

To,

Mobile - +91- _____

Email id: _____

Date: _____

Dear Madam/Sir,

Congratulations!

Reference to your application dated _____ for allotment of a residential plot in our residential colony named "**SHUBHANGAN 2**" located at Village Nizampur, Sector-40, Panipat, Haryana-132103 being approved under the Deen Dayal Jan Awas Yojana 2016, Haryana. We thank you for your interest in "**SHUBHANGAN 2**".

We are glad to inform you that based on the terms and conditions contained in the application, we do hereby allot you with a Residential Plot No. _____.

We are enclosing the Letter of Allotment and Schedule of Payments herewith.

We would like to inform you that we are proceeding for the registration of the Agreement for Sale for the aforesaid allotted Plot at the office of Sub-Registrar, Panipat. Our team would be available at the office of the Sub-Registrar every working Friday for undertaking the registration process. So we would like you to communicate us at least 15 days in advance, for fixation of a slot for registration of the Agreement as per your convenience.

Contact details for Intimation/Communication:

Customer Service Department

Mob: 91-7838112233, 91-7838223344 | *Email: sunbreezebuilders@gmail.com*

Thanking You,
Sincerely Yours

For Sunbreeze Builders & Developers Pvt. Ltd.

Authorized Signatory

Bank Details- Bank of India, Main Branch Panipat

Account No.: **675122510000003**

IFSC: **BKID0006751**

LETTER OF ALLOTMENT

To
Mrs./Mr. _____

Date: _____

Mobile - _____

Email Id: _____

Customer Id: SBP(II)/25-26/UNIT NO.

Reference No. : SB(II)/AL/

Sub: Allotment of Plot no.____ (herein after referred to as "**Unit**") in the plotted colony being developed by M/s Sunbreeze Builders & developers Pvt. Ltd. ("**Promoter**") under the name and style of "**SHUBHANGAN 2**" Project located at Nizampur Road, Sector - 40, G.T Road, Panipat, Haryana - 132103 (hereinafter referred to as "**Project**")

Dear _____,

We thank you for your application dated _____ and for the payments required for the purpose of allotment of your chosen unit. It is indeed our pleasure to inform you that the plot booked by you via application form dated _____ has now been allotted to you.

You may please note that the allotment herein made is provisional and is subject to the signing, execution and registration of the agreement for sale of plot in the time bound manner as prescribed in the application.

You would be required to comply with the terms and conditions of the application and agreement for sale and make timely payment(s) in accordance with the payment plan annexed as Annexure-A.

Please note that this provisional allotment is liable to be cancelled and/or withdrawn in the event of any breach of the terms and conditions of the application and/or delay, default or non-payment of the installments as per the payment plan, at the sole discretion of the company. Further, in the event of any such termination, cancellation or withdrawal of the allotment, all the amounts paid by you towards the allotment shall be refunded after deductions, if any, as per the terms of the application.

The terms and conditions as stated in the Application Form shall continue to be binding in respect of the allotment of the said Unit. The details of the Unit allotted and your address in our records for the purpose of correspondence are as under:

Name, Address and Contact Details of Allottee(s) Email id:	
Plot No.	
Area (Sq. Yards.)	
Consideration Value (in Rs.)	

You can contact us for any queries or assistance at the following coordinates:

Sunbreeze Builders & Developers Pvt. Ltd.

Mobile: 91-7838112233, 91-7838223344

Email: sunbreezebuilders@gmail.com

I would like take this opportunity to thank you for the trust you have reposed in Sunbreeze Builders & developers, and assure you best of services at all times.

Warm Regards,

For M/s Sunbreeze Builders & developers Pvt. Ltd.

