

**ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>GCC Infra</b>	
P 903-905, C-Wing, 9th Plot, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana - 122018.	
Mobile: 9354813304	
Email Id: crm88a@breezbuilders.com	

**SUBJECT: Allotment of Shop in project named as "Floora Avenue 88A" in  
Sector-88A, Gurugram (Haryana)**

1. Details of the allottee:

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

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No RC/ .....
	Dated .....

	Valid Upto .....
Project Name	Floora Avenue 88A
Project Location	Sector 88A, Gurugram
Nature of Project	Affordable Plotted Colony-DDJAY-2016
Proposed date of Completion of the Phase/Project	05 <sup>st</sup> January 2028
Proposed date of Possession of the unit	05 <sup>th</sup> January 2028
License No.	(License No. 126 of 2022) Dated: 17.08.2022, Valid upto 16.08.2027 &  (License No. 05 of 2023) Dated: 09.01.2023, Valid upto 05.01.2028
Name of Licensee	GCC Infra
<b>APPROVAL DETAILS</b>	Details of License approval
<b>APPROVAL DETAILS</b>	Details of License approval
	License No. (License No. 126 of 2022) & (License No. 05 of 2023)
	Zoning plan Date 18.10.2024 Drawing No. 10532

**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:

<b>SHOP AND BOOKING DETAILS</b>		
1	Nature of the Shop	
2	Area (sq. m)	
3	Block No.	
4	Shop No.	
5	Shop Area (sq.m)	
6	Rate per sq.m	
7	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		

3.	Dated	
4.	Bank Name	
5.	Branch	
6.	Amount deposited	
7.	Total sale consideration	

## 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	

<b>PAYMENT PLAN</b>	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Development linked plan/  Down payment plan.
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	GCC Infra A/c – Master Collection Account
Account Number	57500000882854
IFSC Code	HDFC0003648

### Annexure A:- 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the 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/BB A Signing	10%				

2.	_60_days from BBA	40%				
3.	_90_days from BBA	50%				
	Total Payable	100%				

**OR**

2. In case of Development linked installment plan

S. No	Stage of Payment	Percentage of total consideration
1	At the time of Booking	10%
2	Within 45 days from the date of booking upon registration of BBA/ execution of BBA	20%
3	On completion of levelling and boundary wall	20%
4	On completion of underground MEP work	20%
5	On completion of road work	10%
6	On completion of electric poles , STP and UGT	10%
7	On Application of occupation certificate	5%
8	On offer of Possession	5%

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 GCC Infra  
(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 Residential plot unit 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.
- 1.2 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 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.
2. 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 Plot for Residential usage (as the case may be) 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 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.
  - 3.2 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.
  - 3.3 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.
  - 3.4 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. \_\_\_\_\_ towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favor of 'GCC Infra' payable to account number 57500000882854 and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter .

- 2.2 All cheques/demand drafts must be drawn in favour of "GCC Infra".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case allottee 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 consonances 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.

### **3. 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 % of application 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). 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.

### **4. 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.

### **5. SIGNING OF AGREEMENT FOR SALE**

- a. The promoter and allottee will sign "agreement for sale" within 60 days of allotment of this unit.
- b. That you are required to be present in person in the office of the promoter, on any working day during office hours to sign the '**agreement for sale**' within 60 days.
- c. 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 vide MISC - 107 ( A ) / ED( R)/ 1/55/2016- ITCP\_date 27-07-17.

## **6. CONVEYANCE OF THE SAID UNIT**

The promoter on receipt of total price of unit for residential unit colony, 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.

Best Wishes

Thanking You

Yours Faithfully

**For GCC Infra**

**(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:**

**Documents to be attached along with Allotment Letter**

<b>Sr. No</b>	<b>Annexures</b>
<b>1.</b>	Payment plan- mentioned in Allotment letter
<b>2.</b>	Action plan of Schedule of Development (Duly approved by HARERA)
<b>3.</b>	Location Plan – attached in BBA
<b>4.</b>	Copy of License - License No. (License No. 126 of 2022) & (License No. 05 of 2023)
<b>5.</b>	Copy of approved Zoning plan - Zoning plan Date 07.02.2023
<b>6.</b>	Copy of draft Agreement for Sale –provided for signing