

Dated:_____

ALLOTMENT LETTER

From, M/s. JMS Realty Developers LLP 07th Floor, North Tower, M3M Tee Point, Sector-65, Gurugram, Haryana. Phone: _____. Email id: _____	To, Customer Name: Address: Mobile: Email id: _____
<u>SUBJECT: Allotment of an Independent Floor in project named as “JMS GROUP THE MAJESTIC ABODE”, situated at Sector-M9, M10, M13, M14, Manesar, Gurugram, Haryana</u>	
1. Details of the Allottee:	
ALLOTTEE DETAILS	
CRN Number	
Date of Booking	
Name of the Allottee	
Son of/ Daughter of/ Wife of	
Co – Applicant	
Mobile No.	
Landline No.	
Email id	
Address (Permanent)	
Pin code	
Address (Correspondence)	
Pin code	
PAN (Permanent Account No.)	
Aadhar Card No.	
Co - Applicant PAN (Permanent Account No.)	
Co - Applicant Aadhar Card No.	
Nationality	

PROJECT DETAILS		
Details of HARERA Registration	Reg. No.	
	Dated:	
	Valid Upto	
Project Name	JMS GROUP THE MAJESTIC ABODE	
Project Location	Sector-M9, M10, M13, M14, Manesar, Gurugram, Haryana	
If project is developed in phases then, Phase Name	-	
Nature of Project	Independent Residential Floors	
Proposed date of Completion of the Project	30.06.2028	
Proposed date of Possession of the Independent Floor	30.06.2028	
License No.	License No 136 of 2022 dated 08-09-2022	
Name of Licensee(s)	License in favor of M/s Active Promoters Pvt. Ltd. and others in collaboration with the M/s Worldwide Resort and Entertainment Pvt. Ltd.	
APPROVAL DETAILS	Details of License(s) approval	License No. 136 of 2022
		Dated: 08-09-2022
		Valid Upto: 07-09-2027
	Details of Layout Plan approval of colony	Drawing No.
		Dated:
	Zoning Plan	
	Sanctioned Building Plan	22.05.2025

Dear Madam(s)/Sir(s),

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 Independent Floor as per the details given below:

INDEPENDENT FLOOR AND BOOKING DETAILS		
1	Independent Floor Number/Unit No.	
2	Floor No.	
3	Carpet Area (sq. ft./sq. mtr.)	
4	Rate per sq. ft./sq. mtr.	
5	Total Sales Value	

Note: -

- Independent Floor is allotted along with proportionate share of common stilt parking No. _____ admeasuring _____ square feet and exclusive area admeasuring _____ Sq. Ft. in the Basement having no. _____, as permissible under the applicable law and right in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules, 2017 of the State and also limited roof/terrace use rights. The Independent Floor proposed to be constructed over Plot size of _____ Sq Yd/_____Sq. Mtr. bearing no.____ ("Building") in the Project "JMS GROUP THE MAJESTIC ABODE", situated at Sector M-9, M-10, M-13 and M-14 of Manesar, District Gurugram, Haryana
- The Independent Floor is allotted with limited roof/terrace uses rights and any type of structure/construction, either permanent or temporary will not be allowed to allottee.
- Any other additional charges shall inter alia on Offer of Possession.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

We have received Earnest Money amount which is not exceeding 10% of the Total Sale Value in respect of the above referred Independent Floor as per the details given below:

1.	Earnest Money Amount or Booking Amount	Amount in Rs.	
		(Percentage of TSV)	10%
2.	Amount deposited		
3.	Cheque No/DDNo./RTGS		
4.	Dated		
5.	Bank name		
6.	Branch		
7.	Total Sales Value		

Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	"JMS REALTY DEVELOPERS LLP JMS GROUP THE MAJESTIC ABODE MASTER ESCROW ACCOUNT" payable at Gurugram
Account Number	57500001831524
IFSC Code	

Annexure A-: 'Payment Plan'

Earnest Money which is not exceeding 10% of the Total Sales Value of the Independent Floor is already been paid

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Total Sale Value and other charges shall be paid as under:

Payment Plan

Possession Linked Plans

At the time of booking	Rs. 10 Lakhs(Which is not more than 10% of TSV/Total Price)
Within 30 days of Booking on the day of registration of agreement for sale	Upto 35% of TSV/Total price(this 35% includes booking amount of 10 Lakhs also)
On offer of Possession	65% of TSV/Total Price + Stamp duty + Registration Charges + etc.

