

Dated:_____

ALLOTMENT LETTER

From, M/s JMS Infra Reality Pvt. Ltd., 07th Floor, North Tower, M3M Tee Point, Sector-65, Gurugram, Haryana, Phone: _____. Email id: _____.	To, Customer Name: Address: Mobile: Email id:
<u>SUBJECT: Allotment of a Unit(Apartment) for Residential usage in project named as “JMS Group Silver Living”, situated at Sector 95, District–Gurugram (Haryana)</u>	
1. Details of the Allottee:	
ALLOTTEE DETAILS	
CRN Number	
Date of Booking	
Name of the Allottee	
Son of/ Daughter of/ Wife of	
Co – Applicant	
Mobile No.	
Landline No.	
Email id	
Address (Permanent)	
Pin code	
Address (Correspondence)	
Pin code	
PAN (Permanent Account No.)	
Aadhar Card No.	
Co - Applicant PAN (Permanent Account No.)	
Co - Applicant Aadhar Card No.	
Nationality	

PROJECT DETAILS		
Details of HARERA Registration		Reg. No.
		Dated:
		Valid Upto
Project Name		JMS Group Silver Living
Project Location		Sector 95, Gurugram, Haryana
If project is developed in phases then, Phase Name		-
Nature of Project		Under Retirement Housing Policy dated 17-08-2021
Proposed date of Completion of the Project		As per RERA Registration
Proposed date of Possession of the Independent Floor		As per RERA Registration
License No.		License No. 80 of 2024
Name of Licensee		M/s JMS Infra Reality Pvt. Ltd.
APPROVAL DETAILS	Details of License approval	License No. 80 of 2024
		Dated: 10-07-2024
		Valid Upto: 09-07-2029
	Details of Layout Plan approval/ Sanctioned Building Plan	Drawing No. ZP/2008/JD(RA)/2025/6228
		Dated: 18-02-2025
	Zoning Plan	

Dear Madam(s)/Sir(s),

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the Promoter has allotted you the following Unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Unit No.	
2	Floor No.	
3	Block/Tower/Building	
4	Carpet Area (sq. ft./sq. mtr.)	
5	Rate per sq. ft./sq. mtr.	
6	Total Sales Value /Total Price	

Note: -

- The Unit is allotted without roof/terrace rights and any type of structure/construction, either permanent or temporary will not be allowed to allottee.
- Any other additional charges shall inter alia on Offer of Possession.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

We have received Earnest Money amount which is not exceeding 10% of the Total Sale Value/Total Price in respect of the above referred Independent Floor as per the details given below:

1.	Earnest Money Amount or Booking Amount	Amount in Rs.	
		(Percentage of TSV/TP)	10%
2.	Amount deposited		
3.	Cheque No/DDNo./RTGS		
4.	Dated		
5.	Bank name		
6.	Branch		
7.	Total Sales Value/Total Price		

Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	“JMS INFRA REALITY PVT. LTD. JMS GROUP SILVER LIVING MASTER ESCROW ACCOUNT” payable at Gurugram
Account Number	57500001693319
IFSC Code	

Annexure A-: 'Payment Plan'

Earnest Money which is not exceeding 10% of the Total Sales Value/Total Price of the Unit is already been paid - Total Sale Value/Total Price and other charges shall be paid as under:

Payment Plan**Construction Linked Payment Plan**

At the time of Booking	10% of TSV
Within 30 days of booking on the day of registration of Agreement for sale	15% of TSV
On the start of Excavation*	10% of TSV
On completion of Basement*	10% of TSV
On completion of Ground Floor Slab*	10% of TSV
On completion of 10 th Floor Slab*	10% of TSV
On completion of 20 th Floor Slab*	10% of TSV
On completion of Top Floor Slab*	10% of TSV
On completion of External Plaster*	5% of TSV
On offer of Possession	10% of TSV + Stamp duty + Registration Charges + etc.

* Sequence of these instalments depend on the actual status of work at site

* The Construction/development milestone mentioned in the Payment Plan are interchangeable.

The allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for sale which is annexed with the allotment letter.

**Thanking You,
Yours Faithfully**

For JMS INFRA REALITY PVT. LTD.

