

ALLOTMENT LETTER

Date:

From : Clarika Infra Private Limited	To
Promoter name: Clarika Infra Private Limited	Customer name:
Address: 711/92, Deepali, Nehru Place Delhi South Delhi DL 110019	Address:
Phone No.: 0120-7111550	Mobile:
Email Id: compliance@homekraft.in	Email id:

SUBJECT: Allotment of plot no. _____ having area of ____ square meters" in _____,
Sector _____, Gurugram, District 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 (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
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	Bonheur Avenue
Project Location	Khasra No. 8/2min, 8 min south, 9 min south, 3/1, 8/2, 12, 13/1, 10, 11, 6, 7, 8/1, 13/2, 14, 15, Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana.
If project is developed in phases then, Phase Name	1
Nature of Project	Residential Plot
Proposed date of Completion of the Phase/Project	31.12.2024

Proposed date of Possession of the Plot		31.12.2024
License No.		16/ 2022 dated 09/03/2022
Name of Licensee		Mr. Dharampal Khatana, Mr. Chander Mohan Khatana, Mr. Priya Mohan Khatana, Mr. Surender Singh Khatana
Name of Collaborator (if any)		Clarika Infra Private Limited
Name of the BIP holder (if any)		Clarika Infra Private Limited (in principle approval of Directorate of Town and Country Planning, Haryana dated 03.06.2022)
Name of the change of developer (if any)		Clarika Infra Private Limited (in principle approval of Directorate of Town and Country Planning, Haryana dated 03.06.2022)
APPROVAL DETAILS	Details of License approval	License No. 16/ 2022 dated 09/03/2022
		Memo. No LC-4535- JE (MK)-2022 / 6662
		Dated 09-03-2022
		Valid Upto 08/03/2027
	Details of Building Plans approval	Memo. No- NA
		Dated- NA
		Valid Upto- NA
	Details of Environment Clearance approval	Memo. No. – NA
		Dated – NA
		Valid Upto - NA

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 plot as per the details given below:

PLOT BOOKING DETAILS		
1	Nature of the Plot	Residential
2	Plot	IF No.
		Store No.
		Staff Room No.
		Parking No.
		Property Category
3	Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	
5	Basement area (sq. m) (not part of the carpet area)	
6	Open terrace area (if any)	
7	Plot No.	
8	Floor No.	
9	Rate (Rs/sq. m)	

10	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
11	Plot Area (sq.m)	
12	Rate per sq.m	
13	Net area of the commercial space	
14	Total Consideration amount [inclusive of Govt fees/levies/ common areas/taxes {which includes GST payable by the allottees at rates as specified from time to time, which at present is 5%}]	

Note: Rows with 'Not Applicable' will not be included in the actual allotment letter.

Note: carpet area means the net usable floor area of an independent floor, 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 independent floor.

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 independent floor, meant 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 independent floor, meant for the exclusive use of the allottee;

2. Booking Amount :

1.	Booking 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		

3. Mode of Booking

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

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Clarika Infra Private Limited
Account Number	59299999999923
IFSC Code	HDFC0000501

Annexure A:- 'Payment Plan'

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

**For Clarika Infra Private Limited
(Authorised Signatory)**

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
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 plot 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 plot 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 as per the "payment plan" as annexed.
- 1.6 That if there is any increase in the area which is not more than 5% of the allotted area of the plot, the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
- 1.7 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.
- 1.8 On offer of possession of the plot, the balance total unpaid amount shall be paid by the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.9 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.
- 1.10 Interest as applicable on instalment will be paid extra along with each instalment.

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 the amount as demanded by the company in accordance with the Payment Plan, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Clarika Infra Private Limited' payable at and sign the 'Agreement for Sale' within ____ days from the date of issue of this allotment letter.

2.2 All cheques/demand drafts must be drawn in favour of "Clarika Infra Private Limited".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

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.

3. 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 forfeit the Booking Amount (as defined in the Application) paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). 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.

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 __days of allotment of this plot.
- b. That you are required to be present in person in the office of the promoter, on any working day during office hours to sign the '**agreement for sale**' within_days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 8 of the Haryana real estate (regulation and development) Rules by government of Haryan

6. CONVEYANCE OF THE SAID PLOT

The promoter on receipt of total price of plot will execute a conveyance deed in favour of allottee(s) within three months on receipt of t stamp duty/registration charges from the allottee(s).

Best Wishes

Thanking You

Yours Faithfully

For Clarika Infra Private Limited

(Authorised Signatory)

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

Dated:

Documents to be attached along with Allotment Letter / Application Form

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Floor plan of Residential Independent Floor
5.	Copy of License: Not applicable
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance: Not applicable
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized

10.	Specifications (which are part of the Independent Floor) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code