

## **Allotment Letter**

Dated : \_\_/\_\_/20\_\_

**Customer Code** :  
**Customer(s) Name** : Mr.  
**Address** :  
  
**Mobile** :  
**Email ID** :  
**Co. Applicant** :  
**Subject** : **Allotment of Residential Unit in the project named as SS CAMASA in Sector-90 Gurugram, Haryana.**

**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 unit as per the details given below :

**1. Allottee Details :**

**First / Sole Allottee**

Application No. (If Any)	SSG
Date	
Name of the Allottee	<b>Mr.</b>
Son Of	Sh.
Nationality	
Address	
Pin Code	
Landline No. / Mobile No.	
Email Id	
PAN (Permanent Account No.)	
Aadhaar Card No.	

**2. Project Details :**

Details of HRERA Registration	Reg. No.: __ of 2024
	Dated: __.__.2024
Project Name	<b>SS CAMASA</b>
Project Location	Sector-90, Gurugram, Haryana.
Nature of Project	Group Housing Colony
License No.	265 of 2023
Name of Licenses	North Star Towers Pvt. Ltd. and Matrix Buildwell Pvt. Ltd.
Name of Developer (If Any)	North Star Towers Pvt. Ltd.

**3. Unit and Booking Details :**

1	Nature of the Unit	Residential Apartment
2	Unit No.	
3	Tower No.	
4	Floor No.	
5	Carpet Area (Sq. Ft.)	
6	Net Super Area of Apartment (Sq. Ft.)	
7	Number of reserved car parking space allotted	
8	Total Consideration amount (inclusive of IDC & EDC, PLC, Govt. fees/taxes/levies, GST as applicable)	Rs. _____ as per Annexure 1

4. We have received earnest money in respect of the above referred unit as per the details given below :

S.No.	Instrument No.	Date	Bank Name	Amount
1				
2				
3				
4				
5				
<b>Total</b>				

The allotment is subject to your agreeing and appending your signature(s) and returning one copy of this letter. You are requested to pay the further installments of sale price and other dues as stipulated in the payment plan annexed to this letter and you are agreeing to abide by terms of the agreement to sell to be signed and registered in due course, the broad terms and conditions of which are enclosed herewith.

For any queries pertaining to above, please feel free to contact Customer Care at 77, SS House, Sector-44, Gurugram (Haryana) - 122003. Email: [customercare@ssgroup-india.com](mailto:customercare@ssgroup-india.com)

We look forward to a long and healthy customer relationship with you and assure you of our best services at all times.

Thanking you.  
Yours Sincerely,

**For North Star Towers Pvt. Ltd.**

I/We have read and understood the contents of above Allotment Letter, accordingly, I/We accept and confirm the same by appending my/our signature(s)

**(Authorised Signatory)**

**Allottee(s)**

**Dated :**

**ANNEXURES :**

- Annexure - 1** Price & Payment plan  
**Annexure - 2** Standard Terms & Conditions

**ANNEXURE -1**

**PRICE & PAYMENT PLAN**

**A - TOTAL PRICE**

<b>Breakup of Total Price</b>	<b>Amount (INR)</b>
Basic Sale Price (Inclusive)	
<b>Total Sale Price of Unit</b>	
Goods and Service Tax @0.00%	
<b>Total Price of Unit Including GST</b>	

**B - PAYMENT PLAN**

<b>S.No.</b>	<b>Installment</b>	<b>Percentage of Total Consideration</b>	<b>Amount (In Rs.)</b>	<b>GST</b>	<b>Amount Payable (In Rs.)</b>
1	At the time of booking	10.00%			
2					
3					
	<b>Total Payable</b>				

Notes: Stamp duty, Registration Charges, Interest free maintenance security deposit (IFMS) are not included in the total price of the Unit and shall be payable extra by the Allottee as applicable as and when demanded by the Promoter.

The Allottee will abide by all the detailed terms & conditions mentioned in the draft Agreement for Sale which is annexed with the allotment letter.

