

## ALLOTMENT LETTER

Date:

| From  | To               |
|---|------------------|
| <b>BPTP Limited</b>   | <Customer name:> |
| <b>Address: OT-14, 3<sup>rd</sup> Floor, Next Door, Parklands, Sector -76, Haryana.</b> | <Address:>       |
| <b>Contact: 0120-4492650</b>  | <Mobile:>        |
| <b>Email Id: <a href="mailto:customer.care@bptp.com">customer.care@bptp.com</a></b>     | <Email id:>      |

**SUBJECT:** Allotment of the shop bearing No. \_\_\_\_\_ in the Project namely "BPTP GREEN OAKS BOULEVARD" situated in Sector - 70-A, Gurugram, Haryana ("Shop").

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                     |  |
|  | Dated -  |
|  | Valid up to -  |
| Project Name                                       | <b>BPTP GREEN OAKS BOULEVARD</b>                     |
| Project Location                                   | 70-A, Gurugram                                       |
| If Project is developed in phases then, Phase Name | Not Applicable                                       |
| Nature of Project                                  | Commercial   |
| Proposed date of Completion of the Project         | 31.12.2032   |
| Proposed date of Possession of the Shop            | Possession within 60 days' time from the date of OC. |

|   |  |  |
|---|--|--|
| License Nos.                            | 61 of 2021 vide Endst. No. LC-4251+4252 /JE(VA)/2021/21681 dated 31.02.2021  |  |
| Name of Licensee                        | <p>Countrywide Promoters Pvt. Ltd (merged with BPTP Limited)<br/> Impartial Builders Pvt. Ltd (merged with BPTP Limited)<br/> Ashirbad Buildwell Pvt. Ltd (merged with BPTP Limited)<br/> Digital SEZ Developers Pvt. Ltd (merged with BPTP Limited)<br/> Grow High Realtors Pvt. Ltd (merged with BPTP Limited)<br/> Garland Infrastructure Pvt. Ltd (merged with BPTP Limited)<br/> Passionate Builders Pvt. Ltd, (merged with BPTP Limited)<br/> Bright Star Builders Pvt. Ltd (merged with BPTP Limited), and<br/> Imagine Builders Pvt. Ltd(merged with BPTP Limited)</p> <p><i>Pursuant to order of the Hon'ble National Company Law Tribunal, Chandigarh Bench, Chandigarh in CP (CAA) No.26/Chd/Hry/2023 dated 20.09.2024 (certified true copy dated 26.09.2024), Countrywide Promoters Pvt. Ltd Impartial Builders Pvt. Ltd (merged with BPTP Limited) Ashirbad Buildwell Pvt. Ltd (merged with BPTP Limited) Digital SEZ Developers Pvt. Ltd, Grow High Realtors Pvt. Ltd, Garland Infrastructure Pvt. Ltd, Passionate Builders Pvt. Ltd, Bright Star Builders Pvt. Ltd, and Imagine Builders Pvt. Ltd with respect to the Project, Project Land and the Said Land, stand transferred to the Promoter.</i></p> |  |
| Name of Collaborator (if any)           | BPTP Limited   |  |
| Name of the BIP holder (if any)         | Not Applicable   |  |
| Name of the change of Promoter (if any) | Not Applicable   |  |
| <b>APPROVAL DETAILS</b>                 | Details of License approval  | <p>License no. 61 of 2021</p> <p>Memo No: Endst. No. LC-4251+4252- /JE(VA)/2021/21681</p> <p>Dated: 28.08.2021</p> |
|   | Details of Building Plan Approval  | Memo No. 4543 dated 04.09.2025   |
|   | Zoning Plan  | Memo No. ZP-1527/JD(RA)/2023/3905 dated 09.02.2023   |
|   | Details of Forest NOC  | Reference No. (SRN) : GUR-Q8C-EK92   |
|   |  | Dated: 06.10.2021  |
|   |  | Valid Upto NA  |
|   | N/A  |  |

|  |   |  |
|--|---|--|
|  | Details of Environment Clearance approval   | N/A  |
|  |   | Valid up to: NA  |
|  | Details of Aravali approval   | N/A  |
|  |   | Valid up to: NA  |
|  | Details of Assurance Certificate of DHBVN   | Memo No. 24/SE/OP-II/Sohna/CCF-2<br>Dated: 08.02.2023          |
|  |   | Valid up to: NA  |
|  | Details of Assurance Certificate of Storm water connection                              | Memo No. GMDA/Drainage/2021/1308<br>Dated: 29.09.2021          |
|  |   | Valid up to: NA  |
|  | Details of Assurance Certificate of Water supply  | Dated: 08.10.2021  |
|  |   | Valid up to: NA  |
|  | Details of Assurance Certificate of Sewerage connection                                 | Memo No. GMDA/SEW/2021/1266<br>Dated: 29.09.2021               |
|  |   | Valid up to: NA  |
|  | Details of Services Plan & Estimate Approval  | Memo no: LC-4251+4252-V-JE(RK)/2024/33731<br>Dated: 07.11.2024 |
|  |   | Valid up to: NA  |
|  | Details of Project registration with Haryana Real Estate Regulatory Authority, Approval | Memo no: _____<br>Dated: _____                                 |
|  |   | Valid up to: NA  |

