

ALLOTMENT LETTER

Date:

From	To
Promoter Name: Pyramid Dream Homes LLP.	Customer Name:
Registered Office Address: H-38, Ground Floor, M2K White House, Sector-57, Gurugram, Haryana	Address:
	Mobile:
	Email id:

SUBJECT: Allotment of Commercial Shop/Unit in Commercial Complex- "Pyramid Square-70" in Sector-70, Village Badshahpur, Gurugram (Haryana).

i. Details of the Sole/First Allottee to whom Commercial Shop/Unit has been allotted are as under:

APPLICANT DETAILS	
Name	
Son/Wife/Daughter of	
Date of Birth	
Nationality	
Correspondence Address with Pin code	
Permanent Address with Pin code	
Landline No.	
Mobile No.	
Email id	
PAN (Permanent Account No.)	
Aadhar Card No.	
Passport No.	

ii. Details of Co-Allottee, if any

APPLICANT DETAILS	
Name	
Son/Wife/Daughter of	
Date of Birth	
Nationality	
Correspondence Address with Pin code	
Permanent Address with Pin code	
Landline No.	
Mobile No.	
Email id	
PAN (Permanent Account No.)	
Aadhar Card No.	
Passport No.	

iii. Details of the Allottee (if Allottee is Company)

APPLICANT DETAILS	
Name	
Status	Private/Pubic
Date of Incorporation	

Nationality	
CIN	
Registered Address with Pin code	
Corporate Address with Pin code	
Landline No.	
Mobile No.	
Email id	
PAN (Permanent Account No.)	
Authorised Signatory Name	
Board Resolution	

iv. Details of the Allottee (if Allottee is Partnership Firm/HUF)

APPLICANT DETAILS	
Name	
Status	Partnership Firm/HUF/AOP
Date of Formation	
Nationality	
Registration No.	
Correspondence Address with Pin code	
Permanent Address with Pin code	
Landline No.	
Mobile No.	
Email id	
PAN (Permanent Account No.)	
Authorised Signatory Name	
Authority Instrument	

Dear Sir/Madam,

With reference to your application no._____ dated_____ as submitted along with other required documents and the payment of Rs_____ towards earnest money in this office, We are Pleased to intimate you that the Developer/LLP has allotted the following Commercial Unit as per the details given below:

PROJECT DETAILS	
Details of HARERA Registration	Reg. No.
	Dated:
	Valid Upto:
Project Name	Pyramid Square-70
Project Location	Sector-70, Village Badshahpur, District – Gurugram
If project is developed in phases then, Phase Name	N. A
Nature of Project	Commercial Complex
Proposed date of Completion of the Phase/Project	
Proposed date of Possession of the unit	
License No.	109 OF 2019

Name of Licensee		Sh. Basudev, Sh. Ram Avtar & Sh. Krishan Kumar s/o Sh. Ishwar Singh
Name of Collaborator		Pyramid Dream Homes LLP
APPROVAL DETAILS	Details of License approval	License No. 109 OF 2019
		Endst. No: LC-4011-A+B-JE(VA)/2019/22433
		Dated: 11-09-2019
		Valid Upto: 10.09.2024
	Details of Building Plans approval	Memo. No: ZP-1355/JD(RD)/2020/5074
		Dated: 25.02.2020
		Valid Upto: 24.02.2025
	Details of Environment Clearance approval	Memo. No:
		Dated:

UNIT AND BOOKING DETAILS	
Property Category	
Nature of Unit	Shop
Block/Tower No.	
Floor No.	
Unit No.	
Carpet Area/Super Area (sq. ft)	
Rate of carpet area/ Super Area (Rs/sq. ft)	
Basic Price of Unit (Rs/sq. ft)	
GST	
EDC	
IDC	
Total Cost of the Unit	[TOTAL_CHARGE_AMOUNT]

Note:

i. The Allottee(s) shall further be liable to pay any enhanced External and Infrastructure Development Charges and/or any other statutory levies/taxes of any nature whatsoever including any fresh incidence of tax as may be levied by the Government of Haryana/competent authority, even if it is retrospective in effect as and when demanded by the LLP /Developer on the carpet/super area of the unit over and above the Total Cost of the Unit and shall be borne by the Allottee.

ii. The Charges towards Utility Connection (UC), Electrification, Sewerage Treatment Plant(STP), Rain Water Harvesting (RWH) and Interest Free Maintenance Security(IFMS) shall be payable extra at the time of possession or as and when demanded by the LLP/Developer.

We have received a sum of Rs_____ as earnest money which is equal to 10% amount of the total cost in respect of the above referred unit. Details of the same are as follows:

Cheque No/DD No./RTGS	
Dated	
Bank Name	

Branch	
Amount	
Total	

Mode of Booking

Direct/Real estate agent	
If booking is through Real estate agent, then Real Estate Reg. No	
Real estate agent Charges	

PAYMENT PLAN

Earnest money which is equal to 10% amount of the total cost of the Commercial unit is already paid at the time of booking/application. Balance 90% of consideration amount shall be payable as per Payment Plan as annexed herewith vide Annexure-A	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	
Bank Details for payment via RTGS	
Payment in favour of	PYRAMID DREAM HOMES LLP-ALTIA A/C
Account Number	6413800282
IFSC Code	KKBK0004265
Branch	SECTOR 54 GOLF COURSE ROAD GURGAON 122002

We congratulate you for having been allotted the aforesaid Commercial Unit subject to Terms and Conditions mentioned below and request you to give your confirmation by signing the Allotment Letter.

