

To,

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

MR. / MS. / MRS. \_\_\_\_\_  
S/O / D/O / W/O. SH. \_\_\_\_\_  
RESIDENT OF \_\_\_\_\_,  
\_\_\_\_\_  
PH: - \_\_\_\_\_

Customer Code: - \_\_\_\_\_

**Subject: ALLOTMENT OF PLOT IN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SITUATED AT SECTOR – 26 & 27, GARHI BOLNI ROAD, REWARI - 123401 , HARYANA.**

Mr. / Ms. / Mrs. \_\_\_\_\_

We thank you for the receipt Rs. \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **Only**) towards part settlement of residential plot in the Project vide application no. \_\_\_\_\_ dated \_\_\_\_\_.

The allotted Residential Plot/Unit No. \_\_\_\_\_ has an Area \_\_\_\_\_ Sq. Yds. (i.e., \_\_\_\_\_ Sq. mtr.). The total amount (“\_\_\_\_\_/-(**Rupees** \_\_\_\_\_ **Only**) based on Rs. \_\_\_\_\_ per Sq. Yd. The total price includes EDC @ Rs. \_\_\_\_\_/- per Sq. Yd. payable to Government as per prevailing EDC rates. Increase in EDC rates & any other Additional Government levies / Charges, if applicable shall be payable extra by you.

Please note that the allotment is subject to the terms and conditions as mentioned in the allotment letter/Agreement for sale to be signed and executed by you. You are requested to adhere to the terms and conditions to keep your allotment alive.

We, once again, thank you and congratulate for being part of Affordable Residential Plotted Colony Project “BMG Nirvaan”.

Thanking You,

For \_\_\_\_\_.

Authorized Signatory

Allottee \_\_\_\_\_

## **PAYMENT PLAN**

### **OPTION 'A' – DEVELOPMENT LINKED PAYMENT PLAN**

Inst. No.	Particulars	Instilments (in %)	Price	Total Price
1	Upon Booking	10%		
2	Upon Execution of 'Agreement to Sale' (within 30 days of Allotment)	20%		
3	Upon Laying of 'Sewer & Storm Lines' (within 90 days of Agreement)	25%		
4	Upon Laying of 'Water Pipelines' (within 90 days of 3 <sup>rd</sup> Instalment)	25%		
5	Upon Laying of 'Road Infrastructure' (within 90 days of 4 <sup>th</sup> Instalment)	15%		
6	On offer of Possession	5%		
		IFMS & Other Additional Govt. levies/ Charges as applicable.		

### **OPTION 'B' – INSTALMENT BASED PAYMENT PLAN**

Inst. No.	Particulars	Instilments (in %)	Price	Total Price
1	Upon Booking	10%		
2	Upon Execution of 'Agreement to Sale' (within 30 days of Allotment)	20%		
3	Within 60 days of execution of Agreement	25%		
4	Within 90 days of execution of Agreement	25%		
5	Within 120 days of execution of Agreement	15%		
6	On offer of Possession	5%		
		IFMS & Other Additional Govt. levies/ Charges as applicable.		

### **OPTION 'C' – UPFRONT PAYMENT PLAN**

Inst. No.	Particulars	Instilments (in %)	Price	Total Price
1	Upon Booking	10%		
2	Upfront Payment on Execution of 'Agreement to Sale' (within 45 days of Allotment)	85%		
3	On offer of Possession	5%		
		IFMS & Other Additional Govt. levies/ Charges as applicable.		

**The RERA Act is applicable on this project.**

**These are Features/Facilities including in above price –**

- a) External Electrification & Fire Fighting Equipment Charges (EEC & FFC).
- b) External Development Charges (EDC) calculated @ Rs. 1,261/- Per Sq. Yd. prorated for Plotted Area is included in the above Total Price.

**These are excluding in above price –**

- a) Interest Free Maintenance Security (IFMS) shall be paid extra at the time of offer of Possession.
- b) The Stamp Duty and Registration Charges shall be paid by buyer at the time of registration on prevailing rates.
- c) Increase in EDC rates & any other Additional Government levies / Charges, if applicable shall be payable extra by buyer.

**Note:-**

- 1. Cheque / Demand Draft should be in favour of “M/S B M Gupta Developers Pvt. Ltd.” Payable at Rewari.
- 2. Timely payment of all installments and other charges is the essence of the Allotment.
- 3. Earnest Money is 10% of the Agreement Price.
- 4. Prices/ payment plan are subject to revision/ withdrawal without notice and at the sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant must check prevailing price of the unit with the company before booking.
- 5. As per section 194 IA of Income Tax Act, 1% TDS is required to be deducted on each payment i.e. 1<sup>st</sup> June 2013 which shall be deposited by the customer directly and form 16B to be submitted to the company within 30 days from the date of payment made.
- 6. All applicable Government Charges at present or in future and enhancement thereof shall be payable extra by the applicant/allotted on proportionate basis.
- 7. The Terms & conditions of sale stated herein are only indicative and are subject to detailed terms & condition in the Agreement for sale.

For \_\_\_\_\_.

Authorized Signatory

Allottee \_\_\_\_\_