

Dated: _____

ALLOTMENT LETTER

From,

JMS Infra Build Pvt. Ltd.,
Corporate office at 07th Floor, North
Tower, M3M Tee Point, Sector-65,
Gurugram, Haryana.
Phone: _____.
Email id: _____.

To,

Customer Name: _____
Address: _____
Mobile: _____
Email id: _____

SUBJECT: Allotment of a built-up Unit for Commercial usage in project named as "JMS Group Elegante", situated at Sector 5, Sohna, District Gurugram, Haryana

1. Details of the Allottee:

ALLOTTEE DETAILS

CRN Number	
Date of Booking	
Name of the Allottee	
Son of/ Daughter of/ Wife of	
Co – Applicant	
Mobile No.	
Landline No.	
Email id	
Address (Permanent)	
Pin code	
Address (Correspondence)	
Pin code	
PAN (Permanent Account No.)	
Aadhar Card No.	
Co - Applicant PAN (Permanent Account No.)	
Co - Applicant Aadhar Card No.	
Nationality	

PROJECT DETAILS		
Details of HARERA Registration	Reg. No.	
	Dated:	
	Valid Upto	
Project Name	"JMS Group Elegante"	
Project Location	Sector-05, Sohna, District Gurugram	
If project is developed in phases then, Phase Name	-	
Nature of Project	Commercial colony/Project which is commercial component of Affordable Residential Plotted Colony under DDJAY-2016	
Proposed date of Completion of the Project	As per RERA Registration	
Proposed date of Possession of the Unit	As per RERA Registration	
License No.	License No. 81 of 2023	
Name of Licensee(s)	JMS Infra Build Pvt. Ltd.	
APPROVAL DETAILS	Details of License(s) approval	81 of 2023
		Dated: 17-04-2023
		Valid Upto: 16-04-2028
	Details of building plans etc.	Building Plans No. 6556
		Dated: 31-12-2025
		Zoning Plan No.9256
		Dated 23-05-2023

Dear Madam(s)/Sir(s),

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the Promoter has allotted you the following Unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Unit No.	
2	Floor No.	
3	Carpet Area (sq. ft./sq. mtr.)	
4	Rate per sq. ft./sq. mtr.	
5	Total Price	

Note: -

- The Unit is allotted without roof/terrace rights and any type of structure/construction, either permanent or temporary will not be allowed to allottee.
- The Unit shall be in bare shell condition.
- Any other additional charges shall inter alia on Offer of Possession.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

We have received Earnest Money amount which is not exceeding 10% of the Total price in respect of the above referred Unit as per the details given below:

1.	Earnest Money Amount or Booking Amount	Amount in Rs.	
		(Percentage of Total Price)	10%
2.	Amount deposited		
3.	Cheque No/DDNo./RTGS		
4.	Dated		
5.	Bank name		
6.	Branch		
7.	Total Price		

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	

Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	"JMS INFRA BUILD PRIVATE LIMITED MASTER A/C FOR JMS GROUP ELEGANTE payable at Gurugram
Account Number	777705807521
IFSC Code	ICIC0005556

Annexure A-: 'Payment Plan'

Earnest Money which is not exceeding 10% of the Total Price of the Unit is already been paid - Total Price and other charges shall be paid as under:

Payment Plans

CONSTRUCTION LINKED PLAN

At the Time of Booking	10% of Total Price
Within 30 days of booking on the day of registration of Agreement for Sale	25% of Total Price
On Commencement of Lower Ground Floor	10% of Total Price
On Commencement of Upper Ground Floor	10% of Total Price
On Commencement of 1st Floor Roof Slab	10% of Total Price
On Commencement of 2 nd Floor Roof Slab	10% of Total Price
On Commencement of Internal Plaster	10% of Total Price
On commencement of External Plaster	5% of Total Price
On commencement of Flooring	5% of Total Price
On offer of Possession	5% of Total Price + Stamp Duty+ Registration charges+ etc.

POSSESSION LINKED PLAN

At the Time of Booking	5 Lakhs (which is not more than 10% of Total Price)
Within 30 days of booking on the day of registration of Agreement for Sale	30% of Total Price (this 30% includes booking amount of 5 Lakhs also)
Within 12 Months from the date of booking or superstructure completion whichever is later	40% of Total Price
On offer of Possession	30% of Total Price + Stamp Duty+ Registration charges+ etc.

DOWN PAYMENT PLAN

At the Time of Booking	5 Lakhs (which is not more than 10% of Total Price)
Within 30 days of booking on the day of registration of Agreement for Sale	75% of Total Price (this 75% includes booking amount of 5 Lakhs also)
	25% of Total Price + Stamp Duty+ Registration charges+ etc.

