

ALLOTMENT LETTER

Date: _____

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

SUBJECT: Provisional Allotment of Retail unit / Food court unit / Kiosk / Restaurant / Office space / other commercial space(s) in project named as “ELAN EMPIRE” situated in Revenue Estate of Village Maidawas, Sector-66, 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 EMPIRE
Project Location	Village Maidawas, Sector-66, Gurugram
If project is developed in phases then, Phase Name	N/A
Nature of Project	Commercial Project
Proposed date of Completion of the Project	14.04.2026
Proposed date of Possession of the unit	31.12.2025
License No.	97 of 2010 Dated 18/11/2010 & 41 of 2011 Dated 03/05/2011
Name of Licensees	Group/Associates Companies of Emaar India Ltd. (formerly known as Emaar MGF Land Limited)
Name of Collaborator (if any)	N/A
Name of the Conveyance Deed holder (if any)	M/s Elan City LLP
Name of the change of developer (if any)	N/A
APPROVAL DETAILS	Details of License approval
	97 of 2010 Dated 18/11/2010 & 41 of 2011 Dated 03/05/2011
	Endst No. LC-2169-B/DS(R)-2010/16341 & Endst No. DS(R)-LC-2169-B/2011/5839
	Dated. 19/11/2010 & 04/05/2011
	Valid Upto : 18/11/2022 & 03/05/2024
	Details of Building Plans approval
	Memo. No 2005
	Dated 15/04/2021
	Valid Upto 14/04/2026
	Details of Environment Clearance approval
	Memo. No. Applied on 09/03/2021
	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 Firm has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
Nature of Unit	Retail unit/ Food court unit / Kiosk / Restaurant / Office space / other commercial space(s)	
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 City LLP Empire Master Collection A/c
Account Number	50200057954110
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 per the Payment Plan annexed herewith:

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 CITY LLP

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:

CONSTRUCTION LINKED PAYMENT PLAN (CLP)	
On Application of Booking	9% of BSP
Within 45 Days of Booking OR after execution of BBA (whichever is later)	11% of BSP
On Start of Excavation	10% of BSP
On Casting of Foundations	10% of BSP
On Casting of Upper Basement Floor Slab	10% of BSP
On Casting of Ground Floor Slab	10% of BSP
On Casting of 2nd Floor Slab	10% of BSP
On Casting of Top Floor Slab	10% of BSP
On Completion of Brickwork for the unit	7.5% of BSP
On Commencement of Façade work	7.5% of BSP
On Offer of Possession*	5% of BSP (Plus EDC, IDC, Right to use Car Parking)

*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

POSSESSION LINKED PAYMENT PLAN (PLP)	
On Application of Booking	9% of BSP
Within 45 Days of Booking OR After Execution of BBA (whichever is later)	16% of BSP
On offer of Possession*	75% of BSP (Plus EDC, IDC, Right to use Car Parking)

*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

SPECIAL PAYMENT PLAN (SPP) – OPTION 1 / DOWN PAYMENT PLAN (DP) – OPTION 1	
On Application of Booking	9% of BSP
Within 45 Days of Booking OR After Execution of BBA (whichever is later)	26% of BSP
On Completion of super structure/terrace slab	35% of BSP
On Offer of Possession*	30% of BSP (Plus EDC, IDC, Right to use Car Parking)

*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

SPECIAL PAYMENT PLAN (SPP) – OPTION 2 / DOWN PAYMENT PLAN (DP) – OPTION 2	
On Application of Booking	9% of BSP
Within 45 Days of Booking OR After Execution of BBA (whichever is later)	41% of BSP
On Offer of Possession*	50% of BSP (Plus EDC, IDC, Right to use Car Parking)

*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

SPECIAL PAYMENT PLAN (SPP) – OPTION 3 / DOWN PAYMENT PLAN (DP) – OPTION 3	
On Application of Booking	9% of BSP
Within 45 Days of Booking OR After Execution of BBA (whichever is later)	56% of BSP
On Offer of Possession*	35% of BSP (Plus EDC, IDC, Right to use Car Parking)

*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 Firm on obtaining 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 **"ELAN CITY LLP EMPIRE MASTER COLLECTION A/C"** 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 Firm 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 Firm shall treat 10% of the total sale Consideration as earnest money ("Earnest Money").

***BSP: Basic Sale Price *EDC: External Development Charges *IDC: Infrastructural Development Charges *BBA: Builder Buyer Agreement / Agreement for Sale.**