

ALLOTMENT LETTER

Date: _____

From	To
Emaar MGF Land Limited	<Customer name:>
	Customer ID:
<306-308, Square One, C-2, District Centre, Saket, New Delhi - 110017>	<Address:>
<1-800-103-3643 (toll free) / 0124-4416306:>	<Mobile:>
<feedback@emaar-india.com:>	<Email id:>

1.

SUBJECT: Provisional Allotment of Plot No. _____ at Marbella Zone 4,
 Marbella, Sector 65 and 66, Village Maidawas, Gurugram.
 (RERA Regn. No.: _____ dated _____)

2. 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.	

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	Marbella Zone 4
Project Location	Sector 65 & 66, Revenue Estate, Village Maidawas, Gurugram, Haryana
If project is developed in phases then, Phase Name	Second Phase
Nature of Project	Residential Plotted Colony
Proposed date of Completion of the Phase/Project	
Proposed date of Possession of the Residential Plot	
License No.	License nos. 97 of 2010 dated 18.11.2010 for 108.006 acres and License no. 41 of 2011 dated 03.05.2011 for 1.063 acres granted by the Director, Town and Country Planning, Haryana for setting up a residential plotted colony An area admeasuring 1.15 acres out of License No. 97 of 2010 dated 18.11.2010 was de-licensed vide order no. LC-2169-B-JE(MS)-2017/2806 dated 14.02.2017 by the Director, Town and Country Planning, Government of Haryana / District Town Planner, Gurugram. Further applications for de-licence of area measuring 0.9812 acres and 0.0188 acres have been submitted to Director Town and Country Planning Haryana.
Name of Licensee	M/s. Vishnu Apartments Pvt. Ltd., M/s. Metroline (Shivpuri) Estates Pvt. Ltd., M/s. Foyer Propbuild Pvt. Ltd., M/s. Garnet Propbuild Pvt. Ltd., M/s. Jive Propbuild Pvt.

		<p>Ltd., M/s. Kamdhenu Projects Pvt. Ltd., M/s. Sonex Projects Pvt. Ltd., M/s. Active Promoters Pvt. Ltd., M/s. Foray Propbuild Pvt. Ltd., M/s. Fount Propbuild Pvt. Ltd., M/s. Frond Propbuild Pvt. Ltd., M/s. Froth Propbuild Pvt. Ltd., M/s. Gadget Propbuild Pvt. Ltd., M/s. Glade Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s. Toff Builders Pvt. Ltd., M/s. Gems Buildcon Pvt. Ltd., M/s. Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender S/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash S/o Sh. Govind Lal, Sh. Yogesh S/o Ved Prakash, Vikas alias Vikesh S/o Om Prakash, , Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh. Smt. Premwati D/o Sh. Partap Singh, Smt. Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari W/o Late Sh. Hari Parkash, Smt. Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt Suman wd/o Sh. Hari Parkash and Smt. Shiksha M/o Hari Parakash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh. Sohan Lal, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi S/o Mahavir Singh, Rajender Sharma S/o Sh. Satparkash, Smt. Kiran Tyagi W/o Sh. Adesh Tyagi M/s Active Promoters Private Limited, Balalaika Builders Private Limited C/o Emaar MGF Land Limited</p>
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. 97 of 2010 dated 18.11.2010 for 108.006 acres and License no. 41 of 2011 dated 03.05.2011 for 1.063 acres
		Memo. No:
		Dated
		Valid Upto :

Details of Layout Plans approval	Memo. No. LC-2169-B/SD(DK)/2020/17224
	Dated: 29-09-2020
	Valid Upto
Details of Environment Clearance approval	Memo. No
	Dated
	Valid Upto

Dear Sir/ Madam,

Thank you for applying for the allotment of residential Plot at Marbella Zone 4, situated at Marbella, Sector 65 & 66, Village Maidawas, 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 Plot are given below:

RESIDENTIAL PLOT AND BOOKING DETAILS		
1	Nature of the Plot	Residential Plot
2	Plot	No.
		Block No.
3	Plot Size/ Area (sq. m)	
	Plot Size/ Area (sq. yards)	
4	Rate per sq.m	
5	Total Price amount (inclusive of PLC, EDC, SIDC Govt fees/taxes/levies, Maintenance Charges, GST)	
6.	Interest Free Maintenance Security (IFMS)	

3. We have received application fee amounting to Rs. ____/- forming part of the Earnest Money, which is not exceeding 10% of the Total Price in respect of the above referred Plot as per the details given below:

1.	Earnest Money Amount	Amount in Rs.	
		(percentage of total Price)	
2.	Cheque No/DD No./RTGS		
3.	Dated		

4.	Bank Name	
5.	Branch	
6.	Amount deposited	
7.	Total Price	

4. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	

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'

Application Fee forms part of the Earnest Money, which is not exceeding 10% of the Total Price of the 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					
2.	On BBA					
3.	On Possession					
	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 draft Agreement for Sale which is annexed with this 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, payment of the entire Earnest Money 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 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 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 Plot is as per approved zoning and lay out plans. If there is any increase or decrease in the area which is not more than 5% of the total area of the Plot allotted, the Developer shall demand that from the allottee or adjust as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m / sq. yards 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 Plot, the balance total unpaid amount shall be paid by 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 Agreement for Sale and the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the Developers.
- 1.10 Interest as applicable on instalment will be paid extra subject to taxes applicable thereon.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions and the terms and conditions set out in the Agreement for Sale are acceptable to you, then you are advised to remit the amount due as

per the Payment Plan annexed herewith, which forms of the Total Price of the 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.

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 07 (Seven) days of the provisional allotment of this 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 07 (seven) days.
- c. All the terms and conditions mentioned in the draft agreement for sale are analogous to the draft as notified in pursuance of Section 84 of the Haryana Real Estate (Regulation and Development) Act, 2016.

8. CONVEYANCE OF THE SAID 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.

In case of any information /clarification, please feel free to contact us on 1-800-103-3643 (toll free) / 0124-4416306 or write to us at feedback@emaar-india.com

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 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 Plot
11.	Specifications, amenities, facilities (which are part of the project).