

ALLOTMENT LETTER

Dated: /_____/____

Mr: _____
Address: _____
Contact No: _____
Email: _____

Sub: Provisional Allotment of Retail/Commercial Unit No. _____ on _____ Floor in Elan Town Centre,
Sector 67, Village Badshahpur, Gurgaon-Sohna Road, Distt. Gurgaon (Haryana).

Dear Sir/Madam,

Greetings from Elan!

This has reference to your Application dated ____/____/____ regarding booking in "Elan Town Centre".

We are pleased to inform you that Unit bearing number _____, on _____ Floor admeasuring super area _____ **Sq.Ft.** (approx.) in the said development has been provisionally allotted to you under **CONSTRUCTION LINKED PAYMENT PLAN - NEW** as per below mentioned details:

Particulars	Rate Per Sq. ft. (in Rs.)	Total Amount
Basic Sale Price	_____.00	_____.00
PLC-(Ground Floor Courtyard Facing)	_____.00	_____.00
PLC-(Centre/Atrium Open Court)	_____.00	_____.00
PLC-(Ground Floor Corner)	_____.00	_____.00
EDC/IDC	_____.00	_____.00
Car Parking-(Usage Rights)	_____.00	_____.00
IFMS	_____.00	_____.00
Total Sale Consideration		_____.00

Note: Service tax shall be charged extra as applicable.

You are therefore requested to remit all demand as and when due by way of the Bank Draft/ Cheque/ RTGS Payable at Gurgaon in favour of "**Elan Buildcon Private Limited.**"

Thanking You,

For Elan Buildcon Private Limited.

Authorized Signatory

Please find attached the Payment Schedule as Annexure "A" for your reference & record.

Notes:

1. Kindly note that the aforesaid allotment is subject to realization of Booking Amount as per opted payment plan, otherwise the allotment shall stand cancelled. In case the 10% booking amount has already been paid, kindly ignore this clause.
2. The Company shall treat the initial 10% of Total Sale Consideration as earnest money ("Earnest Money"). In the event of non-timely payment as per the opted payment plan the company has full authority to cancel/terminate the booking & forfeit the earnest money.
3. Interest @21 % p.a. for first 60 days and interest @24% p.a. after 60 days from the due date of the installment shall be charged as per company's policy on the delayed payments.
4. If your accounts doesn't tally with our records please contact our office immediately.
5. Please mention Customer Name & Unit no. behind your Cheque / DD.
6. Only New Cheque as Per CTS-2010 will be accepted.
7. The Developer reserves the right to alter size/change the location or delete the proposed unit for which the booking form has been received.
8. External Development Charges (EDC) and Infrastructural Development Charges (IDC) are tentative & pro-rated per unit, final increased/decreased amount of EDC/IDC will be charged/adjusted as per final demand.

ANNEXURE-A

PAYMENT SCHEDULE

CONSTRUCTION LINKED PAYMENT PLAN - NEW

Retail / Commercial

S.No.	Installment Name	Description
1	On Application of Booking	10% of BSP
2	Within 45 Days of Booking	10% of BSP
3	On Bhoomi Pujan	10% of BSP
4	On Casting of Third Basement Slab	10% of BSP (Plus 50% of EDC + IDC)
5	On Casting of First Basement Slab	10% of BSP (Plus 50% of EDC + IDC)
6	On Casting of Ground Floor Slab	10% of BSP (Plus 50% of PLC)
7	On Casting of Third Floor Slab	10% of BSP (Plus 50% of PLC)
8	On Casting of Top Floor Slab	10% of BSP (Plus Right to use car parking)
9	On Start of Brick Work	7.5% of BSP
10	On Completion of Façade	7.5% of BSP
11	On Offer of Possession*	5% of BSP + IFMS charges (*Stamp duty, Registration charges & Administrative charges & all other charges as applicable will be charged extra)

For Elan Buildcon Private Limited.

Authorized Signatory

- Charges for right to use Car Parking, Stamp duty, Registration charges & Administrative charges as applicable will be charged extra. Service Tax and other taxes shall be payable extra as applicable.
- Cheque/Bank Draft to be issues in favour of "Elan Buildcon Private Limited." payable at Gurgaon.
- Registration, Stamp Duty and any applicable taxes shall be payable at the time of possession on the prevailing rates.
- Service Tax /Any other Tax as applicable would be payable by the customer as per demand.