

ALLOTMENT LETTER

Date:

From	To
M/s Sobha Limited	<Customer name:>
5 th Floor, Rider House, Plot No- 136P, Sector-44, Gurugram-122 003	<Address:>
0124-4855555	<Mobile:>
<Email Id:> Crm.crescent@sobha.com	<Email id:>

SUBJECT: Allotment of apartment in project named as “Sobha Crescent Phase-1” in village Behrampur, Sector- 63A, Gurugram, district Gurugram (Haryana).

1. Details of the allottee:

ALLOTTEE DETAILS	
Application Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

CO-ALLOTTEE DETAILS	
Application Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
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		Sobha Crescent Phase-1
Project Location		Sector – 63A, Behrampur, Gurugram, Haryana
If project is developed in Phases then, Phase Name		Sobha Crescent Phase-1
Nature of Project		Residential group housing Colony under NILP dated 11.05.2022
Proposed date of Completion of the Project		30.06.2036
Proposed date of OC of the Phase		31.03.2033
Proposed date of Possession of the unit		01.04.2033
License No.		57 of 2025 dated 17.04.2025 valid upto 16.04.2030
Name of Licensee		M/s G.P. Realtors Private Limited, Mews Conbuild Private Limited, Panoply Propbuild Private Limited, Commander Realtors Private Limited, Fiverivers Township Private Limited, Fiverivers Developers Private Limited, Yule Propbuild Private Limited.
Name of Collaborator (if any)		M/s Sobha Limited
Name of the COD (if any)		M/s Sobha Limited
APPROVAL DETAILS	Details of License approval	License No.: 57 of 2025
		Endst. No. LC-5265/JE(RK)/2025
		Dated: 17.04.2025
		Valid Upto: 16.04.2030
	Details of Building Plans approval	Memo. No: ZP-2170/PA(DK)2026/6030
		Dated: 18.02.2026
		Valid Upto: 17.02.2031
	Details of Environment Clearance approval	Memo. No: (Applied for)
		Dated: (Applied for)
		Valid Upto: (Applied for)

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:

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Apartment
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	Saleable Built-up Area (sqm)		
9	Block/Tower No.		
10	Floor No.		
11	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST excluding Maintenance Deposit)		

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;

1. Earnest money is 10% of the total cost in respect of the above referred unit. We have received following amount as on date:

1.	Amount Received	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		

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	SOBHA LTD RERA DESIGNATED COLLECTION ACCOUNT FOR SOBHA CRESCENT PHASE-1
Account Number	0171102000019673
IFSC Code	IBKL0000171.

Annexure A-: ‘Payment Plan’

For Construction linked plan

Installment	Particulars	Percentage
1 st	Application Amount	5%
2 nd	Payable within 30 Days from Application Date	5%
3 rd	Payable within 60 Days from Application Date	5%
4 th	Payable within 90 Days from Application Date	5%
5 th	Payable within 120 Days from Application Date	5%
7 th	BSP Payable on completion of Basement 4 Roof Slab	5%
8 th	BSP Payable on completion of Basement 2 Roof Slab	5%
9 th	BSP Payable on completion of Ground Floor Roof Slab	5%
10 th	BSP Payable on completion of Second Floor Roof Slab	5%
12 th	BSP Payable on completion of Fourth Floor Roof Slab	5%
13 th	BSP Payable on completion of Ninth Floor Roof Slab	6%
14 th	BSP Payable on completion of Fourteenth Floor Roof Slab	6%
15 th	BSP Payable on completion of Twentieth Floor Roof Slab	6%
16 th	BSP Payable on completion of Twenty Sixth Floor Roof Slab	6%
17 th	BSP Payable on completion of Terrace Slab	6%

18 th	BSP Payable on completion of Internal Wall Skim Coat in all the Apartments Excl Balconies, Utilities, Common Area, Shafts, Ducts etc.	8%
19 th	BSP Payable on completion of Internal Flooring in all the Apartments Excl Balconies, Utilities, Common Area, Shafts, Ducts etc.	7%
20 th	On Final Payment Request	5%

2. Any other plan agreed between Allottee and Promoter
3. Any other plan duly approved by HARERA

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale and allotment letter.

NOTE:- We will not bill more than 10% of the Total Price of the unit before execution and registration of Agreement for Sale.

Best Wishes

Thanking You
Yours Faithfully

**For Sobha Limited
(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 is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in 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 GST/ Taxes as applicable. GST additional on each instalment as applicable.
- 1.6 Stamp Duty and Registration charges, as applicable, will be extra.

- 1.7 Holding charges, if applicable, shall be at the rate of Rs. _____/- per sq. ft. per month on the Carpet Area.
- 1.8 Maintenance Security Deposit shall be payable @_____ Lakhs per apartment on Offer of Possession, which shall be over and above the Total Price.
- 1.9 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.
- 1.10 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 Unit/Apartment for Residential along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from the competent authority for the purposes of such possession.
2. 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:
- 2.1 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 adjustments shall be made at the same rate per sq. m as per agreement for sale.
- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 Interest and GST on Interest as applicable on instalment will be paid extra along with each instalment.

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 **‘SOBHA LIMITED RERA DESIGNATED COLLECTION ACCOUNT FOR SOBHA CRESCENT PHASE-1’** payable at Gurugram 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 “**SOBHA LIMITED RERA DESIGNATED COLLECTION ACCOUNT FOR SOBHA CRESCENT PHASE-1**”.
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case Allottee(s) 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 consonance 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.

4. 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 % earnest 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) and applicable taxes. 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.

5. 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.

6. SIGNING OF AGREEMENT FOR SALE

- c. The Promoter and Allottee will sign “Agreement for Sale” within ____days of allotment of this unit.
- d. 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.

- e. 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 vide_____date.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential 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, registration charges and any other Government Charges.

Best Wishes

Thanking You
Yours Faithfully

For Sobha Limited
(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: