**Dated: _____**
**Ref. No: PSREPL/ALT_____**

**ALLOTMENT LETTER – PING CENTRAL RESIDENCES**
**(Existing Buyer)**

| From | To |
|---|---|
| **Prabhu Shanti Real Estate Pvt Ltd.**<br>**Correspondence Address:**<br>PING CENTRAL RESIDENCES, Sector 3A, Sarai Aurangabad<br>Bahadurgarh, Haryana 124507<br>Email: pdmhomes@prabhushanti.com | **Customer Name: _____**<br>**Address:**<br>**_____**<br>**Email: _____** |

**SUBJECT: Allotment of a Residential Apartment [Unit No. _____] at "PING CENTRAL RESIDENCES", Sector 3A, Sarai Aurangabad, Bahadurgarh, Haryana 124507.**

Dear Sir/Madam,

We are pleased to confirm the allotment of a residential apartment in the prestigious "PING CENTRAL RESIDENCES" project, located at Sector 3A, Sarai Aurangabad, Bahadurgarh, Haryana, 124507. This allotment is subject to the provisions of the Resolution Plan approved by the NCLT and the detailed terms and conditions outlined herein and in the Agreement for Sale. Below, you will find the specific details of the allotted apartment, the payment schedule, and other relevant terms. We congratulate you on this significant milestone and look forward to providing you with a seamless and rewarding experience.

**A. Details of the allottee(s)**

| Particulars | Sole or First Allottee | Second or Joint Allottee |
|---|---|---|
| **Customer Code** | **PSREPL 1007** | |
| **Name** | | - |
| **Address** | | - |
| **Aadhaar No.** | | - |
| **PAN No.** | | - |
| **Email** | | - |
| **Phone** | | - |

**B. Details of the Said Apartment**

| | |
|---|---|
| Tower No. | |
| Apartment No. | |
| Floor No. | |
| Type of Unit (2BHK/3BHK/4BHK etc.) | |
| Super Built-up Area of the Unit (In sq. ft.) | |
| RERA Carpet Area of the Unit (In sq. ft.) | |
| Area of Balcony (not part of carpet area in sq. ft.) | |
| **Price** of the **Said Apartment** [inclusive of all other charges and govt. fees] and **including all provisions of the Resolution Plan approved by NCLT.** [excluding tax] | |
| Amount payable by the Allotee(s) upon approval of the Resolution Plan [excluding tax] | |
| Applicable taxes and cesses payable by the **Allottee(s)**. (This includes GST payable at rates as specified from time to time, which at present is 5%) | |
| **Total Price** of the **Said Apartment** [inclusive of all taxes] | |

**Note:** RERA 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.

**C. Payment Details**

| | |
|---|---|
| Amount paid by the Allotee(s) till date | |
| Additional Waiver if any provided to the Allottee(s) | |
| Balance Amount to be paid by the Allotee(s) [excluding tax] | |
| Applicable taxes [GST as per rates specified from time to time, which at present is 5%] | |
| **Final Amount Payable** [inclusive of all taxes] | |

**Note:** Any stamp duty, registration charges, or other applicable statutory fees shall be extra and payable by the allottee at the time of registration or as required.

**D. Payment Plan**

| Payment Plan | Annexed as **Schedule-B** |
|---|---|
| **Account Details** | |
| Account Name | |
| Account Number | |
| Bank Name | |
| IFSC Code | |

**Note:** Payment can also be made through **Cheque** or **Demand Draft** drawn in favour of "**Prabhu Shanti Real Estate Pvt Ltd.**" payable at Bahadurgarh, Haryana.

We extend our best wishes to you on this significant step toward owning your new home. Please feel free to reach out for any assistance or clarification regarding the terms or next steps.

Warm regards,

**For Prabhu Shanti Real Estate**

**(Authorized Signatory)**

I/We have read and understood the contents of above communication; accordingly, I/We hereby accept & confirm the same by appending my/our signature(s).

**Signature of Allottee(s)**

**Dated:**

**THIS ALLOTMENT LETTER IS SUBJECT TO THE CONFIRMATION AND ACKNOWLEDGEMENT OF THE FOLLOWING:-**

**1.** The **Allottee(s)** understands that Prabhu Shanti Real Estate Private Limited ("**Promoter**") is the lawful owner of land admeasuring 71K-16M (8.976 Acres) situated at Sector 3A, Bahadurgarh, Haryana (hereinafter referred to as the "**Said Land**"). The **Promoter** earmarked the Said Land for the purpose of building a residential group housing project under the name '**PDM Hi-Tech Homes**' ("**Said Project**") comprising of multi-storied building(s) inter alia community building, convenient shops and EWS situated at Sector 3A, Bahadurgarh, Haryana. An application under section 7 of the Insolvency and Bankruptcy Code, 2016 was filed in the **National Company Law Tribunal** ("**NCLT**"), New Delhi seeking initiation of the Corporate Insolvency Resolution Process ("CIRP") for the **Promoter**. The NCLT admitted the petition under CP (IB) 477 (PB)/2017 on 13.06.2018. In accordance with the provisions of the Insolvency and

Bankruptcy Code, 2016, PING Developers Private Limited was declared as the Successful Resolution Applicant ("**SRA**") vide Letter of Intent ("LoI") dated 16.08.2024 issued by the Resolution Professional. The National Company Law Tribunal (NCLT), vide its order dated October 24, 2024 (I.A. No. 48 of 2024 in Company Petition No. (IB) 477 of 2017), approved the Resolution Plan submitted by PING Developers Private Limited (hereinafter referred to as the "**Plan**").