* Sequence of these instalments depend on the actual status of work at site

* The Construction/development milestone mentioned in the Payment Plan are interchangeable.

The allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for sale which is annexed with the allotment letter.

Thanking You,

Yours Faithfully

For M/S JMS INFRA BUILD PVT. LTD.

(Authorised Signatory)

Applicant(s) Declaration:

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 Signature)

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1** That the allotment of above 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(s) shall be liable to pay the Total Price and other charges of the Unit as shown in the payment plan as annexed.
- 1.5** The Total Price and other charges (as defined in the terms and conditions in Agreement for Sale) shall be payable on the date/day/stage as specifically mentioned in the "Payment Plan" as annexed.
- 1.6** The Total Price includes BSP+ EDC, IDC, PLC, if applicable. TDC @ 1% any 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 and Unit imposed prospectively or retrospectively) paid/payable by the Promoter up to the date of handing over the possession of the Unit for Commercial use by the allottee(s), after obtaining the necessary approvals from competent authority for the purposes of such possession shall be paid by the Allottee(s);
- 2.** Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee(s) to the Promoter shall be increased/decreased based on such change/modification:
- 2.1** In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the allottee(s) 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.
- 2.2** On Offer of Possession of the Unit, the balance total unpaid amount shall be paid by the allottee(s) and thereafter you will execute the Conveyance Deed within the time as prescribed under the HARERA Act and Rules thereon and offer of possession.
- 2.3** The Allottee(s) on the offer of possession shall have to pay other charges including but not limited to Stamp duty + Registration Charges + administrative Expenses + connection charges, and taxes/cess/levies etc..
- 2.4** The stamp duty and registration charges will be payable by the allottee(s) at the time of registering the agreement for sale and the conveyance deed with the Sub Registrar Office, Sohna, Gurugram. Other administrative charges, if any, shall also be levied by the Promoter and shall be paid by the allottee(s) to the Promoter.
- 2.5** Interest as applicable on installment will be paid extra along with each installment.
- 2.6** The Allottee(s) shall execute maintenance agreement and pay the maintenance charges in advance for one year and IFMS. In case the allottee(s) fails to pay timely payment of maintenance charges the charges shall be appropriate from IFMS. The allottee(s) shall also keep deposited the sinking fund and the same shall be appropriate for replacement/repair of fixed assets.

3. MODE OF PAYMENT

- 3.1** 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 10% of the TSV/total price of the Unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of **"JMS INFRA BUILD PRIVATE LIMITED MASTER A/C FOR JMS GROUP ELEGANTE** payable at Gurugram and sign and registered the agreement for sale within 30 days from the date of booking.
- 3.2** Name and contact number of the allottee(s) shall be written at the back of the cheque/demand draft.

4. NOTICES:

- a)** All the notices shall be deemed to have been duly served if sent to the main allottee only by registered post at the address given by the main allottee to us and e-mail Id provided in the application form.
- b)** You will inform us of any change in your address, telephone no., email ID for future correspondence.

5. COMPENSATION

Compensation shall be payable by the Promoter to the allottee(s) as per provisions of the Act or as adjudged by the Adjudication officer/Adjudicating Officer HARERA, Gurugram in the manner as provided in the Act & Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a)** The Allottee(s) will sign and register "Agreement for sale" within 30 days of booking of this Unit .
- b)** 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) Act by Government of Haryana.

7. CONVEYANCE OF THE SAID UNIT

The Promoter on receipt of Total Price and other charges as mentioned in the payment plan of Unit for Commercial usage, will execute a Conveyance deed in favour of allottee(s) within the time as prescribed in the provisions of HRERA act and Rules and other administrative charges, if any, will be charged from the allottee(s).

- 8.** The Applicant(s) hereby give irrevocable consent to become a member of the body of the owners/Association of allottees to be formed in accordance with the applicable laws of State and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by Promoter and to pay such charges, fees, expenses as may be incurred during the process of formation of such owner's association/association of allottees.
- 9.** The terrace/roof above the top floor and other floors of the said building shall at all times exclusively belong to the PROMOTER and the PROMOTER shall have all rights therein and the allottee(s) shall have no right thereon except the right of access to water tank. The PROMOTER will be free to carry out any additional construction if they so desire and the same shall belong to the PROMOTER exclusively. In case of increase of FAR, the promoter shall be free to take the benefit of the same in any manner and the allottee(s) shall not raise any objections to it.

Thanking You,
Yours Faithfully

For M/S JMSINFRA BUILD PVT. LTD.

(Authorized Signatory)

Application Declaration:

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's Signature)

Dated: