ALLOTMENT LETTER

From	To
GANGA GLOBAL HOMES PRIVATE LIMITED	<Customer name:>
Address: 806-807, Best Sky Tower, NSP, Pitampura, New Delhi-110034	<Address:>
Tel:	<Mobile:>
Email Id:	<Email id:>

Date: _____

Dear Sir,

Subject: Allotment of Independent Floor No. _____ in our project named as "GANGA VALLEY FLOORS " situated at Village-Naurangpur, Sector-78, District-Gurugram (Haryana).

Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee(s)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN	
Aadhar Card No.	

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PROJECT DETAILS	
Details of HARERA Registration	
Project Name	GANGA VALLEY FLOORS
Project Location	VILLAGE NAURANGPUR, SECTOR-78, GURUGRAM, HARYANA
If project is developed in phases then, Phase Name	NA
Nature of Project	INDEPENDENT FLOORS
Proposed date of Completion of the Phase/Project	19.11.2027
Proposed date of receipt of Occupation Certificate	17.02.2028
Proposed date of Possession of the unit	16.04.2028
License No.	License No. 116/2023 dated 03.06.2023
Name of Licensee	M/s PNG Housing Pvt Ltd in Collaboration with Ganga Global Homes Private Limited
Name of Collaborator (if any)	GANGA GLOBAL HOMES PRIVATE LIMITED
Name of the BIP holder (if any)	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 Independent floor No. _____ on (hereinafter referred to as the "Independent Floor") in project namely **"GANGA VALLEY FLOORS " in Village- Naurangpur, Sector-78, District- Gurugram (Haryana)** as per the details mentioned hereinbelow.

UNIT AND BOOKING DETAILS		
1.	Nature of the Unit	□ Shop □ Hyper Market □ Multiplex □ Restaurant □ Kiosk □ Plot

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2.	Unit/Plot No.	
3.		
4.	Property Category--	FLOORS
5.	Area (Sq.Yds./ Sq.Mtrs)	
6.	Rate of area (Rs/ Sq. Yds.)	
7.	Total Sale Consideration amount (inclusive of IDC & EDC and PLC, GST, Govt fees/taxes/levies)	

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.	Total Sale Consideration	
2.	Earnest Money Amount	Amount in Rs
3.	Amount deposited	
4.	Cheque No/DD No./RTGS	
5.	Dated	
6.	Bank Name	
7.	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)	As annexed as **Annexure – A**
Bank Details of master account (100%) for payment	
Payment in favour of	M/s GGHPL GANGA VALLEY FLOORS MASTER A/C
Account Number	777705165101
IFSC Code	ICIC0001652
Bank Name & Address	ICICI BANK LIMITED, Universal Trade Tower, Secctor-49, Gurugram

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Annexure A-: 'Payment Plan'

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

PAYMENT PLAN-I

S. No	Construction Stage	% Due
1	Application Money	5 Lac
2	At the time of Allotment (Less Application Money)(BBA to be Signed and executed within 30 days or after execution of BBA (Whichever is later)	10%
3	Within 30 days of Booking	15%
4	On Completion of Basement floor	15%
5	On Completion of 1/4th Slabs of Total Project	12.5%
6	On Completion of 2/4th Slabs of Total Project	12.5%
7	On Completion of 3/4th Slabs of Total Project	10%
8	On Completion of Super Structure	10%
9	On apply of OC	10%
10	On Offer of Possession + Other charges	5%
	TOTAL	100%

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 Ganga Global Homes 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)

Allottee(s)

1. **TERMS**

1.1 That the allotment of above Independent Floor is subject to the detailed terms & conditions mentioned in the application form and Agreement for sale.

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 this Independent Floor without prior consent of the promoter till the Conveyance Deed is registered.

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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 or before the date as specifically mentioned in the "payment plan" as annexed.

1.6 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 Independent Floor usage after obtaining the necessary approvals from competent authority for the purposes of such possession:

1.7 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:

1.8 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.

1.9 On offer of possession of the plot, 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.

1.10 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.

1.11 Interest as applicable on 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 along with Cheque / Demand Draft/RTGS drawn in favour of 'M/s GGHPL GANGA VALLEY FLOORS MASTER ACCOUNT payable at Gurugram/ New Delhi 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 "M/s GGHPL GANGA VALLEY FLOORS MASTER ACCOUNT ".

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.

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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 price of plot 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 30 days of allotment of this unit.
b. That you are required to be present in person in the office of the Company on any working day during office hours to sign the **'agreement for sale'** within 30 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) Act.

6. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of plot, will execute a conveyance deed in favour of allottee(s) within three months of possession and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes,

Thanking You

Yours Faithfully

For Ganga Global Homes Pvt. Ltd.

(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)

Allottee(s)

Ganga Global Homes Pvt. Ltd.