**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 Shop as per the details given below:

| <b>SHOP AND BOOKING DETAILS</b> |  |                   |                      |
|---------------------------------|--|-------------------|----------------------|
| 1                               | Nature of the Shop                                   |                   | Commercial Component |
| 2                               | Shop   | Shop No.          |                      |
|                                 |  | Property Category | Shop                 |
| 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  | 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 | Shop Area (sq.m)   |  |
| 13 | Rate per sq.m  |  |
| 14 | Net area of the Shop   |  |
| 15 | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST) |  |

Note: carpet area means the net usable floor area of a Shop, 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 Shop.

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 Shop, 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 Shop, meant for the exclusive use of the allottee;

1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred shop 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)      | Construction linked plan/ Down payment plan/Any other plan (please specify) |
| <b>Bank Details of master account (100%) for payment via RTGS</b> |   |
| Payment in favour of  | BPTP Limited Master Collection Account for the BPTP Green Oaks Boulevard    |
| Account Number  | 400001111141  |
| IFSC Code   | RATN0000141   |

#### **Annexure A:- 'Payment Plan'**

Earnest money which is not exceeding 10% of the total cost of the Shop is already paid at the time of allotment. Balance consideration amount shall be paid as under:

| <b>Particulars</b>                      | <b>% of Sales Consideration</b>                     |
|---|---|
| AT THE TIME OF BOOKING                  | 10% OF <b>Sales Consideration</b>                   |
| WITHIN 60 DAYS OF BOOKING**             | 10% OF <b>Sales Consideration</b>                   |
| WITHIN 120 DAYS OF BOOKING              | 10% OF <b>Sales Consideration</b>                   |
| UPON LAYING OF GROUND FLOOR SLAB        | 15% OF <b>Sales Consideration</b>                   |
| UPON LAYING OF FIRST FLOOR SLAB         | 15% OF <b>Sales Consideration</b>                   |
| UPON LAYING OF SECOND FLOOR SLAB        | 15% OF <b>Sales Consideration</b>                   |
| UPON START OF GLASS WORK/FINISHING WORK | 10% OF <b>Sales Consideration</b>                   |
| ON APPLICATION OF OC                    | 10% OF <b>Sales Consideration</b>                   |
| ON OFFER OF POSSESSION                  | 5% OF <b>Sales Consideration</b> +IFMS + IFRC+ PRFC |

\*\* In compliance with the RERA Act, 2016, it is stipulated that payments above 10% shall be accepted only post execution and registration of agreement to sale.

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 (Promoter Name)  
(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 Shop 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 Shop 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 Shop 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 Shop. Further the Allottee(s) fully understands and irrevocably agrees that the Allottee(s) or the Association of Owner(s) will have no right or claim whatsoever in the open car parking area of the Project which shall remain common for usage of all allottees/users/occupants/visitors.

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 Shop 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 shop allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
  - 3.2 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.
  - 3.3 On offer of possession of the Shop, 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.
  - 3.4 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.
  - 3.5 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 25% of the total cost of the shop, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at \_\_\_\_\_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 "Promoter Name".
- 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 Shop 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 \_\_days of allotment of this Shop.
- 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.
- c. 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\_\_\_\_\_.

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

The promoter on receipt of total price of shop for residential/commercial/industrial/IT 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 (Promoter Name)**

**(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  |
| <b>2.</b>     | Action plan of Schedule of Development (Duly approved by HARERA)  |
| <b>3.</b>     | Location Plan   |
| <b>4.</b>     | Floor plan of Shop  |
| <b>5.</b>     | Copy of License   |
| <b>6.</b>     | Copy of letter of approval of Building Plan   |
| <b>7.</b>     | Copy of Environment Clearance   |
| <b>8.</b>     | Copy of draft Agreement for Sale  |
| <b>9.</b>     | Copy of Board Resolution vide which above signatory was authorized  |
| <b>10.</b>    | Specifications (which are part of the Shop) as per Haryana Building code 2017 or National Building Code                           |
| <b>11.</b>    | Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code |

