

# **JMK BUILDCON PVT. LTD.**

Peaceful, Affordable & Smart Homes For Generation Nxt...



## **Allotment Letter**



**ALLOTMENT LETTER**

**Date :** \_\_\_\_\_

**SUBJECT: Allotment of**

**A. First Floor**

☐

**B. Second Floor**

☐

**C. Third Floor**

☐

on Plot No. \_\_\_\_\_ in project named as “GREEHAA FLOORS” on Residential Plots at POCKET L, SECTOR 8, Model Economic Township (MET CITY), Village – Yakubpur, Tehsil – Badli, ON State Highway - 15 A, Dist. – Jhajjar, HARYANA – 124515.

**COMPLETE DETAIL OF THE FLOOR/FLAT ALLOTTED:-**

Nature of Document	Allotment Letter
Address of The Plot / Floors	POCKET L, SECTOR 8, Model Economic Township (MET CITY), Village – Yakubpur, Tehsil – Badli, ON State Highway - 15 A, Dist. – Jhajjar, HARYANA – 124515
Sales Consideration Excluding IFMS and Metre Charges and GST	
Type of Homes	Residential
Type of Residential Development	Stilt Plus 3 Floors
Size of The Plot (In Sq. Yards)	130.94
Size of The Plot (In Sq. Meter)	109.48
Name of The Floors	Greehaa Floors
Name of The Company Developing The Floors (Developer/Builder/Promoter)	JMK Buildcon Pvt. Ltd.





Name of The Licensee Holder - Master Developer of The Residential Colony – Provider of Roads, Electrical Connections, Sewerage Connection with STP, Water Connections, Garden and other basic infrastructure	METL (Model Economic Township Ltd.)
HRERA Registration No. For The Residential Township Received By METL	HRERA-PKL-253-2021 dated 23/8/2021
Zoning Plan For Pocket L Received By METL	Letter Memo No. ZP-782-IIIJD (Rq12A22115338 dated 03/06/2022).
HRERA Certificate No. of JMK Buildcon Pvt. Ltd. For “Greenhaa Homes”	
Details of Building Plans Approval By JMK Buildcon Pvt. Ltd.	Memo. No. JR/DTP-P/_____/2023 Dated: 17/05/2023
Possession of The Floor/Flat As Per HRERA	May 2025
Name of The First Allottee	
Address of The First Allottee	
Mobile No. of The Allottee/s	
PAN Card of Allottee/s	
Aadhar Card of Allottee/s	
Customer ID(s)	
Application No.	
Date of Application	
Plot No.	
Floor No.	
Property ID	
Carpet Area (In Sq. Mtrs.) and Sq. Ft.	691 Sq. Ft. 64.20 Sq. Mtrs.







Built Up Area (Carpet Area+ Staircase Area + Lift Area + Balcony Area)	947 Sq. Ft. 88 Sq. Mtrs.
Booking Amount	Rs.
Earnest Amount/Value	10% of The Basic Cost
Master RERA - Bank Detail of JMK Buildcon Pvt. Ltd.	JMK BUILDCON PVT. LTD.  HRERA Master Bank Account No.: <b>777705004339</b> , IFSC Code: ICIC0000399, Address of Bank: ICICI Bank, Shop No. 19,20,21, Vipul Orchid Plaza, Sector 54, Suncity, Gurugram - 122002
Address of The Developer/Builder/Promoter (JMK Buildcon Pvt. Ltd.)	912, Tower B, Emaar Digital Greens, Sector 61 Gurugram, Haryana – 122102 Tel. No. 0124- 4488063  Website: <a href="http://www.jmkbuild.in">http://www.jmkbuild.in</a> Email ID: <a href="mailto:admin@jmkbuild.in">admin@jmkbuild.in</a>
PAN No. of JMK Buildcon Pvt. Ltd.	AACCJ8458L
GST No. of JMK Buildcon Pvt. Ltd.	06AACCJ8458L1Z2
Website of JMK Buildcon Pvt. Ltd.	<a href="https://www.jmkbuild.in">https://www.jmkbuild.in</a>
Licence Granted To METL For Residential and Industrial Township	06 of 2012, dated 1st February, 2012, 16 of 2018 dated 23rd February, 2018, 129 of 2019 dated 04th December, 2019 11 of 2021 dated 12th March, 2021
Proposed Date of Completion of Floor/Flat	February 2025
Proposed date of Possession of The Floor/Flat	May 2025
If project is developed in phases then, Phase Name	Phase II
Basic Sale Price ( In Rs )	
EDC / IDC	Nil as of Now





PLC If Any	Nil
Club Charges If Any	Not Applicable
Electricity Metre Installation Charges	
Water Metre Installation Charges	
GST ( 1% of BSP )	
IFMS ( Interest Free Maintenance Security )	
Total Price ( Basic Sale Price Plus EDC/ IDC Plus Right of Use of Car park In The Stilt Area Plus Metre Charges )	

Note: GST subject to change as per govt. regulation

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 Floor no. \_\_\_\_\_ on following Plot No. \_\_\_\_\_.

