

SAMPLE ALLOTMENT LETTER, INFINITY, SECTOR-70

ALLOTMENT LETTER

Date:[Current_Date]

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

SUBJECT: Allotment of Flat in Project named as “INFINITY” in Village Parla, Sector-70, Gurugram (Haryana).

Details of the applicant to whom the flat has been allotted are as under:	
APPLICANT DETAILS	
Name	
Son/Wife/Daughter of	
Date of Birth	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	
Passport No.	

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Dear Sir/Madam,

1. With reference to your application no.dated submitted in this office along with **Rs**towards earnest money and other required document, it is intimated that you have been allotted the following unit vide draw datedas per the details given below:

PROJECT DETAILS	
Details of HARERA Registration	
Project Name	INFINITY
Project Location	Sector-70, Village Parla, District – Gurugram
If project is developed in phases then, Phase Name	NA
Nature of Project	Affordable Group Housing
Proposed date of Completion of the Phase/Project	
Proposed date of Possession of the unit	
License No.	26 OF 2020
Name of Licensee	PYRAMID DREAM HOMES LLP
Name of Collaborator	NA
APPROVAL DETAILS	
Details of License approval	License No. 26 OF 2020 Memo no Endst. No LC-3979/JE(DS)/2020/16953 Dated 25-09-2020 Valid Upto: 24.09.2025
Details of Building Plans approval	Memo No ZP-1436/AD(RA)/2020/179 Dated:07.01.2021
Details of Environment Clearance approval	Memo. No: (Applied) Dated: Valid Upto:

UNIT AND BOOKING DETAILS	
Nature of Unit	Flat
Unit No.	[Unit_No]
Property Category	[Unit_Type]
Carpet Area (sq. ft)	[Carpet]
Balcony area (sq. ft)	[Terrace]
Verandahs area (sq. ft)	NA
Block/Tower No.	[Sub_Project]
Floor No.	[Floor_No]
Rate of carpet area (Rs/sq. ft)	4000
Rate of Balcony area (Rs/sq. ft)	500
Rate of Verandahs area (Rs/sq. ft)	NA

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Plot Area	
Net area of the commercial space	
Total Cost of the unit (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	[TOTAL_CHARGE_AMOUNT]

Note: carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression ‘exclusive balcony or verandah area’ means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, mean for the exclusive use of the allottee; and ‘exclusive open terrace area’ means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

2.We have received a sum of **Rs** as earnest money which is equal to 5% amount of the total cost in respect of the above referred unit. Details of the same are as follows:

Cheque No/DD No./RTGS	Cheque/DD No./RTGS Date	Bank	Amount	Branch
[InstrumentNoP]	[DateofReceiptP]	[BankNamesP]	[AmountRecvedP]	[Branch_Name]

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Payment Plan as approved under Haryana Affordable Housing Policy,2013
Bank Details for payment via RTGS	
Payment in favour of	PYRAMID DREAM HOMES LLP- INFINITY A/C
Bank Name	HDFC Bank
Account Number	50200054628182
IFSC Code	IFSC - HDFC0009465 Branch Name - One Horizon Center, Gurugram Branch Code - 9465

NOTE:* In case of re-allotment, amount made due from 1st Draw Allottee till the date of Re-draw, will be payable by the new allottee. Subsequent installments will be payable as per payment plan applicable to the 1st Draw Allottee.

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Annexure A- : 'Payment Plan'

(1) For All allottees other than as mentioned in para (2)

Earnest money which is equal to 5% amount of the total cost of the unit is already paid at the time of allotment. Balance 95% of consideration amount shall be paid in seven installments as under:

As Approved under Haryana Affordable Housing Policy,2013:

Sr. No.	Event Name	Payment Due Date	%	Amount
1	Booking+0 Days		5 %	
2	Within 15 Days Of Issuance Of Allotment Letter & signing of BBA		20.00 %	
3	Within 6 Months Of Issuance Of Allotment Letter		12.50 %	
4	Within 12 Months Of Issuance Of Allotment Letter		12.50 %	
5	Within 18 Months Of Issuance Of Allotment Letter		12.50 %	
6	Within 24 Months Of Issuance Of Allotment Letter		12.50 %	
7	Within 30 Months Of Issuance Of Allotment Letter		12.50 %	
8	Within 36 Months Of Issuance Of Allotment Letter		12.50%	
	Total Payable			

NOTE:* In case of re-allotment, amount made due from 1st Draw Allottee till the date of Re-draw, will be payable by the new allottee. Subsequent installments will be payable as per payment plan applicable to the 1st Draw Allottee.

