

To,  
MR. / MS. / MRS. / M/s. \_\_\_\_\_,  
S/O / D/O / W/O. SH. \_\_\_\_\_,  
R/o \_\_\_\_\_

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

Aadhar No. \_\_\_\_\_ PAN \_\_\_\_\_,  
PH: - \_\_\_\_\_

Customer Code: \_\_\_\_\_

**Subject: ALLOTMENT OF INDEPENDENT RESIDENTIAL APARMENT FLOOR IN "TERRA ELEGANCE INDEPENDENT RESIDENTIAL FLOOR" PROJECT AT 18 PLOTS ADMEASURING 2186.66 SQ. MT. OR 0.5403346 ACRES HAVING HRERA PROJECT REGISTRATION NO. \_\_\_\_\_ DATED \_\_\_\_\_, SITUATED AT SECTOR – 7, VILLAGE(S) SOHNA, TEHSIL SOHNA, GURUGRAM, HARYANA- 122103 FALLING IN "PRECORE CITY" LOCATED AT VILLAGE SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM-122103.**

Mr. / Ms. / Mrs. / M/s. \_\_\_\_\_

We thankfully acknowledge the receipt of a sum of INR \_\_\_\_\_/- (Indian Rupees \_\_\_\_\_ only), vide RTGS/DD/Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ towards Booking Amount of Independent Residential Apartment Floor in the Project "**TERRA ELEGANCE INDEPENDENT RESIDENTIAL FLOOR**" SITUATED AT SECTOR – 7, VILLAGE(S) SOHNA, TEHSIL SOHNA, GURUGRAM- 122103, HARYANA vide your application No. \_\_\_\_\_ dated \_\_\_\_\_

We have the pleasure of allotting Independent **Residential Apartment Floor / Unit No. \_\_\_\_\_; Plot No. \_\_\_\_\_**, having a Carpet Area of \_\_\_\_\_ Sq. Mtrs. (i.e. \_\_\_\_\_ Sq. Ft.).

Please note that the allotment is subject to the terms and conditions as mentioned in the Allotment Letter/Agreement for Sale to be signed and executed by you. You are requested to adhere to the terms and conditions to keep your allotment alive.

We, once again, thank you and congratulate you for being part of the Independent Residential Apartment Floor Project "**TERRA ELEGANCE INDEPENDENT RESIDENTIAL FLOOR**".

Thanking you,  
**For M/s Terra Infracon Pvt. Ltd**

**Authorized Signatory**

## **PAYMENT PLAN**

### **OPTION 'A' – CONSTRUCTION LINKED PAYMENT PLAN**

<b>Inst. No.</b>	<b>Particulars</b>	<b>Instilments (in %)</b>
1	Application Fee At The Time of Booking	INR 1,00,000
2	Within 15 days of submission of Application Form	9% of Total Price Less Application Fee
3	Upon Execution of 'Agreement to Sale' (within 30 days of Allotment)	11% of Total Price
4	On laying of Roof of the Stilt of the Plot	25% of Total Price
5	On laying of Roof of the 1 <sup>st</sup> Floor of the Plot	20% of Total Price
6	On laying of Roof of the 2 <sup>nd</sup> Floor of the Plot	15% of Total Price
7	On laying of Roof of the 3 <sup>rd</sup> Floor of the Plot	15% of Total Price
8	On offer of Possession	5%
	Total Plot Price	100 %
9	Payable at the time of Offer of Possession	IFMS + Any additional Charges + Stamp Duty + Registration Charges

**Note:**

- a. Stamp duty and registration charges as applicable will be extra.
- b. Holding Charges at the rate INR. \_\_\_\_/- per Sq.Ft. per month (if applicable)
- c. Interest Free Maintenance Security of INR. \_\_\_\_\_ to be paid at the time of possession.
- d. Maintenance Charges for 1 year shall be payable in advance before handing over of possession of the Unit
- e. In case any other charge or levy is imposed by the Government and/or any statutory authority, the same shall be payable extra at actuals
- f. The taxes as applicable would be payable at each stage. Applicant/Allottee shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the schedule amount within the timeline mentioned in provisional allotment letter. In case of failure to pay as per payment plan or within the time lines mentioned in provisional allotment letter, Applicant/Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority. The Payment Plan/ Schedule may be preponed if the Occupation/ Part Occupation Certificate/Completion Certificate (OC/CC/Part OC/Part CC) as applicable is received or construction is completed before the scheduled possession period.

