

Date:

**ALLOTMENT LETTER**

**From,**

JMS Infra Realty Pvt Ltd  
Plot No-10, 3rd Floor, Sector-44, Gurugram 0124-  
4215130  
crm.dd@jmsgroup.co.in

**To,**

Customer Name:  
Address:  
Mobile:  
Email id:

**SUBJECT: Allotment of Plot in project named as " " in village Wazirpur, Sector-95, District-Gurugram (Haryana)**

**1. Details of the Allottee:**

**ALLOTTEE DETAILS**

CRN Number	
Date of Booking	
Name of the Allottee	
Son of	
Co - Applicant	
Mobile No.	
Landline No.	
Email	
Address (Permanent)	
Pin code	
Address (Correspondence)	
Pin code	
PAN (Permanent Account No.)	
Aadhar Card No.	
Co - Applicant PAN (Permanent Account No.)	
Co - Applicant Aadhar Card No.	
Nationality	



PROJECT DETAILS		
Details of HARERA Registration		Reg. No
		Dated
		Valid Upto
Project Name		
Project Location		Sector 95, Gurugram
If project is developed in phases then, Phase Name		
Nature of Project		Affordable Plotted Colony under DDJAY
Proposed date of Completion of the Project		
Proposed date of Possession of the unit		
License No.		
Name of Licensee		JMS INFRA REALITY PVT. LTD.
APPROVAL DETAILS	Details of License approval	License No.
		Memo. No
		Dated
		Valid Upto
	Details of Layout Plans approval	Memo. No.
		Dated
		Valid Upto.



Dear Madam/Sir,

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		
1	Nature of the unit	
2	Area (sq.yd.)	
3	Rate per sq.yd.	
4	Total Consideration amount (inclusive of BSP, PLC, EDC, IDC, IFMS)	

**Note: -**

- Any other additional charges shall inter alia on offer of possession.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

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 or Booking Amount	Amount in Rs.	
		(percentage of BSP)	
2.	Amount deposited		
3.	Cheque No/DDNo./RTGS		
4.	Dated		
5.	Bank name		
6.	Branch		
7.	Total Sale Consideration		

Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	JMS Infra Realty Pvt Ltd _____ Rera Collection A/C
Account Number	
IFSC Code	



**Annexure A-: 'Payment Plan'**

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:

DEVELOPMENT LINK PAYMENT PLAN		
Particulars	Percentage	Amount (in Rs.)
At the time of Booking	10% of BSP	
Within 30 Days of Booking or On Signing of BBA whichever is earlier	10% of BSP	
Within 60 Days of Booking	10% of BSP	
On Commencement of Levelling Work*	10% of BSP	
On Commencement of Demarcation*	10% of BSP	
On Commencement of Sewage/Drainage*	10% of BSP + 25% of EDC/IDC & PLC	
On Commencement of Water Lines*	10% of BSP + 25% of EDC/IDC & PLC	
On Commencement of Internal Roads*	10% of BSP + 25% of EDC/IDC & PLC	
On Commencement of Street Poles*	10% of BSP + 25% of EDC/IDC & PLC	
On Offer of Possession	10% of BSP + 100% of (ECC+IFMS + Stamp duty + Registration Charges + Miscellaneous Expenses/fees etc and Others Charges as Applicable	

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

Thanking You, Yours  
Faithfully

For JMS INFRA REALITY PVT LTD

(Authorised Signatory) Applicant

**Declaration:**

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 Signature)

Dated:





**This allotment is subject to the following conditions:**

**1. TERMS**

- 1.1 That the allotment of above Plot is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale. Although there shall not be any variation in the terms and conditions.
- 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 unit without prior consent of the Promoter till the agreement for sale is registered.
- 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 annexed.
- 1.6 The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot for Residential use by the allottee(s), after obtaining the necessary approvals from competent authority for the purposes of such possession:
2. Provided that, in case there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification:
- 2.1 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 on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 2.2 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 2.3 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the promoters.
- 2.4 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 10% of the BSP of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of **"JMS Infra Realty Pvt Ltd \_\_\_\_\_ Rera Collection 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 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case allottee thinks any of the conditions are non-reasonable, not reasonable, not suitable to him he expects any modification from the promoter

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonance with the act.



### 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.

### 4. COMPENSATION

Compensation shall be payable by the promoter to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

### 5. SIGNING OF AGREEMENT FOR SALE

- a) The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this unit.
- b) That you are required to be present in person in the office of JMS INFRA REALTY PVT LTD on any working day during office hours to sign the 'agreement for sale' within 30 days of allotment of this unit.
- c) All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 13 of the Haryana real estate (regulation and development) by government of Haryana.

### 6. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential/commercial/industrial/IT 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.

Thanking You, Yours

Faithfully

For JMS INFRA REALTY PVT LTD

(Authorized Signatory)

#### Application Declaration:

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's Signature)

Dated:

