

ALLOTMENT LETTER

Date:

From	To
M/S JMK Holdings Pvt. Ltd	<Customer name :>
Registered Office: 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 Corp. Office: Ground Floor, Tower A, Signature Towers, South City 1, Gurugram, Haryana - 122001	<Address :>
<Mobile :>	<Mobile :>
<Email Id :>	<Email id :>

SUBJECT: Allotment of Commercial plot in “Signature Global SCO-II 88A”, situated at Village Harsaru, Tehsil - Harsaru, Sector-88A ,Gurugram (Haryana)

1. Details of the Allottee(s):

ALLOTTEE(S) DETAILS	
Application No. (If any)	
Date	
Name of the Allottee(s)	
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		"Signature Global SCO-II 88A"
Project Location		Village – Harsaru, Tehsil –Harsaru, Sector 88A, Gurugram(Haryana)
If project is developed in phases then, Phase Name		Not Applicable
Nature of Project		Commercial Plots
Proposed date of Completion of the Phase/Project		31/07/2023
Proposed date of Possession of the Commercial Plot		31/07/2023
License No.		69 of 2022
Name of Licensee		M/s Yohaam Buildcon LLP
Name of Developer (if any)		M/s JMK Holdings Pvt. Ltd.
Name of the BIP holder (if any)		Not Applicable
Name of the change of developer (if any)		Not Applicable
APPROVAL DETAILS	Details of License approval	License No. 69 of 2022
		Date.- 27/05/2022.
		Memo. LC-4632-Asstt.(MS)-2022/14954
	Details of Layout Plans approval	Dated.-.30/05/2022.
		Drg No. DTCP 8562 (i)
		Dated: August 24, 2022

***Note : All columns being marked as Not Applicable shall be deleted at the time of printing/finalization.**

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 Commercial Plot as per the details given below:

Details of Shop-cum-Office Plot and Booking Details	
<u>Name of Project</u>	
Plot No. and detail	
Block No	
Area in Sq. mtrs and Sq. Yards	
Address of Plot	

Note: All columns being marked as Not Applicable shall be deleted at the time of printing/finalization

2. Booking Amount:

1.	Booking Amount	Amount in Rs.	
		(as per payment plan)	
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)	Development linked plan/ Down payment plan/ Any other plan (please specify)	
Bank Details of Master Account (100%) for payment via RTGS		
Payment in favour of	"JMK HOLDINGS PVT. LTD."	Signature.....
Account Number	252544118822	
IFSC Code	INDB0000005	

The Allottee(s) 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 Faithfull

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:

(Authorised Signatory)

The allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above said SCO 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 Upon issuance of this allotment letter, the Allottee(s) shall be liable to pay the total consideration of the said Commercial Plot as shown in the payment plan as annexed.
- 1.4 The Total consideration(as defined in the terms and conditions in agreement for sale) shall be payable as per the "payment plan" as annexed.
- 1.5 In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the Allottee(s) shall be liable to pay interest on the due date at the prescribed rate under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- 1.6 On offer of possession of the Said Commercial Plot, the balance total amount shall be paid by the Allottee(s) and thereafter the Allottee(s) will execute conveyance deed within 3 months as per provisions of Act/Rules.
- 1.7 The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram.
- 1.8 Interest applicable on installment will be paid along with each installment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to the Allottee(s), then the Allottee(s) is advised to submit its consent in writing in the office of the Promoter along with the amount as demanded by the Promoter/ Company in accordance with the Payment Plan, in its office through Cheque/Demand Draft/RTGS drawn in

favour of payable atand 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 "SIGNATURE.....

2.3 Name and contact number of the Allottee(s) 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(s) by registered post at the address given by the Allottee(s) 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. CANCELLATION BY ALLOTTEE(S)

If the Allotted 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 consideration of the Said Commercial Plot and signing and registering of the '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, if any,. The rate of interest payable by the Allottee(s) 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(s) shall be returned within ninety days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the Promoter to the Allottee(s) as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee(s) will sign "agreement for sale" within....days of allotment of this Said Commercial 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 Haryana

7. CONVEYENCE OF THE SAID COMMERCIAL PLOT

The Promoter on receipt of Total consideration of the Said Commercial Plot will execute a conveyance deed in favour of Allottee(s) within three months on receipt of the stamp duty/registration charges from the Allottee(s).

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

For JMK Holdings Pvt. Ltd

(Authorised Signatory)

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Approved Architectural Control Sheet
3.	Location Plan
4.	Copy of License
5.	Copy of draft Agreement for Sale
6.	Copy of Board Resolution vide which above signatory was authorized.

PAYMENT PLAN
(Timely Linked Payment Plan)

Sl. No.	Particulars	Description
1	On Booking or Clearance of Cheque whichever is earlier	9 % of Total Consideration of Plot
2	Within 15 days from the date of submission of Application Form	Execution and Registration of the Builder/ Buyer Agreement/Agreement to Sale
3	Within 45 days from the date of clearance of Cheque (After the execution of BBA)	21% of Total Consideration of Plot
4	Within 6 month from the date of booking or clearance of Cheque, whichever is earlier	20 % of Total Consideration of Plot
5	On offer of Possession	50% of Total Consideration of Plot + Possession Charges (Mentioned in Break up and Description Consideration)
<p>*Note: The Allottee shall be liable to execute and get registered the Agreement to Sale / Builder Buyer Agreement/ BBA as well as to pay the said amount. The Payment Plan/Schedule may be preponed if the Completion Certificate /part Completion certificate is received. In case of failure to pay the same within the timeline mentioned in the letter issued for such Allotment, the Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rule, 2017 as prescribed.</p> <p>The Company shall not demand any amount in excess of 10% to the total sales consideration, prior to the execution of Builder Buyer Agreement/Agreement to sell.</p>		