1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred floor as per the details given below:

1.	Earnest Money Amount	Amount in Rs.	Rs. /-
		(Percentage of total consideration value)	9.9%
2.	Cheque No./DD No./RTGS		
3.	Dated		
4.	Bank Name		





5.	Bank Branch	
6.	Total Sale Consideration	Rs.

Bank Details of Master Account (100%) for payment via RTGS/NEFT/D.D/Cheque/UIP	
Payment in favour of	JMK Buildcon Pvt. Ltd.
HRERA Account Number	777705004339
IFSC Code	ICIC0000399
Bank Branch Address	ICICI Bank, Shop No. 19,20,21, Vipul Orchid Plaza, Sector 54, Suncity, Gurugram - 122002

Earnest money, which is not exceeding 10% of the total cost of the floor, is already paid at the time of allotment. Balance consideration amount shall be paid as per Annexure I:

Annexure I - Payment Plan		
Total Basic Cost of The Flat – Excluding IFMS, Metre Charges and GST		
On Booking	5.0%	
Within 15 Days From The Date of Booking	5.0%	
After Completion of Foundation Work	15.0%	
After Completion of First Floor Slab	15.0%	
After Completion of Second Floor Slab	10.0%	
After Completion of Third Floor Slab	10.0%	
After Completion of Fourth Floor Slab	10.0%	





on Start of Electrical And Plumbing Work	7.5%	
on Start of Tile Work - Floor and Wall Tiles	7.5%	
on Start of Paint Work	5.0%	
on Start of Lift Installation	5.0%	
on Offer of Possession	5.0%	
	100%	
GST on The Flat	To Be Charged Extra @ 1% As per Govt. Norms	
Electricity Metre and Water Metre	To Be Charged on Actuals	
IFMS	To Be Charged Extra As Per The Cost Sheet	

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

**1. TERMS**

- 1.1 That the allotment of above Floor/Flat 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' should 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 Floor without prior consent of the Developer 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 floor/flat 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.
2. 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 Floor to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession but does not include "other charges" as specified in Application Form.





3. 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.
- 3.1 In case, the allottee fails to pay to the Developer/Builder/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.
- 3.2 On offer of possession of the Floor/Flat, 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.
- 3.3 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with Concerned Sub Registrar Office. No administrative charges shall be levied by the promoters.
- 3.4 Interest as applicable on instalment will be paid extra along with each instalment.

**NOTE:** In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect 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.

#### 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

- 5.1 The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this floor.
- 5.2 That you are required to be present in person in the office of Concerned Sub-Registrar, Tehsil, \_\_\_\_\_ on any working day during office hours to sign the 'Agreement for Sale' within 30 days from the Issue of this Allotment Letter.
- 5.3 All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of rule 8 (1) of the Haryana Real Estate (regulation and development) Rules, 2017 by government of Haryana vide notification no. MISC-107(A)/ED/(R)/196 dated 28.07.2017.







## 6. CONVEYANCE OF THE SAID FLOOR

The promoter on receipt of total price of Floor along with parking (if applicable), will execute a conveyance deed in favour of allottee) within three months and no administrative charges will be charged from the allottee except stamp duty and any other coat fees or charges at the time of registration.

Best Wishes

Thanking You

Yours Faithfully

**For (JMK BUILDCON PRIVATE LIMITED)**

I/We have read and understood the contents of above communication and accordingly,

I/We accept and confirm the same by appending my/our signature(s)

Allotte	Name	Signature	Date
First Allottee			
Second Allottee			
Third Allottee			





For JMK BUILDCON PRIVATE LIMITED

*Pay Vg*

Authorised Signatory

## **JMK BUILDCON PVT. LTD.**

### **Corporate office:**

Unit No. 912 Tower B,  
Emaar Digital Greens  
Sector 61, Gurugram-122102

### **Project Address:**

Pocket L, Sector 8, Model Economic  
Township (MET City), Village-Yakubpur,  
Tehsil-Badli, On State Highway-15A,  
Dist. - Jhajjar, Haryana-124515

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🌐 www.jmkbuild.in

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