**PAYMENT PLAN**

**OPTION 'B' – CONSTRUCTION LINKED PAYMENT PLAN**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Instalments (In%)</b>
1	Application Fee	INR 1,00,000
2	Within 15 days of submission Application form	9 % of Total Price Less Application Fee
3	Upon Execution of 'Agreement to sale' (within 30 days of Allotment)	26 % of Total Price
4	On Completion of Superstructure	35 % of Total Price
5	On Completion of Plastering of Individual Building	20 % of Total Price
6	On offer of Possession	10 % of Total Price
	Total Plot Price	100%
7	Payable at the time of Offer of Possession	IFMS + Any Additional Charges + Stamp Duty + Registration Charges

**Note:**

- a. Stamp duty and registration charges as applicable will be extra.
- b. Holding Charges at the rate INR. \_\_\_\_/- per Sq.Ft. per month (if applicable)
- c. Interest Free Maintenance Security of INR. \_\_\_\_\_ to be paid at the time of possession.
- d. Maintenance Charges for 1 year shall be payable in advance before handing over of possession of the Unit
- e. In case any other charge or levy is imposed by the Government and/or any statutory authority, the same shall be payable extra at actuals
- f. The taxes as applicable would be payable at each stage. Applicant/Allottee shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the schedule amount within the timeline mentioned in provisional allotment letter. In case of failure to pay as per payment plan or within the time lines mentioned in provisional allotment letter, Applicant/Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority. The Payment Plan/ Schedule may be preponed if the Occupation/ Part Occupation Certificate/Completion Certificate (OC/CC/Part OC/Part CC) as applicable is received or construction is completed before the scheduled possession period.

**For M/s Terra Infracon Pvt. Ltd.**

**Authorized Signatory**

**PAYMENT PLAN**

**OPTION 'C' – DOWN PAYMENT PLAN**

Inst. No.	Particulars	Instilments (in %)
1	Upon Booking	9%
2	On Execution of 'Agreement to Sale' (within 45 days of Allotment)	86%
3	On offer of Possession	5%
	Total Floor Price	100 %
4	Payable at the time of Offer of Possession	IFMS + Any additional Charges + Stamp Duty + Registration Charges

**Note:**

- a. Stamp duty and registration charges as applicable will be extra.
- b. Holding Charges at the rate INR. \_\_\_\_/- per Sq.Ft. per month (if applicable)
- c. Interest Free Maintenance Security deposited of INR. \_\_\_\_\_ to be paid at the time of possession.
- d. Maintenance Charges for 1 year shall be payable in advance before handing over of possession of the Unit
- e. In case any other charge or levy is imposed by the Government and/or any statutory authority, the same shall be payable extra at actuals
- f. The taxes as applicable would be payable at each stage. Applicant/Allottee shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the schedule amount within the timeline mentioned in provisional allotment letter. In case of failure to pay as per payment plan or within the time lines mentioned in provisional allotment letter, Applicant/Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority. The Payment Plan/ Schedule may be preponed if the Occupation/ Part Occupation Certificate/Completion Certificate (OC/CC/Part OC/Part CC) as applicable is received or construction is completed before the scheduled possession period.

**The RERA Act is applicable on this Project.**

**These are Features/Facilities included in above price –**

- a) External Electrification & Fire Fighting Equipment Charges (EEC & FFC).

**The following are excluded in above price –**

- a) Interest Free Maintenance Security (IFMS) of **INR \_\_\_\_\_** shall be paid extra at the time of offer of Possession.  
b) The Stamp Duty and Registration Charges and other miscellaneous scribe charges shall be paid by buyer as per the Payment Plan at the prevailing rates.

**Note: -**

1. Cheque / Demand Draft should be in favour of **“TERRA INFR PVT LTD TERRA ELEGANCE MASTER.”** payable at Gurugram/Sohna.
2. Timely payment of all installments and other charges is the essence of the Allotment.
3. Earnest Money is 10% of the Agreement Value.
4. Price / Payment Plan is subject to revision / withdrawal without notice and at the sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant has checked prevailing price of the unit with the Company before booking of the Unit.
5. As per section 194IA of Income Tax Act, 1961, 1% TDS is required to be deducted on each payment, in case the total sale consideration exceeds INR 50 lakhs, which shall be deposited by the customer directly with the Income Tax Department and Form 16B for the same to be submitted to the Company within 30 days from the date of payment made.
6. All applicable Government Charges at present or as may be levied in future and enhancement thereof shall be payable extra by the applicant/allottee on prorata basis.
7. The Terms & Conditions of sale stated herein are only indicative and are subject to detailed Terms & Conditions in the Agreement for Sale.

**For M/s Terra Infracon Pvt. Ltd**

**Authorized Signatory**