(Authorised Signatory)

Applicant(s) Declaration:

I/We have read and understood the contents of above communication. Accordingly, I/We accept and confirm the same by appending my/our signature(s)

(Applicant Signature)

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1** That the allotment of above Unit 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 subject to any conditions in the Allotment Letter.
- 1.3** The Allottee shall not transfer/resale of this Unit without prior consent of the Promoter till the Agreement for Sale is registered.
- 1.4** After paying the booking amount and thereafter upon issuance of this Allotment Letter, the Allottee(s) shall be liable to pay the Total Sales Value/Total Price and other charges of the Unit as shown in the payment plan as annexed.
- 1.5** The Total Sale Value/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.
- 1.6** The Total Sale Value/Total Price includes BSP+ EDC, IDC, PLC, if applicable. TDS @ 1% and any 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) and Unit imposed prospectively or retrospectively) paid/payable by the Promoter up to the date of handing over the possession of the Unit for Residential usage under retirement housing policy dated 17-08-2021, after obtaining the necessary approvals from competent authority for the purposes of such possession shall be paid by the Allottee(s);
- 2.** Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee(s) to the Promoter shall be increased/decreased based on such change/modification:
- 2.1** In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the allottee(s) 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.
- 2.2** On Offer of Possession of the Unit, the balance total unpaid amount shall be paid by the allottee(s) and thereafter you will execute the Conveyance Deed within the time as prescribed under the RERA Act 2016 and the Haryana Real Estate (Regulations and Development) Rules, 2017 and offer of possession.
- 2.3** The Allottee(s) on the offer of possession shall have to pay other charges including but not limited to Stamp duty+Registration Charges+administrative Expenses + connection charges, Power back up charges and taxes/cess/levies etc..
- 2.4** The stamp duty and registration charges will be payable by the allottee(s) at the time of registering the agreement for sale and the conveyance deed with the Sub Registrar Office, Gurugram. Other administrative charges, if any, shall also be levied by the Promoter and shall be paid by the allottee(s) to the Promoter.
- 2.5** Interest as applicable on installment will be paid extra along with each installment.
- 2.6** The Allottee(s) shall execute maintenance agreement and pay the maintenance charges in advance for one year and IFMS. In case the allottee(s) fails to pay timely payment of maintenance charges the charges shall be appropriate from IFMS. The allottee(s) shall also keep deposited the sinking fund and the same shall be appropriate for replacement/repair of fixed assets.

3. MODE OF PAYMENT

- 3.1** In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with 10% of the TSV of the Unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of **"JMS INFRA REALITY PVT. LTD. JMS GROUP SILVER LIVING MASTER ESCROW ACCOUNT"** payable at Gurugram and sign and registered the agreement for sale within 30 days from the date of booking.
- 3.2** Name and contact number of the allottee(s) shall be written at the back of the cheque/demand draft.

4. NOTICES:

- a)** All the notices shall be deemed to have been duly served if sent to the main allottee only by registered post at the address given by the main allottee to us and e-mail Id provided in the application form
- b)** You will inform us of any change in your address, telephone no., email ID for future correspondence.

5. COMPENSATION

Compensation shall be payable by the Promoter to the allottee(s) as per provisions of the Act or as adjudged by the Adjudication officer/Adjudicating Officer HARERA, Gurugram in the manner as provided in the Act & Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a)** The Allottee(s) will sign and register "Agreement for sale" within 30 days of booking of this Unit.
- b)** All the terms and conditions mentioned in the draft Agreement for Sale as notified in pursuance of section 13 of the Haryana real estate (regulation and development) by Government of Haryana.

7. CONVEYANCE OF THE SAID UNIT

The Promoter on receipt of Total Sale Value/Total Price and other charges as mentioned in the payment plan of Unit for residential usage, will execute a Conveyance deed in favour of allottee(s) within the time as prescribed in the provisions of RERA act and Rules and other administrative charges, if any, will be charged from the allottee(s).

- 8.** The Applicant(s) hereby give irrevocable consent to become a member of the body of the owners/Association of allottees to be formed in accordance with the applicable laws of State and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by Promoter and to pay such charges, fees, expenses as may be incurred during the process of formation of such owner's association/association of allottees.

Thanking You, Yours

Faithfully

For JMS INFRA REALITY PVT. LTD.

(Authorized Signatory)

Application Declaration:

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

(Applicant's Signature)

Dated: