

## ALLOTMENT LETTER

Ref. No. : .....

Date: .....

From	To
Adani M2K Realtors LLP	<Customer name:>
Miracle Mile, 3 <sup>rd</sup> Floor, Sector-60 Gurugram, Haryana - 122011	<Address:>
+91 9198-110-235	<Mobile:>
sandeep.hakhoo@adani.com	<Email id:>

**SUBJECT:** Allotment of a residential Apartment in project named as “THE MARQ” in Sector - 102/102A Village Khedki Mazra Dhankot, Tehsil Kadipur District Gurugram (Haryana).

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No.	
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.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	THE MARQ

Project Location	Village Kherki Majra, Dhankot, Sector 102/102A Gurugram	
If project is developed in phases then, Phase Name	NA	
Nature of Project	Residential Group Housing Colony	
Occupancy Certificate	30.09.2031	
Proposed date of Completion of the Phase/Project	31.12.2031	
Proposed date of Possession of the Apartment	01.11.2031	
License No.	24 of 2012 dated 27.03.2012 & 131 of 2025 dated 29.07.2025	
Name of Licensee	M/s Radhey Buildhome Pvt Ltd	
Name of Collaborator (if any)	M/s Adani M2K Realtors LLP	
Name of the BIP holder (if any)	N.A.	
Name of the change of developer (if any)	Memo no. Endst. No. LC-2388/JE(AK)/2024/37494-99 dated 02/12/2024	
<b>APPROVAL DETAILS</b>	Details of License-1 approval	License No. 24 of 2012
		Memo. No. LC-2388-JE(VA)-2012/4470
		Dated. 27.03.2012
		Valid Upto. 26/03/2030
	Details of License-2 approval	License No. 131 of 2025
		Memo. No. LC-5037/JE(AK)/2025/29338
		Dated. 29.07.2025
		Valid Upto. 28.07.2030
	Details of Building Plan approval	Drawing. No. ZP-796/SD(RD)/2026/2462
		Dated. 20/01/2026
		Valid Upto- 19/01/2031

**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 Promoter has allotted you the following Apartment as per the details given below:

<b>APARTMENT AND BOOKING DETAILS</b>		
1.	Nature of the Apartment	Flat
2.	Apartment Area (sq.mtr.)	
3.	Apartment Area (sq. ft.)	
4.	Basic Price per sq. mtr. /Sq. Ft.	_____ sq. mtr.

		_____ sq. ft.
5.	EDC/IDC per sq. mtr. /Sq. Ft.	_____ sq. mtr. _____ sq. ft.
6.	Total Price of the Residential Apartment	_____ sq. mtr. _____ sq. ft.
7.	Total Consideration amount (inclusive of IDC & EDC, Govt. fees/taxes/levies, common areas) Interest Free Maintenance Security (IFMS), GST is payable extra, as applicable.	

2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred Apartment 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		

### 3. 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)	
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	M2K Realtors LLP Collection Account for The MARQ
Account Number	777705012129
IFSC Code	ICIC0004184

### Annexure A:- 'Payment Plan'

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

#### 1. In case of Construction Link Payment Plan

S. No.	Instalment	Percentage of total consideration	Amount (in Rs.)
1.	On Booking or Application	25 Lakhs	
2.	After Execution and Registration of Agreement or Within 30 days whichever is later	10% of Total Price (less Application Amount)	
3.	On Start of Construction	10% of Total Price	
4.	On Start of 5 <sup>th</sup> Floor Roof Slab	10% of Total Price	
5.	On Start of 21 <sup>st</sup> Floor Roof Slab	15% of Total Price	
6.	On Start of 45 <sup>th</sup> Floor Roof Slab	25% of Total Price	
7	On completion of finishing	15 % of Total Price	
8.	On Application of Occupation Certificate (OC)	10 % of Total Price	
9.	On Offer of Possession	5% of Total Price	
		IFMS	

#### 2. In case of Time Link Payment Plan

S. No.	Instalment	Percentage of total consideration	Amount (in Rs.)
1.	On Booking or Application	25 Lakhs	
2.	After Execution and Registration of Agreement or Within 30 days whichever is later	10% of Total Price (less Application Amount)	
3.	After Execution and Registration of Agreement or Within 90 days whichever is later	10% of Total Price	
4.	After Execution and Registration of Agreement or Within 180 days whichever is later	10% of Total Price	
5.	After Execution and Registration of Agreement or Within 260 days whichever is later	15% of Total Price	
6.	After Execution and Registration of Agreement or Within 440 days whichever is later	25% of Total Price	
7	After Execution and Registration of Agreement or Within 620 days whichever is later	15 % of Total Price	

8.	On Application of Occupation Certificate (OC)	10 % of Total Price	
9.	On Offer of Possession	5% of Total Price	
		IFMS	

or

3. 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 Adani M2K Realtors LLP**

**(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)

**Applicants:**

**Dated:**

**This allotment is subject to the following conditions:**

**A. TERMS**

- A.1.1 That the allotment of above Apartment 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.
- A.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.
- A.1.3 The Promoter shall endeavor to complete the Services and assures that the proposed date of handover shall be done by 01.11.2031.
- A.1.4 The allottee shall not transfer/resale this Apartment without prior consent of the Promoter till the Agreement-for-Sale is registered.
- A.1.5 Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the consideration value of the Apartment as shown in the payment plan as annexed.
- A.1.6 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.
- A.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 Apartment for Residential usage to the Allottee or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:
- A.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:
- A.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.
- A.3.2 On offer of possession of the Apartment, the balance total unpaid amount shall be paid by the Allottee and thereafter the conveyance deed will be executed within 3 months as per provisions of Act/Rules.
- A.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.
- A.3.4 Interest as applicable on instalment will be paid extra along with each instalment.

**B. MODE OF PAYMENT**

- B.1.1 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 \_\_\_% of the total price of the Apartment, in this office through Cheque / Demand Draft/RTGS drawn in favour of '**M2K Realtors LLP Collection Account for The MARQ**' payable at ICICI Bank Branch Address Shop No. 2 & 3, Bestech Business Towers, Sector 48, Shona Road, Gurugram, bearing Account no. 777705012129

and sign the 'Agreement-for-Sale' within 30 days from the date of issue of this allotment letter.

B.1.2. All cheques/demand drafts must be drawn in favour of '**M2K Realtors LLP Collection Account for The MARQ**'.

B.1.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case Allottee thinks any of the condition is not reasonable, not suitable to him, he may expect any modification from the Promoter.

In case if the promoter does not modify the terms and conditions, the Allottee may approach the Authority. The Authority shall evaluate whether the request of the Allottee is in consonances with the Act.

### **C. NOTICES**

C.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 email Id provided in the Application Form.

C.2 You will inform us of any change in your address, telephone no., email ID for future correspondence.

### **D. 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 Apartment 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 Allottee 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.

### **E. 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.

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

F.1 The Promoter and Allottee will sign "Agreement-for-Sale" within 30 days of allotment of this Apartment.

F.2 That you are required to be present in person in the office of Sub-Registrar, Gurugram, on any working day during office hours to sign the '**Agreement-for-Sale**' within 30 days.

F.3 All the terms and conditions are mentioned in the draft Agreement-for-Sale as notified in pursuance of Rule 8 of the Haryana real estate (regulation and development) rules, 2017 by government of Haryana vide Misc-107(A)/ED(R)/196 dated 28-07-2017.

### **G. CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of occupation certificate or part thereof and total price of subject Apartment, will execute a conveyance deed in favour of Allottee within three months and no administrative charges will be charged from the allottee except stamp duty and registration and administrative charges.

Best Wishes

Thanking You

Yours Faithfully

**For Adani M2K Realtors LLP**

**(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>	Location Plan
<b>3.</b>	Copy of draft Agreement-for-Sale
<b>4.</b>	Copy of Board Resolution vide which above signatory was authorized
<b>5.</b>	Specifications (which are part of the Apartment/Apartment/Residential Apartment/IT Apartment) as per Haryana Building code 2017 or National Building Code
<b>6.</b>	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code

## PAYMENT RECEIPT

Application Form No. : .....

Dated: .....

Received with thanks from Shri/Smt \_\_\_\_\_  
S/o/D/W/o \_\_\_\_\_,  
the sum of money as per details mentioned in the table below, against allotment of a residential Apartment, bearing Apartment No. \_\_\_\_\_ situated in Residential Group Housing Colony project named as **THE MARQ** at sector 102/102A, Gurugram, subject to the terms and conditions as appearing in the Agreement-for-Sale.

Date	Cheque/DD/RTGS) No.	Mode	Bank Name & Address	Amount (in Rs)

Receipt Date:

For Adani M2K Realtors LLP

Authorized Signatory

1. This receipt is subject to the detailed terms & conditions mentioned in the Agreement for Sale.
2. This receipt is not a transferable instrument per se.
3. This receipt is subject to realization of Cheque/DD/RTGS.
4. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of **AM2K Realtors LLP Collection Account for The MARQ.**