

ALLOTMENT LETTER

Date:

From	To
Emaar MGF Land Limited	<Customer name:>
	Customer ID:
<Address:>	<Address:>
<Contact Number:>	<Mobile:>
<Email Id:>	<Email id:>

SUBJECT: Provisional Allotment of Shop cum Office Plot/ Commercial Plot No.
_____ at Emaar Business District, Sector 65, Village Badshahpur
Gurugram.
(RERA Regn. No.: _____ dated _____)

1. Details of the allottee:

ALLOTTEE DETAILS	
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.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Emaar Business District
Project Location	Sector -65, Village Badshahpur Gurugram, Haryana

If project is developed in phases then, Phase Name		
Nature of Project		Commercial Plotted Colony
Proposed date of Completion of the Phase/Project		
Proposed date of Possession of the Commercial Plot		
License No.		
Name of Licensee		
Name of Collaborator (if any)		
Name of the BIP holder (if any)		
Name of the change of developer (if any)		
APPROVAL DETAILS	Details of License approval	License No.
		Memo. No
		Dated
		Valid Upto
	Details of Layout Plans approval	Memo. No
		Dated
		Valid Upto
	Details of Environment Clearance approval	Memo. No
		Dated
		Valid Upto

Dear Sir/ Madam,

Thank you for applying for the allotment of Plot at Emaar Business District, Sector -65, Village Badshahpur Gurugram, Haryana. We are pleased to confirm the provisional allotment of the Plot in your name. Please note that this Allotment is provisional and is subject to your executing and registering the Agreement for Sale and your performance of all the obligations and terms and conditions as set out in the Agreement for Sale to be executed between us.

The details of the commercial plot are given below:

COMMERCIAL PLOT AND BOOKING DETAILS			
1	Nature of the Commercial Plot		Commercial Plot
2	Commercial Plot	No.	
		Block No.	
3	Plot Size/ Area (sq. m)		
4	Rate per sq.m		

5	Total Price amount (inclusive of PLC, EDC, SIDC Govt fees/taxes/levies, GST)	
6.	Maintenance Charges and Interest Free Maintenance Security (IFMS)	

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

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Down payment plan
	Construction linked plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	
Account Number	
IFSC Code	

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the Total Price of the Commercial Plot is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	10%				
2.	On BBA	40%				
3.	On Possession	50%				
	Total Payable					

OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking along and allotment letter	<10%
2 nd	On Signing of Agreement for Sale i.e. on commencement of construction	<15%
3 rd	On completion of sub- structure	
4 th	On completion of super- structure	
5 th	On completion of MEP	
6 th	On completion of finishing	
7 th	On completion of Internal development works	
8 th	On Possession	

OR

3. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	On Signing of Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	

4	On completion of electric sub-station, laying of cables and erection of street lights, renewable energy systems, security and firefighting services.	
5	On completion of roads and pavements/parking	
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	
7	On Intimation of Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	

4. 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 Emaar MGF Land Limited
(Authorised Signatory)**

I/We have read and understood the contents of above communication, accordingly and the draft Agreement for Sale, 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 Please note that this Allotment is provisional and is subject to your executing and registering the Agreement for Sale and your performance of all the obligations and terms and conditions as set out in the Agreement for Sale to be executed between us.
- 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 Commercial Plot without prior consent of the Developer till the agreement for sale is registered.
- 1.4 Upon issuance of this provisional allotment letter, the allottee shall be liable to pay the Total Price and all other Charges, Security Deposit including stamp duty and registration charges of the Commercial Plot 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.
- 1.6 That the area of the Commercial Plot is as per approved zoning and lay out plans. If there is any increase in the area which is not more than 5% of the total area of the Commercial Plot allotted, the Developer shall 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.
- 1.7 In case, the allottee fails to pay to the Developer 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.
- 1.8 On offer of possession of the Commercial 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.
- 1.9 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 Developers.
- 1.10 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 Rs.____ towards 25% of the Total Price of the Commercial Plot, in this office through Cheque / Demand Draft/RTGS drawn in favour of '_____payable at _____and sign the 'Agreement for Sale' within 7 (Seven) days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "_____".

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

In case if the Developer does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonance 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.

5. CANCELLATION BY ALLOTTEE

If the allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the Developer or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time,

then the Developer is entitled to forfeit the 10 % of Earnest Money/ Application Money paid for the allotment and delay payment charges (payable by the customer for breach of agreement and non-payment of any due payable to the Developer). The rate of interest payable by the allottee to the Developer 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.

6. COMPENSATION

Compensation shall be payable by the Developer to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

7. SIGNING OF AGREEMENT FOR SALE

- a. The Developer and the Allottee will sign "agreement for sale" within ___days of the provisional allotment of this Commercial Plot.
- b. That you are required to be present in person in the office of the Developer and /or concerned Sub Registrar 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_____.

8. CONVEYANCE OF THE SAID COMMERCIAL PLOT

Subject to the Applicable Laws, payment of Total Price by the Allottee and completion of other formalities by the Allottee preferably within three months from the date of issuance of notice of possession, the Conveyance Deed will be executed in favour of the Allottee.

Best Wishes

Thanking You

Yours Faithfully

For (Developer 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

Sr. No	Annexures
1.	Payment plan
3.	Location Plan
4.	Location of Commercial Plot
5.	Copy of License
6.	Copy of letter of approval of Layout Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications of the Commercial Plot
11.	Specifications, amenities, facilities (which are part of the project).