

## **ALLOTMENT LETTER**

To,

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

Mr./Mrs./Miss \_\_\_\_\_

Address: \_\_\_\_\_

E mail id: \_\_\_\_\_

Ref. No.: \_\_\_\_\_

Sub: Allotment of Commercial Unit No. \_\_\_\_\_ in the project known as **'CEREMONY ENTHIA'** situated at **HSI IDC, Block-D at Export Complex, Panipat, Haryana-132103.**

Dear Sir/Madam,

With reference to your application dated \_\_\_\_\_, we are delighted to inform you that a commercial unit bearing no. \_\_\_\_\_ (unit) in our project **"CEREMONY ENTHIA"** situated at **HSI IDC, Block-D at Export Complex, Panipat, Haryana-132103** has been allotted in your favor by our company.

The aforesaid allotment has been done by us in compliance of the terms and conditions as mentioned in the Application Form dated \_\_\_\_\_. Furthermore, all the agreed terms and conditions shall continue to be binding in respect of the allotment of the said Unit. The details of the Unit allotted and your address in our records for the purpose of correspondence are as under:

<b>Name, Address and Contact Details of Allottee(s)</b>	
<b>Commercial Unit No.</b>	
<b>Area</b>	
<b>Consideration Value</b>	

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein.

### **Terms and Conditions:**

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on RERA website and personally shown to the Allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The allottee shall not transfer/ resale this unit without prior consent of company till the document "agreement for sale" is registered.
4. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the earnest money of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.

5. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
6. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Panipat, Haryana alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.: +91-8053952381

Email: ceremonyhomes2020@gmail.com.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,  
For M/s Ceremony Homes Pvt. Ltd

Authorized Signatory

**Annexure A:****Payment plan is as follows:**

EVENTS	%age OF SALE CONSIDERATION
ON BOOKING	10%
WITH IN 30 DAYS OF BOOKING	10%
ON START OF EXCAVATION WORK	10%
ON START OF FOUNDATION WORK	10%
ON CASTING OF BASEMENT 1	10%
ON CASTING OF BASEMENT 2	10%
ON CASTING OF GROUND FLOOR	7.5%
ON CASTING OF FIRST FLOOR	7.5%
ON CASTING OF SECOND FLOOR	7.5%
ON CASTING OF THIRD FLOOR	7.5%
ON OFFER OF POSSESSION	10%
<b>TOTAL</b>	<b>100%</b>

**ADDITIONAL COST:**

I.F.M.S	Rs. 150 per Sq. Ft..
P.L.C	10% OF BSP

**Note:**

\* Sale Consideration = (BSP + GST as Applicable)

\* Abbreviations: BSP- Basic Sale Price, SC- Sale Consideration, IFMS- Interest Free Maintenance Security, PLC- Preferential Location Charges.

\* The total price as mentioned above does not include (i) cost of running, maintenance and operation of common areas and facilities of project, or (ii) for any rights and interest over the commercial units/areas,etc.(except for a right to use common areas and common facilities of the project on such terms and conditions as may be prescribed by the promoter which shall be uniformly applicable for all allottee (s) of the project) or (iii) for any rights over areas reserved/restricted for any other allottee/right-holder at the project ,or (iv) for any rights over areas to be transferred by the promoter to third parties as per applicable laws.

\* Any enhancement in EDC/IDC, any Govt. Taxes/Charges/Levies/GST (if Any) thereof by the concerned authority, the same shall be charged extra on pro-rata basis.

\* Possession date will be as per the terms of allotment or agreement for sale from the date of start of development work for the project subject to Force-Majeure conditions.

\* Possession related charges include, but not limited to, Electrical connection & Electric Meter Charges, Water Meter Charges, Power backup installation charges, Stamp Duty, Registration Fees, Legal fee of attorney at law/advocates of promoter, relaying of roads, firefighting charges Documentation and other incidental charges including cost of preparing and engrossing assignment of sale deed etc. These will be charged separately as per prevailing rates.

\* All Payments must be made by Cheque/DD only in the favor of "M/s Ceremony Homes Pvt Ltd." payable at Panipat.

\* The above mentioned area are subject to Area Audit.

\* All disputes shall be subject to Panipat jurisdiction only.

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