4/12

ALLOTMENT LETTER

Date:

From	To
Elevate Edition Realtech Private Limited	**First Allotee:** [•]
Regd. Office : 12th Floor One Horizon Center, Golf Course Road, Sector-43, DLF Phase-V, Gurugram-122002	**<Address:** [•]
Mobile: +91 7428-694-412	**<Mobile:** [•]
Email Id: Muskan.jaiswal@elevatehomes.co.in	**<Email id:** [•]

SUBJECT: **Allotment of residential apartment/unit in the Phase I of the residential Complex named as "Elevate Vista" situated at Sector-63A, Gurugram, Haryana ("Residential Apartment/Unit").**

ALLOTTEE DETAILS	
Application No. (If any)	[•]
Date	[•]
Name of the Allottee	[•]
Son/Wife/Daughter of (if applicable)	[•]
Co-Allottee (if any)	[•]
Nationality	[•]
Address (Correspondence)	[•]
Address (Permanent)	[•]
Website (if any)	[•]
Landline No.	[•]
Mobile No.	[•]
Email	[•]
PAN (Permanent Account No.)	[•]
Aadhar Card No.	[•]

PROJECT DETAILS	
Details of RERA Registration	Reg. No. : [•]
	Dated : [•]
	Valid Upto : [•]
Project Name	[•]
Project Location	Sector-63A, Gurugram, Haryana
If project is developed in phases then, Phase Name	Phase-1
Nature of Project	Group Housing Colony
Proposed date of Completion of the Project	31/12/2034
Proposed date of Possession of the Apartment	30/11/2034
Proposed date of Occupancy Certificate of the Project	30/09/2034
License No.	
Name of Licensee	[•]
Name of Collaborator (if any)	[•]
Name of the BIP holder (if any)	[•]
Name of the change of developer (if any)	[•]

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DETAILS OF APPROVALS	
Details of License	License No.: 43 of 2026
	Memo. No :
	Dated : 10/03/2026
	Valid Upto : 09/03/2031
Details of Building Plans approval	Memo. No : ZP-2349/PA(DK)/2026/35617
	Dated : 06/10/2026
	Valid Upto : 05/10/2031
Details of Environment Clearance	Memo. No : Applied
	Dated : 23/06/2026
	Valid Upto : [•]

Dear Sir/Madam,

With reference to your application as per details above submitted with Elevate Edition Realtech Private Limited ("**Company/Promoter**") in its office and other required documents, it is intimated that the Company has allotted you the following Residential Apartment/Unit as per the details given below:

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Residential Apartment
2	Flat	Unit No.	[•]
		Property Category	<2BHK/3BHK/4BHK>
3	Right to use car parking space		[•]
4	Carpet Area (sq. m)		[•]
5	Balcony area (sq. m) (not part of the carpet area)		[•]
6	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 built-up area of the Residential Apartment/Unit		[•]

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15	Total Price (inclusive of IDC & EDC, car parking usage charges, PLC, Govt fees/taxes/levies, common areas and GST)	[•]

Notes:

a) "carpet area" means the net usable floor area of a Residential Apartment/Unit, excluding the area covered by the external walls and areas under services shafts, balcony (if any) or verandah area (if any) and exclusive open terrace area (if any), but includes the area covered by the internal partition walls of the Residential Apartment/Unit.

Explanation-For the purpose of this clause, the expression 'exclusive balcony area' means the area of the balcony, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee;

1. The Company has received booking amount which is upto 10% of the Total Price ("**Booking Amount**") in respect of the above referred Residential Apartment/Unit as per the details given below:

1.	Booking Amount	Amount in Rs	
		(percentage of total price of the Residential Apartment/Unit)	
2.	Cheque No/DD No./RTGS	[•]	
3.	Dated	[•]	
4.	Bank Name	[•]	
5.	Branch	[•]	

2. 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	[•]

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	ELEVATE EDITION REALTECH PVT LTD ELEVATE VISTA MASTER COLLECTION A/C
Account Number	99999008881402
Bank Name	HDFC Bank Limited and Address SCO 36, Sector-14, Gurgaon, Haryana 122001
IFSC Code	HDFC0000090

Annexure A-: 'Payment Plan'

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Booking Amount which is up to 10% of the Total Price of the Residential Apartment/Unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	10%				
2.	On BBA	40%				
3.	On Possession	50%				
	Total Payable					

OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1st	At the time of Booking along and allotment letter	<10%
2nd	After Signing & Registration of Agreement for Sale i.e. on commencement of construction	<10%
3rd	On completion of sub- structure	7.5
4th	On completion of super- structure	25
5th	On completion of MEP	10
6th	On completion of finishing	20
7th	On completion of Internal development works	12.5
8th	On Possession	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 Elevate Edition Realtech Private Limited

I/We have read and understood the contents of above communication, accordingly, I/We accept

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and confirm the same by appending my/our signature(s)

(Authorised Signatory)

Applicant
Dated:

Realtech Private Limited
Elevate Edilife

This allotment is subject to the following conditions:

1. TERMS

1.1 That the allotment of above Residential Apartment/Unit is subject to the detailed terms & conditions mentioned in the Application Form, this Allotment Letter and Agreement for Sale to be executed by the Allottee. Although there shall not be any variation in the commercial terms and conditions.

1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties in case of any inconsistency with the terms of the Allotment Letter and/or the Application Form.

1.3 The Allottee shall not transfer/resale the Residential Apartment/Unit without prior consent of the Company.

1.4 Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the Total Price of the Residential Apartment/Unit as shown in the Payment Plan as annexed.

1.5 The Total Price (as defined in the terms and conditions in the Agreement for Sale) shall be payable on or before the date as specifically mentioned in the "Payment Plan" as annexed.

2. The Total Price includes preferential location charges, charges for right to use car parking space, 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 Residential Apartment/Unit along with 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 Residential Apartment/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 Residential Apartment/Unit allotted, the Company shall demand that from the Allottee which shall be payable with the next milestone as per the payment plan opted by the Allottee. All the monitory adjustment shall be made at the same rate per sq. feet as per Agreement for Sale.

a. 3.2In case, the Allottee fails to pay to the Company 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 (Regulation and Development) Rules, 2017 ("**Rules**").

b. 3.3On offer of possession of the Residential Apartment/Unit, the balance total unpaid amount shall be paid by the Allottee and thereafter you will execute the conveyance deed within three months as per provisions of The Real Estate (Regulation and Development) Act, 2016 ("**Act**")/Rules.

c. 3.4 The stamp duty, registration charges and other associated charges shall be extra and will be payable by the Allottee at the time of registering the Agreement for Sale and conveyance deed of the Residential Apartment/Unit with the Sub Registrar Office, Gurugram. No administrative charges shall be charged by the Company.

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d. Interest as applicable on an 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 alongwith the amount (if any) as demanded by the Company in accordance with the Payment Plan, through Cheque / Demand Draft/RTGS drawn in favour of ELEVATE EDITION REALTECH PVT LTD ELEVATE VISTA MASTER COLLECTION A/C ' payable at Gurgram and sign & register the 'Agreement for Sale' within 30 (thirty) days from the date of dispatch of this Allotment Letter along with the Agreement for Sale.

2.2 All cheques/demand drafts must be drawn in favour of "[ELEVATE EDITION REALTECH PVT LTD ELEVATE VISTA MASTER COLLECTION A/C]". All electronic transfer is to be made in Company's bank account no. [99999008881402] maintained with [HDFC Bank Limited] Bank at its branch at Sector 14 Gurgram. IFSC Code HDFC0000090 .

2.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

3.1 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 the email id provided in the Application Form.

3.2 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 Price of the Residential Apartment/Unit and signing of 'agreement for sale' within given time, then the Promoter is entitled to forfeit the Booking Amount (i.e. an amount up to 10% of the Total Price) and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the Promoter). 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 Company 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 & REGISTRATION OF AGREEMENT FOR SALE

a. The Promoter and Allottee will sign "agreement for sale" within 30days of allotment of the Residential Apartment/Unit.



b. 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.

6.1 C. All the terms and conditions mentioned in the draft agreement for sale are as per Rule 8 of the Rules.

7. CONVEYANCE OF THE SAID RESIDENTIAL APARTMENT/UNIT

The Company on receipt of Total Price of Residential Apartment/Unit in terms of the Agreement for Sale, will execute a conveyance deed in favour of Allottee within 3 (three) months and no administrative charges will be charged from the Allottee by the Company except the amounts stated in Clause 1.10 above.

Best Wishes
Thanking You
Yours Faithfully
For Elevate Edition Realtech Private 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:

Elevate Edition Realtech Private Limited

Documents enclosed with this Allotment Letter

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