Or

At the time of booking	Rs. 10 Lakhs(Which is not more than 10% of TSV/Total Price)
Within 30 days of Booking on the day of registration of agreement for sale	Upto 40% of TSV/Total price(this 40% includes booking amount of 10 Lakhs also)
On application of Occupation certificate/Part Occupation certificate	50% of TSV/Total Price
On offer of Possession	10% of TSV/Total Price + Stamp duty + Registration Charges + etc.

or

Construction Linked Payment Plan

At the time of Booking	Rs. 5 Lakhs(Which is not more than 10% of TSV/Total Price)
Within 30 days of Booking on the day of registration of agreement for sale	Upto 30% of TSV/Total price(this 30% includes booking amount of 5 Lakhs also)
On Completion of Lower Ground Floor	12.5% of TSV/Total Price
On Completion of Upper Ground Floor	12.5% of TSV/Total Price
On completion of 1st Floor Roof slab	10% of TSV/Total Price
On completion of 2nd Floor Roof slab	10% of TSV/Total Price

On completion of Internal Plaster	5% of TSV/Total Price
On completion of External Plaster	5% of TSV/Total Price
On completion of Flooring	5% of TSV/Total Price
On offer of Possession	10% of TSV + Stamp duty + Registration Charges + etc.

Thanking You,
Yours Faithfully

For JMS REALTY DEVELOPERS LLP

(Authorised Signatory)

Applicant(s) Declaration:

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 Signature)

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1** The Applicant(s) herein has seen and verified all the documents pertaining to that, the M/s. Active Promoters Private Limited and others companies are the absolute and lawful owner of lands admeasuring 945 kanal 4 marla or 118.15 Acres, situated in the revenue estate of village Bans haria & Bans khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram, Haryana ("said Land"). The Owners and M/s Worldwide Resorts and Entertainment Private Limited and M/s Emaar India Limited have entered into a joint development agreement dated 13-12-2021 registered as document no. 6965 at the office of the Sub- Registrar, Harsaru. However, the Promoter herein has purchased 22 Plots (D-294 to D-297, D-341 to D-357, D-360,)comprises of 0.7922 Acres(3205.942sq. mtr.) in/out of the said Land vide various sale deeds/conveyance deeds from the Owners and Thus, M/s. JMS Realty Developers LLP(Promoter/Owner) is the absolute and lawful owner of the said 22 Plots comprises of 0.7922 Acres(3205.942sq. mtr.) in/out of the said Land and the said 22 plots falls in Khasra Nos._____ of the said land, vide various sale/conveyance deeds registered at the office of the Sub-Registrar Harsaru, Gurugram and the said 22 Plots comprises of 0.7922 Acres(3205.942sq. mtr.) in/out of the said Land are earmarked for the purpose of Independent Floors (Residential) project, comprising 22 buildings (each building consist of 4 Independent Floors alongwith Stilt Parking and basement and thus the total independent residential floors are 88 in nos.) and the said project shall be known as "JMS GROUP THE MAJESTIC ABODE"("Project"). That, The Director General Town & Country Planning, Haryana, Chandigarh (DGTCP) has granted the License No 36 of 2022 dated 08-09-2022 in favor of M/s Active Promoters Pvt. Ltd. and others in collaboration with the M/s Worldwide Resort and Entertainment Pvt. Ltd., granted for development of Industrial Plotted Colony over an area measuring 118.15 acres in the revenue estate of village Bans Haria and Bans Khuala, Tehsil Harsaru, Sector M-9, M-10, M-13 and M-14 of Manesar, District Gurugram and the said 22 Plots comprises of 0.7922 Acres(3205.942sq. mtr.) are part of 21.42624 acres which is residential component for development of Affordable Plotted colony under Deen Dayal Jan Awas Yojana 2016("DDJAY") of Industrial Plotted colony("Colony") out of the said 118.15 acres licensed land. That the Promoter has registered the Project under the provisions of the Act with the Haryana Real Estate Regulatory Authority at Gurugram on _____under registration No._____ (Registration No. __ of ____). However, the said Project falls in/phase of/part of the 118.15 Acres colony under the name and style of "The Golden City"("Colony") registered by M/s Worldwide Resorts and Entertainment Private Limited under the provisions of the Real Estate Act 2016 with the Haryana Real Estate Regulatory Authority("HARERA") at Gurugram as registration NO 100 of 2022 dated 14-11-2022 vide Memo No RC/REP/HARERA/GGM/625/357/2022/100. However, the said Project is deemed to be an Independent real estate project for the purposes of applicability of the provisions of the RERA Act and H-RERA Rules and H-RERA regulations read with the Haryana Apartment ownership act 1983.
- 1.2** That the allotment of above Independent 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.
- 1.3** Terms & conditions provided in "Agreement for Sale" shall be final and binding on both parties subject to any conditions in the Allotment Letter.
- 1.4** The Allottee shall not transfer/resale of this Independent Floor 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 Total Sales Value of the Independent Floor as shown in the payment plan as annexed.
- 1.6** The Total Sale Value (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.
- 1.7** The Total Sale Value includes BSP+ EDC, IDC, PLC, if applicable. TDC @ 1%. Any 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) and Independent Floor imposed prospectively or retrospectively) paid/payable by the Promoter up to the date of handing over the possession of the Independent Floor for Residential use by the allottee(s), after obtaining the necessary approvals from competent authority for the purposes of such possession shall be paid by the Allottee(s);
- 2.** 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:
- 2.1** 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.
- 2.2** On Offer of Possession of the Independent Floor, the balance total unpaid amount shall be paid by the allottee(s) and thereafter you will execute the Conveyance Deed within the time as prescribed under the HRERA Act and Rules and offer of possession.