(2) For allottees applied under PMAY

Sr. No.	Event Name	Payment Due Date	%	Amount
1	Within 15 Days Of Issuance Of Allotment Letter & signing of BBA		25.00 %	
2	Within 6 Months Of Issuance Of Allotment Letter		12.50 %	
3	Within 12 Months Of Issuance Of Allotment Letter		12.50 %	
4	Within 18 Months Of Issuance Of Allotment Letter		12.50 %	
5	Within 24 Months Of Issuance Of Allotment Letter		12.50 %	
6	Within 30 Months Of Issuance Of Allotment Letter		12.50 %	
7	Within 36 Months Of Issuance Of Allotment Letter		12.50%	
	Total Payable			

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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		

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24	Two Wheeler 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	ESS/Gensets		
42	Water Supply		
43	Sewer Connection		
44	Entrance Gates		

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

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)

.....

For Pyramid Dream Homes LLP
(Authorised Signatory)

[Customer_Name]

[Attr_Allotment_Name]

Applicant

Co-Applclicant

Dated:

This allotment is subject to the following conditions:

1. TERMS

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- 1.1 That the allotment of above flat/plot/commercial unit is subject to the detailed terms & conditions mentioned in the application form and Agreement for Sale.
- 1.2 Terms & conditions provided in 'Agreement for Sale' shall be final and binding on both parties.
- 1.3 The allottee shall not transfer/resale of this unit without prior consent of the promoter and according to Affordable Housing Policy, 2013.
- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit 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 attached herein as Annexure 1.
- 1.6 That the carpet area, balcony area and verandah area of the unit are 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.
- 1.7 In case, at the time of handing over the possession of the unit, there is any difference in the carpet area, balcony area and verandah area, then the difference of cost in proportion to such increased or decreased flat/balcony/verandah area shall be paid by you or vice-versa at the rates mentioned in the allotment letter.
- 1.8 The balance 95% of consideration amount shall be deposited by you in installments as per details of installments given in the payment plan or as per Agreement for sale.
- 1.9 In case, the allottee fails to pay to the promoter as per the payment plan, then in such case, the allottee shall be liable to pay interest @ State Bank of India highest marginal cost of lending rate plus two percent.
- 1.10 On offer of possession of the unit, the balance total unpaid amount shall be paid by you and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.11 GST as applicable on the sale price will be paid inclusive of total cost of the unit. The stamp duty will be payable by you at the time of registering the conveyance deed with the Sub Registrar office, Gurugram.
- 1.12 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 payment which makes the total payment at 25% of total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of **"Pyramid Dream Homes LLP- INFINITY 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- INFINITY 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 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.
- 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 flat and signing of 'Agreement for Sale' within given time, then the promoter is entitled to recover the charges towards cancellation, taxes due, interest on delayed payments and other deductions as per Affordable Housing Policy 2013 and the amendments therein. 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 as a Developer on account of suspension or revocation of the registration or any other reason or the promoter fails to give possession of the flat/plot/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

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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 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 unit.

6.2 That you are required to be present in person in the 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 UNIT

The promoter on receipt of total price of Unit for Residential/Commercial/Industrial Colony along with parking (if applicable), 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

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)

Thanking You
Yours Faithfully

.....

[Customer_Name]

[Attr_Allotment_Name]

For Pyramid Dream Homes LLP
(Authorised Signatory)

Applicant

Co-Applciant:

Dated: