

To,

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

MR. / MS. / MRS. \_\_\_\_\_  
S/O / D/O / W/O. SH. \_\_\_\_\_  
RESIDENT OF \_\_\_\_\_,  
\_\_\_\_\_  
PH: - \_\_\_\_\_

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

**Subject: ALLOTMENT OF SHOP-CUM-OFFICE (SCO) IN AFFORDABLE PLOTTED HOUSING COLONY UNDER LICENSE No. 22 of 2021 BEING SET UP ON AREA MEASURING 12.70625 ACRES SITUATED AT SECTOR-26 & 27, VILLAGE DHAMLAKA, TEHSIL & DISTRICT REWARI - 123401, HARYANA.**

Mr. / Ms. / Mrs. \_\_\_\_\_

We thank you for the receipt Rs. \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **Only**) towards part settlement of Shop-cum-Office (SCO) in the Project vide application no. \_\_\_\_\_ dated \_\_\_\_\_.

The allotted SCO Unit No. \_\_\_\_\_ has an Area \_\_\_\_\_ Sq. Mtr. (i.e., \_\_\_\_\_ Sq. Feet.). The total amount ("\_\_\_\_\_-/-(**Rupees** \_\_\_\_\_ **Only**) based on Rs. \_\_\_\_\_ per Sq. Mtr. The total price is excluding EDC @ Rs. \_\_\_\_\_/- per Sq. Mtr. payable to Government as per prevailing EDC rates. Increase in EDC rates & any other Additional Government levies / Charges, if applicable shall be payable extra by you.

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 for being part of Affordable Plotted Housing Colony Project "**BMG Nirvaan**".

Thanking You,

For \_\_\_\_\_.

Authorized Signatory

Allottee \_\_\_\_\_

**PAYMENT PLAN**

**OPTION 'A' – INSTALMENT BASED PAYMENT PLAN**

| Inst. No. | Particulars   | Instilments (in %)   | Price | Total Price |
|-----------|---|--|-------|-------------|
| 1         | Upon Booking  | 10%  |       |             |
| 2         | Upon Execution of 'Agreement to Sale' (within 30 days of Allotment) | 20%  |       |             |
| 3         | Within 60 days of execution of Agreement                            | 25%  |       |             |
| 4         | Within 90 days of execution of Agreement                            | 25%  |       |             |
| 5         | Within 120 days of execution of Agreement                           | 15%  |       |             |
| 6         | On offer of Possession  | 5%   |       |             |
|           |   | IFMS & Other Additional Govt. levies/ Charges as applicable. |       |             |

**OPTION 'B' – UPFRONT PAYMENT PLAN**

| Inst. No. | Particulars   | Instilments (in %)   | Price | Total Price |
|-----------|---|--|-------|-------------|
| 1         | Upon Booking  | 10%  |       |             |
| 2         | Upfront Payment on Execution of 'Agreement to Sale' (within 45 days of Allotment) | 85%  |       |             |
| 3         | On offer of Possession  | 5%   |       |             |
|           |   | IFMS & Other Additional Govt. levies/ Charges as applicable. |       |             |

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

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

- a) External Electrification & Fire Fighting Equipment Charges (EEC & FFC).
- b) External Development Charges (EDC) calculated @ Rs. \_\_\_\_\_/- Per Sq. Mtr. prorate for Commercial Area is included/excluded from the above Total Price.

**These are excluding in above price –**

- a) Interest Free Maintenance Security (IFMS) shall be paid extra at the time of offer of Possession.
- b) The Stamp Duty and Registration Charges shall be paid by buyer at the time of registration on prevailing rates.
- c) Increase in EDC rates & any other Additional Government levies / Charges, if applicable shall be payable extra by buyer.

**Note:-**

- 1. Cheque / Demand Draft should be in favour of “**M/S B.M. Gupta Developers Escrow Nirvaan Commercial**” Payable at Rewari.
- 2. Timely payment of all installments and other charges is the essence of the Allotment.
- 3. Earnest Money is 10% of the Agreement Price.
- 4. Prices/ payment plan are 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 must check prevailing price of the unit with the company before booking.
- 5. As per section 194 IA of Income Tax Act, 1% TDS is required to be deducted on each payment i.e. 1<sup>st</sup> June 2013 which shall be deposited by the customer directly and form 16B to be submitted to the company within 30 days from the date of payment made.
- 6. All applicable Government Charges at present or in future and enhancement thereof shall be payable extra by the applicant/allotted on proportionate basis.
- 7. The Terms & conditions of sale stated herein are only indicative and are subject to detailed terms & condition in the Agreement for sale.

For \_\_\_\_\_.

Authorized Signatory

Allottee \_\_\_\_\_