Authorised Signatory

ANNEXURE-A
PAYMENT PLAN
(Shubhangan 2- Panipat)

MODEL PAYMENT PLAN	
MILESTONE	PAYMENT
AT THE TIME OF BOOKING	10% OF SALE CONSIDERATION
UPON PAYMENT OF 10%	BBA WILL GET ISSUED WITHIN 45 DAYS
UPON START OF EARTH FILING WORK	10% OF SALE CONSIDERATION
UPON START OF SEWERAGE WORK	10% OF SALE CONSIDERATION
UPON START OF STORM WATER LINE	10% OF SALE CONSIDERATION
UPON START OF LAYING OF WATER SUPPLY LINE	10% OF SALE CONSIDERATION
UPON START OF INTERNAL ROAD WORKS	20% OF SALE CONSIDERATION
UPON START OF ELECTRICIFICATIONS WORKS	10% OF SALE CONSIDERATION
UPON START OF LANDSCAPING WORK	10% OF SALE CONSIDERATION
ON RECEIVING OF COMPLETION CERTIFICATE OR OFFER OF POSSESSION	10% OF SALE CONSIDERATION+ OTHER CHARGES*

OTHER CHARGES* (include the following):

I.F.M.S	INR 1,00,000/- (one time)
EDC/IDC	INR 2800/- PER SQ. YRDS. (one time)
PLC; GREEN / CORNER / WIDE ROAD (if Applied)	10% OF Basic Sale Price for each

Note:

- Sale Consideration = (BSP + GST +PLC as Applicable)
- Abbreviations: BSP- Basic Sale Price, SC- Sale Consideration, EDC- External Development Charges, IDC- Internal Development Charges, IFMS- Interest Free Maintenance Security, PLC- Preferential Location Charges.
- The final amount of the above-mentioned charges shall be communicated at the time of offer of possession, as these charges cannot be quantified at this stage and shall be demanded extra as applicable and/or as per actuals.
- The amounts mentioned herein are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to TDS, GST and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, Local body tax, lease rentals, and/ or all other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies in respect of the Plot and/or the transaction contemplated herein and/or in respect of the Total Price and/or the other amounts shall be payable by the Allottee. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be binding on the Allottee/s.
- The Allottee/s shall pay all charges and expenses including but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, with respect to formation of Association, membership fees/ Share Money (as the case may be), Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the assignment of sale deed etc. which shall be payable additionally by the Allottee.
- In addition to above, the prevailing stamp duty, registration fee, administration expenses and professional costs of the attorney-at-Law/Advocates of the Promoter for the execution and registration of the Agreement for Sale and Conveyance/Sale Deed of the Plot and Sale Deed of the Common Areas to the Association shall be payable by the Allottee/s.
- The Allottee/s shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of his/her failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.

- The amounts mentioned as other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demands by statutory authorities and/ or otherwise, such shortfall shall be paid by the Allottee/s.
- Possession date will be as per the terms of allotment or agreement to sell from the date of start of development work for the project subject to Force-Majure conditions. Possession related charges include, but not limited to, Electrical connection & Electric Meter Charges, Water Meter Charges. These will be charges separately as per prevailing rates.
- One-time road resurfacing charges shall be charged as and when applicable.
- Total Price as mentioned above does not include (i) property tax, local body tax, or other taxes, which are leviable or become leviable under the provisions of the applicable laws or any amendments thereto pertaining or relating to the sale of Plot; (ii) cost of running, maintenance and operation of Common Areas of the Project; or (iii) for any rights and interest over the Commercial Area (except for a right to use Common Areas on such terms and conditions as may be prescribed by the Promoter which shall be uniformly applicable for all allottee at the Project); or (iv) for any rights over areas reserved/ restricted for any other allottee/ right-holder at the Project; or (v) for any rights over areas to be transferred by the Promoter to third parties as per applicable laws.
- All payments must be made by Cheque/DD only in the favor of **"M/s Sunbreeze Builders and Developers Pvt. Ltd."** payable at par.
- The Above mentioned area is subject to Area Audit.
- All disputes shall be subject to Panipat jurisdiction only.

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