2. Now, upon the approval of the resolution plan, the **Promoter** shall now be owned by the **SRA** and the **Said Project** being developed on the **Said Land** situated at Sector 3A, Bahadurgarh, Haryana shall now be known as '**PING CENTRAL RESIDENCES**' ("**Project**") and shall be developed by the **Promoter** in accordance with the provisions, terms and conditions of the **Plan** approved by the NCLT.

3. The **Allottee(s)** states and confirms that the **Allottee(s)** fully understands the terms and conditions of the **Plan** and agree to perform his/her obligations as per the conditions stipulated therein.

4. The **Allottee(s)** confirms and acknowledges that the **Final Amount Payable and Total Price of the said Apartment** have been calculated after duly incorporating all previous payments by the Allottee(s) and the benefit of compensation at the rate of 10% as specified in the Plan and further acknowledges that the escalation at ₹300 per sq. ft and damages at 12% have also been included.

5. The **Allottee(s)** agrees to pay the **Final Amount Payable** of the **Said Apartment** as per the **Payment Plan** annexed hereto as **Schedule-B**.

6. The **Allottee(s)** confirms and agrees that as per the provisions of the Resolution Plan, **transfer charges @ ₹250 per sq. ft. shall be charged** in case the unit is transferred or sold by the allottee.

7. The **Allottee(s)** agrees to abide by the terms and conditions annexed hereto in this **Allotment Letter**.

Warm regards,

**For Prabhu Shanti Real Estate**

**(Authorized Signatory)**

I/We have read and understood the contents of above communication; accordingly, I/We hereby accept & confirm the same by appending my/our signature(s).

**Signature of Allottee(s)**

**Dated:**

**TERMS AND CONDITIONS FORMING PART OF THIS ALLOTMENT LETTER OF A RESIDENTIAL APARTMENT AT PING CENTRAL RESIDENCES, SECTOR 3A, BAHADURGARH (HARYANA).**

The terms and conditions given below shall be read together with the terms and conditions more comprehensively set out in the **Builder Buyer Agreement** (hereinafter referred to as the "**Agreement")**.

1. Upon issuance of this Allotment Letter, the **Allottee(s)** shall be liable to pay the **Total Price** of the **Said Apartment** as shown in the Payment Plan annexed hereto as **Schedule-B**.

2. The **Total Price** of the **Said Apartment** as mentioned above includes the amount paid/payable by the **Allottee(s)** to the **Promoter** towards the **Said Apartment** for residential usage along with parking. It is hereby clarified the **Total Price** of the **Said Apartment**, as mentioned above, has been calculated after incorporating all provisions of the Resolution Plan, including the compensation at the rate of 10%, damages at the rate of 12%, and escalation charges at ₹300 per sq. ft.

3. The **Total Price** as mentioned above includes GST and/or other tax or cess but excludes any stamp duty, registration charges, or other applicable statutory fees as payable by the allottee at the time of registration/conveyance or as required.

4. Provided that in case there is any change / modification in the taxes / charges/ fees / levies etc., by the government/statutory body/licensing authority, the subsequent amount payable by the **Allottee(s)** to the **Promoter** shall be increased / decreased based on such change/ modification.

5. The **Promoter** shall periodically intimate in writing to the **Allottee(s)**, the amount payable as stated above and the **Allottee(s)** shall make payment demanded by the **Promoter** within the time and in the manner specified therein. In addition, the **Promoter** shall provide to the **Allottee(s)** the details of the taxes/charges/fees/levies etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/charges/fees/levies etc. have been imposed or become effective.

6. The stamp duty and registration charges shall be payable by the **Allottee(s)** at the time of registering the conveyance deed with the Sub Registrar Office, Bahadurgarh, Haryana.

7. Time is of essence and the **Allottee(s)** shall make the payment as per the **Payment Plan** set out in **Schedule-B** ("**Payment Plan**").

8. The **Promoter** agrees to hand over possession of the **Said Apartment** for residential usage as per timelines set out in **Plan** and reiterated here in **Schedule-A ("Completion Schedule").**

9. **Cancellation by Allottee(s)**

   i. The **Allottee(s)** shall have the right to cancel/withdraw his allotment in the **Project. In such cases ,** the **Promoter** herein shall be entitled to forfeit **10 %** of the **Total Price** of the **Said Apartment** and interest component on delayed payment (payable by the Allottee(s) for breach of this **Allotment** 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's highest marginal cost of lending rate (MCLR) plus two percent. The balance amount after deduction shall be

returned by the **Promoter** to the **Allottee(s)** within 9 months of such cancellation or upon the resale of the unit (whichever is earlier). Any statutory charges, taxes, or other non-refundable fees paid by the **Allottee(s)** shall be excluded from the refund.