- 2.3** The Allottee(s) on the offer of possession shall have to pay other charges including but not limited to Stamp duty+Registration Charges+administrative Expenses + Individual electricity meter charges, connection charges and taxes/cess/levies etc. prospectively and retrospectively and on the discretion of the Promoter, the allottee(s) shall pay to the Promoter and/or M/s Worldwide Resorts and Entertainment Pvt. Ltd. and/or their nominated maintenance agency(s) Power back up charges(to the extent of 3KVA), Common Area Maintenance charges for one year in advance, Interest Free Maintenance Security ("IFMS") & sinking fund and Club charges. Moreover, the allottee(s) shall adhere the terms and conditions applicable to him/her/them as mentioned in the Plot Buyer Agreement for residential plots executed and registered by and between the Promoter and M/s Worldwide Resorts and Entertainment Pvt. Ltd. for the plot on which the Independent floor is constructed and shall pay the charges accordingly.
- 2.4** The stamp duty and registration charges will be payable by the allottee(s) at the time of registering the agreement for sale and the conveyance deed with the concerned Sub Registrar Office. Other administrative charges, if any, shall also be levied by the Promoter and shall be paid by the allottee(s) to the Promoter.
- 2.5** Interest as applicable on installment will be paid extra along with each installment.
- 2.6** The Allottee(s) shall execute maintenance agreement and pay the maintenance charges in advance for one year and IFMS. In case the allottee(s) fails to pay timely payment of maintenance charges the charges shall be appropriate from IFMS. The allottee(s) shall also keep deposited the sinking fund and the same shall be appropriate for replacement/repair of fixed assets.

3. MODE OF PAYMENT

- 3.1** 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 10% of the TSV of the Independent Floor, in this office through Cheque / Demand Draft/RTGS drawn in favour of "JMS REALTY DEVELOPERS LLP JMS GROUP THE MAJESTIC ABODE MASTER ESCROW ACCOUNT", payable at Gurugram and sign and registered the agreement for sale within 30 days from the date of booking.
- 3.2** Name and contact number of the allottee(s) shall be written at the back of the cheque/demand draft.

4. NOTICES:

- a)** All the notices shall be deemed to have been duly served if sent to the main allottee only by registered post at the address given by the main allottee to us and e-mail 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. COMPENSATION

Compensation shall be payable by the Promoter to the allottee(s) as per provisions of the Act or as adjudged by the Adjudication officer/Adjudicating Officer HRERA, Gurugram in the manner as provided in the Act & Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a)** The Allottee(s) will sign and register "Agreement for sale" within 30 days of booking of this Independent Floor .
- b)** All the terms and conditions mentioned in the draft Agreement for Sale as notified in pursuance of section 13 of the Haryana real estate (regulation and development) by Government of Haryana.

7. CONVEYANCE OF THE SAID INDEPENDENT FLOOR

The Promoter on receipt of Total Sale Value and other charges as mentioned in the payment plan of Independent Floor for residential, will execute a Conveyance deed in favour of allottee(s) within the time as prescribed in the provisions of HRERA act and Rules and other administrative charges, if any, will be charged from the allottee(s).

- 8.** The Applicant(s) hereby give irrevocable consent to become a member of the body of the owners/Association of allottees to be formed in accordance with the applicable laws of State and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated on the discretion of the Promoter, the Promoter and/or M/s Worldwide Resorts and Entertainment Pvt. Ltd. and to pay such charges, fees, expenses as may be incurred during the process of formation of such owner's association/association of allottees.

**Thanking You, Yours
Faithfully**

For JMS REALTY DEVELOPERS LLP.

(Authorized Signatory)

Application Declaration:

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's Signature)

Dated: