completion of super- structure	25
5th	On completion of MEP	10
6th	On completion of finishing	20
7th	On completion of Internal development works	12.5
8th	On Possession	5

OR

3. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	On Signing of Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	25
4	On completion of electric sub-station, laying of cables and errection of street lights, renewable energy systems, security and firefighting services.	15
5	On completion of roads and pavements/parking	15
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	10
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	10

4. Any other planduly approved by HARERA

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 M/s NAVI ESTATES LLP
(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 flat/plot/commercial unit/IT unit is subject to the detailed terms& conditions mentionedintheapplication 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 Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) alongwith 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 allottedthe promoter may demand that from the allottee as per next milestone of the payment plan.All the monitory adjustment shall be made at the samerate per sq. m as per agreement for sale.

3.2 In case, the allottee failsto pay to the promoter as per the payment plan, then in such case, the allottee shallbe 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 allotteeand 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 allotteeat 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 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 Rs._____ towards 25% of the total cost of the unit, 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 evaluatewhether 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.

5. CANCELLATION BY ALLOTTEE

Ifthe 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 of the Haryana real estate(regulation and development)by government of Haryana videdate.

8. CONVEYANCE OF THE SAID UNIT

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

Best Wishes

Thanking You

Yours Faithfully

For M/s NAVI ESTATES LLP (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 Residential Apartment/Plot/Commercial Unit/IT Unit
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/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