

**ALLOTMENT LETTER**

Date:

<b>From</b>	<b>To</b>
<b>Nowara Realty LLP</b>	<b>&lt;Customer name:&gt;</b>
<b>Unit No 1615, Tower 1, DLF Corporate Greens, Sector 74, Gurugram, Haryana-122004</b>	<b>&lt;Address:&gt;</b>
<b>&lt;Mobile:&gt;</b>	<b>&lt;Mobile:&gt;</b>
<b>crm@nowararealty.com</b>	<b>&lt;Email id:&gt;</b>

**SUBJECT: Allotment of apartment/Commercial unit in project named as “NAKSHATRA BY NOWARA” in village Farrukhnagar, Sector-3, Tehsil Farrukhnagar, district Gurugram (Haryana)**

1. Details of the allottee:

<b>ALLOTTEE DETAILS</b>	
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.	

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	NAKSHATRA BY NOWARA
Project Location	Sector-03, Farrukhnagar, Gurugram
If project is developed in phases then, Phase Name	NA
Nature of Project	Group Housing

Proposed date of Completion of the Phase/Project	30.06.2030	
Proposed date of Possession of the unit	30.06.2030	
License No.	73 of 2025	
Name of Licensee		
Name of Collaborator (if any)	Sh. Anil Kumar Jain and Smt. Sudesh	
Name of the BIP holder (if any)	NA	
Name of the change of developer (if any)	NA	
<b>APPROVAL DETAILS</b>	Details of License approval	License No. 73 of 2025
		Memo. No
		Dated 22.05.2025
		Valid Upto 21.05.2030
	Details of Building Plans approval	Memo. No: ZP-2144/SD (PK)/2025/39641
		Dated: 14.10.2025
		Valid Upto
	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:

<b>UNIT AND BOOKING DETAILS</b>		
1	Nature of the unit	Flat/Plot/Commercial shop/IT space
2	Flat	Unit No.
		Property Category
3	Carpet Area (sq. m)	<2BHK/3BHK/4BHK>
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, 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;

\* Total consideration includes applicable GST as per notification no. 11/2017(as amended upto date of Allotment Letter), which is subject to change from time to time.

2. We have received Application fee which is not exceeding 5% of the total cost in respect of the above referred unit as per the details given below:

1.	Application Fee	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	
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PAYMENT PLAN	
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	
Account Number	
IFSC Code	

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

Application Fees which are not exceeding 5% of the total cost of the unit is already paid. Balance consideration amount shall be paid as under:

##### 1. In case of Construction linked plan (Residential)

Installment	Particulars	Percentage
1	At the time of Application	5%
2	At the time of Allotment	20%
3	On Completion of Substructure	12.5%
4	On Completion of 20% of Superstructure	12.5%
5	On Completion of 40% of Superstructure	12.5%
6	On Completion of 60% of Superstructure	12.5%
7	On Completion of 100% of Superstructure	12.5%
8	On Completion of MEP	7.5%
9	At the Time of Possession	5%

##### In case of Construction linked plan (Commercial/Retail/Shops)

Installment	Particulars	Percentage
1	On Application and Allotment Letter	35%
2	At the time of Excavation	15%
3	On Completion of Substructure	15%
4	On Completion of Slab	15%
5	On Completion of Finishing	15%
6	At the time of OC	5%

**OR**

##### 2. Any other plan duly 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 Nowara Realty 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:**

**RTGS Detail: -**

Account Name: .....

Bank Name: .....

A/c No.: .....

IFSC Code: .....

Branch: .....

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

**1. TERMS**

- 1.1 That the allotment of above flat/commercial unit 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 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 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, 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 20%/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 "Nowara Realty LLP NAKSHATRA BY NOWARA Collection Account".
- 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

In case of surrender of apartments in the Project by any successful applicant, the amount as mentioned below shall be forfeited in addition to Rs 25,000/- (Rupees Twenty-Five Thousand only):

S. No.	Particulars	Amount to be forfeited
1	In case of surrender of Flat before commencement of project	Nil
2	Upto 1 year from the date of commencement of the project	1% of the cost of Flat
3	Upto 2 years from the date of commencement of the project	3% of the cost of Flat
4	After 2 years from the date of commencement of the project	5% of the cost of Flat

Such apartments may be considered by the committee for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of apartment and no such deduction of Rs 25000/- shall be applicable in such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the Company shall refund the Booking Amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the Booking Amount shall be refunded back to the waitlisted applicants without any interest.

### 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.

### 4. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within 15 days of allotment of this unit and the allottee is required to pay 20% amount of the total cost of the unit plus applicable taxes including GST.
- b. That you are required to be present in person in the office of sub registrar, Gurugram, Haryana after fixing an appointment with the promoter for execution and registration of 'Agreement for Sale', on any working day during office hours within 15 days.

5. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 8 of the Haryana real estate (Regulation and Development) Rules, 2017 shall supersede the terms and conditions mentioned in the Application.

**6. 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 Nowara Realty 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:**

### Documents to be attached along with Allotment Letter

<b>Sr. No</b>	<b>Annexures</b>
<b>1.</b>	Payment plan
<b>2.</b>	Action plan of Schedule of Development (Duly approved by HARERA)
<b>3.</b>	Location Plan
<b>4.</b>	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
<b>5.</b>	Copy of License
<b>6.</b>	Copy of letter of approval of Building Plan
<b>7.</b>	Copy of Environment Clearance
<b>8.</b>	Copy of draft Agreement for Sale
<b>9.</b>	Copy of Board Resolution vide which above signatory was authorized
<b>10.</b>	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per Haryana Building code 2017 or National Building Code
<b>11.</b>	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code