

## **ALLOTMENT LETTER**

Date: \_\_\_\_\_

From	To
<b>ELAN LIMITED</b>	<Customer name:>
<b>Corp. Office: 3<sup>rd</sup> Floor, Golf View Corporate Towers, Sector-42, Golf Course Road, Gurugram</b>	<Address:>
<b>+91-124-4101100</b>	<Mobile:>
<b>info@elanlimited.com</b>	<Email id:>

**SUBJECT: Provisional Allotment of Retail/Commercial unit / food court unit / kiosk / Restaurant / Multiplex Unit in project named as “ELAN PARADISE” situated in Revenue Estate of village Adampur, Sector-50, Gurugram (Haryana)**

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address with Pin Code (Correspondence)	
Address with Pin Code (Permanent)	
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	ELAN PARADISE	
Project Location	Village Adampur, Sector-50, Gurugram	
If project is developed in phases then, Phase Name	N/A	
Nature of Project	Commercial Project	
Proposed date of Completion of the Phase/Project	30/09/2025	
Proposed date of Possession of the unit	30/09/2025	
License No.	32 of 2020 Dated 31/10/2020	
Name of Licensee	Pyramid City Projects LLP	
Name of Collaborator (if any)	Elan Limited	
Name of the BIP holder (if any)	N/A	
Name of the change of developer (if any)	N/A	
APPROVAL DETAILS	Details of License approval	License No. 32 of 2020
		Endst No. LC-4164/Asstt. (R.K.)/2020/19195
		Dated. 31/10/2020
		Valid Upto : 30/10/2025
	Details of Building Plans approval	Memo. No ZP-1452/AD (RA)/2021/3372
		Dated 10/02/2021
		Valid Upto 09/02/2026
	Details of Environment Clearance approval	Memo. No. Applied Dated 23/02/2021
		Dated
		Valid Upto

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 following unit as per the details given below:

UNIT AND BOOKING DETAILS		
Nature of Unit	Retail/Commercial unit / food court unit / kiosk / Restaurant / Multiplex Unit	
Unit No.		
Floor		
Particulars	(Sq.ft.) Carpet Area	
	Rate Per Sq. ft. of Carpet Area (in Rs.)	Total Amount (in Rs.)
Basic Sale Price (BSP):		
Car Parking-(Usage Rights):	One Car Parking (Right to use)	
Total Sale Consideration*		

Total: Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_ Only)

\*EDC & IDC and all other Charges as mentioned in the builder buyer agreement shall be borne/payable by the Allottee(s) in addition to the above.

PAYMENT PLAN	
Payment Plan (Copy attached)	Construction linked plan/ Down payment plan/Possession Linked Plan / Any other plan.
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Elan Ltd. Paradise Master Collection A/C
Account Number	50200055952382
IFSC Code	HDFC0000572

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

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.	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		

2. Mode of Booking

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

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale/ Builder Buyer Agreement which is annexed with the allotment letter.

Best Wishes

Thanking You  
Yours Faithfully

For ELAN LIMITED

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)

(Authorised Signatory)

Allottee \_\_\_\_\_  
Dated:

Attachments: i) Payment Plan Opted (Annexure-A); ii) Terms of Allotment (Annexure-B).

## ANNEXURE "A"

### PAYMENT PLAN OPTED:

<b>CONSTRUCTION LINKED PAYMENT PLAN (CLP)</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 30 Days of Booking (After Execution of BBA)</b>	<b>11% of BSP</b>
<b>On Start of Excavation</b>	<b>10% of BSP</b>
<b>On Casting of Foundations</b>	<b>10% of BSP</b>
<b>On Casting of Upper Basement Floor Slab</b>	<b>10% of BSP</b>
<b>On Casting of Ground Floor Slab</b>	<b>10% of BSP</b>
<b>On Casting of 2<sup>nd</sup> Floor Slab</b>	<b>10% of BSP</b>
<b>On Casting of Top Floor Slab</b>	<b>10% of BSP</b>
<b>On Completion of Brickwork for the unit</b>	<b>7.5% of BSP</b>
<b>On Commencement of Façade work</b>	<b>7.5% of BSP</b>
<b>On Offer of Possession*</b>	<b>5%(Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

### OR

<b>POSSESSION LINKED PAYMENT PLAN (PLP) – OPTION 1</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 30 Days of Booking (After Execution of BBA)</b>	<b>21% of BSP</b>
<b>On offer of Possession*</b>	<b>70% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

### OR

<b>POSSESSION LINKED PAYMENT PLAN (PLP) – OPTION 2</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 30 Days of Booking (After Execution of BBA)</b>	<b>16% of BSP</b>
<b>On Completion of Super Structure/terrace slab</b>	<b>25% of BSP</b>
<b>On offer of Possession*</b>	<b>50% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

### OR

<b>POSSESSION LINKED PAYMENT PLAN (PLP) – OPTION 3</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 30 Days of Booking (After Execution of BBA)</b>	<b>21% of BSP</b>
<b>On Completion of Super Structure/terrace slab</b>	<b>30% of BSP</b>
<b>On offer of Possession*</b>	<b>40% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

**OR**

<b>SPECIAL PAYMENT PLAN (SPP) –OPTION 1</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 45 Days of Booking (After Execution of BBA)</b>	<b>31% of BSP</b>
<b>On Completion of super structure/terrace slab</b>	<b>25% of BSP</b>
<b>On Offer of Possession *</b>	<b>35% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

**OR**

<b>SPECIAL PAYMENT PLAN (SPP)—OPTION 2</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 45 Days of Booking (After Execution of BBA)</b>	<b>41% of BSP</b>
<b>On Offer of Possession *</b>	<b>50% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

**OR**

<b>SPECIAL PAYMENT PLAN (SPP) –OPTION 3</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 45 Days of Booking (After Execution of BBA)</b>	<b>51% of BSP</b>
<b>On Offer of Possession *</b>	<b>40% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

**OR**

<b>DOWN PAYMENT PLAN (DP)</b>	
<b>On Application of Booking</b>	<b>9% of BSP</b>
<b>Within 45 Days of Booking (After Execution of BBA)</b>	<b>56% of BSP</b>
<b>On Offer of Possession *</b>	<b>35% of BSP (Plus EDC, IDC, Right to use Car Parking)</b>

\*Charges for exclusive right to use car parking, Stamp duty, Registration charges, Administrative charges, Legal charges, other charges as applicable will be charged extra. \*GST and other taxes shall be payable extra as applicable. Terms & Condition are subject to change.

\* The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.

**OR ANY OTHER PLAN APPROVED BY HARERA**

**Notes:**

- All payments to be made by account payee Cheque/ Demand draft / Pay order only in favour of " " payable at Gurugram.
- All payments are exclusive of GST and/or other taxes. GST and/or other taxes as applicable will be charged accordingly.
- Any benefit of additional input tax credit that has accrued or may accrue to the company under GST has been passed on to the customer within the BSP of the unit.
- Stamp duty, Registration Fee, Sinking Fund, Electricity Connection Charges, Miscellaneous Charges, Legal and Documentation Charges etc. will be borne by the Allottee(s).
- The present payment plan supersedes all the letters, Communications (direct or indirect), sale/marketing materials etc.
- The Company shall treat 10% of the total sale Consideration as earnest money ("Earnest Money").

**\*BSP: Basic Sale Price \*EEC: External Electrification Charges \*EDC: External Development Charges \*FFC: Fire Fighting Charges \*IDC: Infrastructure Development Charges.**