<b>For North Star Towers Pvt. Ltd.</b>	
	I/We have read and understood the contents of above Allotment Letter, accordingly, I/We accept and confirm the same by appending my/our signature(s)
<b>(Authorised Signatory)</b>	<b>Allottee(s)</b>
	<b>Dated :</b>

**Annexure-2:**

**STANDARD TERMS AND CONDITIONS**

This allotment is subject to the following terms & conditions:

**1. TERMS**

- 1.1. That the allotment of above residential apartment 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.
- 1.3. The Allottee shall not transfer/resale of this unit without prior consent of the Promoter till the Conveyance Deed is registered.
- 1.4. Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the consideration value of the unit as shown in the Payment Plan, as annexed.
- 1.5. The Total Price (as defined in the Terms & Conditions in Agreement for Sale) shall be payable on the date as specifically mentioned in the "Payment Plan", as annexed.
- 1.6. 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 apartment alongwith parking (if applicable) 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:
- 1.7. 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:
- 1.8. That the carpet area of the unit is as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the Unit allotted the promoter may demand that from the Allottee as per next milestone of the Payment Plan. All the monitory adjustment shall be made at the same rate per sq. m as per Agreement for Sale.
- 1.9. 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.
- 1.10. On Offer of Possession of the unit, the balance total unpaid amount shall be paid by the Allottee and thereafter the Allottee will execute the Conveyance Deed within 3 months as per provisions of Act/Rules.
- 1.11. 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. No administrative charges shall be levied by the Promoters.
- 1.12. Interest as applicable on instalment will be paid extra along with each installment.

## 2. MODE OF PAYMENT

- 2.1 In case the above Terms & Conditions are acceptable to the Allottee, then the Allottee is advised to submit its consent in writing in this office along with **Rs. \_\_\_\_/-** towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of '**North Star Towers Private Limited Master A/c – SS CAMASA**' payable at Gurugram and sign the 'Agreement for Sale' within 30 days from the date of issue of this Allotment Letter.
- 2.2 All cheques/demand drafts must be drawn in favour of "**North Star Towers Private Limited Master A/c – SS CAMASA**". Details of Bank A/c for the purpose of RTGS/NEFT/IMPS are under:

Account Number:	
Bank	_____ Bank
Bank Branch	
IFSC Code:	

- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.
- 2.4 All payments are to be made after deducting TDS as may be applicable and at the rate specified by the Government from time to time. The Allottee (s) is required to submit to the Promoter TDS certificate and Challan showing proof of deposit of the same within 7 days from the date of tax so deducted so that the appropriate credit may be allowed to the account of Allottee(s).
- 2.5 Taxation Particulars of Promoter are as under:
- PAN                      AAACN2976P
- GST No.                06AAACN2976P1ZX

## 3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee by post at the address given by the Allottee to the Promoter and email Id provided in the Application Form.
- b. The Allottee will inform the Promoter of any change in its address, telephone no., email ID, etc. for future correspondence.

## 4. 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 the Unit allotted and signing of 'Agreement for Sale' within given time, then the Promoter is entitled to forfeit the booking amount paid for the allotment and interest component on delayed payment (payable by the Allottee for breach of the 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.

## 5. 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.

## 6. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee will sign "Agreement for Sale" within 30 days of allotment of this unit.
- b. That the Allottee(s) is 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 30 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 vide Notification No. MISC-107(A)/ED(R)/196 dated 28.07.2017.

**7. CONVEYANCE OF THE SAID UNIT:**

The Promoter on receipt of total price of the allotted unit along with parking (if applicable), will execute a Conveyance Deed in favour of Allottee(s) within three months and no administrative charges will be charged from the Allottee except Stamp Duty.

<b>For North Star Towers Pvt. Ltd.</b>	I/We have read and understood the contents of above Terms & Conditions, accordingly, I/We accept and confirm the same by appending my/our signature(s)
<b>(Authorised Signatory)</b>	<b>Allottee(s)</b>
	<b>Dated:</b>