10. **Condition of Default**

i. In case the **Allottee(s)** fails to make payment of any instalment due as per the **Payment Plan** annexed hereto as **Schedule-B**, the **Allottee(s)** shall be liable to pay interest to the **Promoter** on the unpaid amount from the due date of such instalment at the rate which shall be the State Bank of India's highest marginal cost of lending rate (**MCLR**) plus **two percent**;

ii. In case the default by the **Allottee(s)**, as referred to above, continues for a period exceeding ninety (**90**) days from the date of the demand raised by the **Promoter**, the **Promoter** shall have the absolute right to cancel the **Allotment** of the **Said Apartment** and refund the amount paid by the **Allottee(s)**, by forfeiting the **10 %** of the **Total Price** of the **Said Apartment** and interest component on delayed payment (payable by the Allottee(s) for breach of this **Allotment** and non-payment of any due payable to the **Promoter**). The balance amount after deduction shall be returned by the **Promoter** to the **Allottee(s)** within 9 months of such cancellation or upon the resale of the unit (whichever is earlier). Any statutory charges, taxes, or other non-refundable fees paid by the **Allottee(s)** shall be excluded from the refund. On such default, this **Allotment** and any liability of the **Promoter** arising out of the same shall there upon, stand terminated.

11. The **Allottee(s)** hereby acknowledges and agrees to enrol as a member of the association of allottees/homeowners that shall be formed or designated for the maintenance, management, and administration of the **Said Project**. The **Allottee(s**) further undertakes to pay all applicable maintenance charges as may be determined by the association, the **Promoter**, or any appointed maintenance agency.

12. The **Allottee(s)** may with the permission from the **Promoter** raise and/or avail loan from banks and other housing finance companies for purpose of raising finance towards the purchase of the **Said Apartment**. Any delay on account of raising and/ or availing loan from banks and other housing finance companies shall not absolve the **Allottee(s)** from making timely payment of the **Total Price** or any part thereof.

13. In case of joint **Allottee(s)**, all communication shall be sent to the **Allottee(s)**, whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the **Allottee(s)** and no separate communication shall be necessary to the other named **Allottee(s)**.

14. The **Allottee(s)** shall inform the **Promoter** in writing of any change in the mailing address mentioned failing which all demands, notices etc. by the **Promoter** shall be mailed to the address given in the **Application** and shall be deemed to have been received by the **Allottee(s)**.

15. The **Allottee(s)** agrees and understands that terms and conditions of this **Allotment** may be modified/amended in accordance with any directions/order which may be passed by any governmental authority, court of law, tribunal, or Commission in compliance with applicable laws and such amendment shall be binding on the **Allottee(s)** and the **Promoter**.

16. The **Allotment** of above **Said Apartment** shall be subject to the detailed terms & conditions mentioned in the **Agreement** which shall be final and binding on both Parties.

17. The rights and obligations of the Parties under or arising out of this **Allotment** shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the State of Haryana for the time being in force.

I/We have read and understood the contents of above communication; accordingly, I/We hereby accept & confirm the same by appending my/our signature(s).

**Signature of Allottee(s)**

**Dated:**

**SCHEDULE – A**

COMPLETION SCHEDULE

The Completion Schedule as mentioned in the **Plan** has been reproduced below:-

| S.No | Tower | Estimated Completion Schedule |
|---|---|---|
| 1 | Tower 1 | January 2027 |
| 2 | Tower 2 | April 2027 |
| 3 | Tower 3 | April 2027 |
| 4 | Tower 4 | January 2027 |
| 5 | Tower 5 | March 2028 |
| 6 | Tower 6 | January 2028 |
| 7 | Tower 7 | January 2028 |
| 8 | EWS | March 2028 |
| 9 | Commercial Space | March 2028 |

The Completion time shall come into effect from the "**Effective date**" i.e. the date of the approval of the resolution plan by the Adjudicating with a grace period of 6 months. Any "Force Majeure" period will be excluded while counting the period as mentioned above.

The Effective date shall be **October 24, 2024**

Note: "Force Majeure" means as defined in the Indian Contract Act, 1872 and any of the following events or combination of such events or circumstances which are beyond the control of a Resolution Applicant and which prevents or is likely to prevent the implementation of the Resolution Plan: (a) acts of God, comprising fire, drought, flood, earthquake, epidemics, pandemic and any other natural disasters; (b) explosions or accidents, and terrorist attacks; (c) strikes, labour unrest or lockouts, lockdown; (d) change in any Applicable Law or any change in the interpretation or enforcement of any Applicable Law; (e ) an order of any court or other judicial body; (f) enforcement of GRAP; and/or (g) any event or circumstance analogous to the foregoing.