With Best Wishes

Thanking You

Yours Faithfully

For PYRAMID DREAM HOMES 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 Signature

Dated:

1. Terms and Conditions (Forming Part of Allotment Letter) :

- i. That the Super/Carpet Area is as per approved Building Plans. However, final areas shall be as per the area taken into consideration at the time of issuance occupation certificate by DTCP, Haryana. In case, at the time of handing over the possession of the Commercial unit, there is any difference in the carpet area, Super area, then the difference of cost in proportion to such increased or decreased area shall be paid by you or vice-versa at the rates mentioned in the allotment letter.
- ii. That the allottee shall not transfer/resale this without prior consent of the Developer.
- iii. That the balance 90% of consideration amount shall be deposited by you in installments as per details given in the payment plan(Annexure-A)/ as per Agreement for Sale.
- iv. That the allotment of above Commercial Unit is subject to the detailed terms & conditions mentioned in the application form and Agreement for Sale. Terms & conditions provided in 'Agreement for Sale' shall be final and binding on both parties.
- v. That In case, the allottee fails to pay to the Developer as per the payment plan, in such case, the allottee shall be liable to pay interest @ State Bank of India highest marginal cost of lending rate plus two percent. Interest as applicable on instalment will be paid extra along with each instalment.
- vi. That at the time of offer for possession of the Commercial Unit, the allottee shall make the payment of the balance total unpaid amount due as per Payment Plan alongwith the payments due at the time of possession. After making of the aforesaid payments alongwith the payment of Stamp Duty and Registration Charges, the allottee shall be eligible for possession and thereafter the Developer shall execute the conveyance deed in favour of Allottee within 3 months as per provisions of Act/Rules.
- vii. That GST as applicable on the sale price shall be payable and included in the total cost of the Commercial Unit.

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 payment of Rs. _____ as per Payment Plant (Annexure-A) towards total cost of the Commercial Unit, in this office through Cheque/ Demand Draft/RTGS drawn in favour of '**Pyramid Dream Homes LLP- Altia A/c** payable at Gurugram, 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 '**Pyramid Dream Homes LLP- Altia A/c**'.

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

3.1 All letters, notices and communications shall be deemed to have been duly served if sent to the Sole/First Allottee by registered post at the address given by the allottee to us and email Id provided in the application form.

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

4. 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 Commercial Unit and signing of 'Agreement for Sale' within given time, then the promoter is entitled to forfeit the earnest 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.

5. COMPENSATION

- 5.1 In case, allottee wishes to withdraw from the project due to discontinuance of his business on account of suspension or revocation of the registration or any other reason or the promoter fails to give possession of the Commercial Unit on the date specified in the allotment letter and agreement for sale. The promoter shall be liable to return the total amount received by allottee with interest at State bank of India highest marginal cost of lending rate plus two percent including compensation within ninety days of it becoming due.
- 5.2 If allottee does not intend to withdraw from the project, the promoter shall pay the allottee interest at State bank of India highest marginal cost of lending rate plus two percent for every month of delay, till the handing over of the possession of the Commercial Unit, which shall be paid by the promoter to the allottee within ninety days of it becoming due.

6 SIGNING OF AGREEMENT FOR SALE

- 6.1 Promoter and Allottee will sign "Agreement for Sale" within 30 days of allotment of this Commercial unit.
- 6.2 That you are required to be present in person in the Corporate office of Pyramid Dream Homes LLP. on any working day during office hours to sign the '**Agreement for Sale**' with 'Pyramid Dream Homes LLP.'" within 30 days.
- 6.3 All the terms and conditions mentioned in the draft Agreement for Sale which is annexed are applicable to this allotment letter.

7 CONVEYANCE OF THE SAID COMMERCIAL UNIT

The promoter on receipt of total price of Commercial Unit, 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 PYRAMID DREAM HOMES 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:

Annexure-I

PAYMENT PLAN

Annexure II- ‘Action Plan of Schedule of Development’

(Duly approved by HARERA)

Annexure B- ‘Action Plan of Schedule of Development’

(Duly approved by HARERA)

S.NO.	DESCRIPTION	Starting Date	Completion Date
1.	Excavation		
2.	RCC Structure		
3.	Basement		
4.	Brick Work		
5.	Internal Plaster		
6.	External Plaster		
7.	Electrical Conduit		
8.	Flooring		
9.	Doors and Windows		
10.	Electrical Wiring		
11.	Plumbing		
12.	Kitchen (work top, flooring)		
13.	Bathroom A. Tiles B. Sanitary wares		
14.	Wall Putty		
15.	Internal Painting		
16.	External Painting		
17.	M.S. Railing A. Balcony B. Stairs		
18.	Lift Door Stone/Cladding		
19.	Lift, Lobby Floor		
20.	Main Stairs		
21.	Fire stairs		
22.	Lift		
23.	Landscaping		
24.	Car Parking		
25.	RCC Water storage tank on terrace		
26.	Fire Fighting		
27.	EWS (Economically Weaker Section)		
28.	Primary school		
29.	Community Building		
30.	Swimming Pool		
31.	Shopping Complex		
32.	Roads		
33.	Street Light		

34.	Rain Water Harvesting		
35.	Underground Water Storage Tank		
36.	Solar Energy Panel		
37.	Boundary Wall		
38.	STP (Sewerage Treatment Plant)		
39.	Water Drainage System		
40.	Sewerage System		
41.	Gensets		
42.	Water Supply		
43.	Sewer Connection		
44.	Entrance Gates		