

Dated: _____

ALLOTMENT LETTER

From,

M/s WALTON BUILDERS LLP, a limited liability Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008.
Regd. Office- Tower-1, C1-2701, M3M IFC, Sec-66, GGN, HR-122001
Mob: 9310977460
Email id: crm@waldevelopments.in

To,

Customer Name:
Address:
Mobile:
Email id:

SUBJECT: Allotment of a SCO Plot in project named as "--", situated at Sector --, District–Gurugram (Haryana) for commercial usage

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	WAL STREET 88A	
Project Location	Sec-88A, Village-Harsaru, Tehsil-Harsaru, Distt-Gurugram.	
If project is developed in phases then, Phase Name	N/A	
Nature of Project	Commercial Plotted Colony	
Proposed date of Completion of the Project	As per RERA Registration	
Proposed date of Possession of the Plot	As per RERA Registration	
License No.	License No. 157 of 2024	
Name of Licensee(s)	M/s Walton Builders LLP	
Valid APPROVAL DETAILS	Details of License(s) approval	License No-157 of 2024,
		Memo. No.-Endst. No. LC-5237/JE
		Dated-17/11/2024, Valid Till 16/11/2029
	Details of Layout Plan approval(Revised) and Building Plans	
		Memo. No.-DRG. No. DTCP 10618
		Dated-20/11/2024

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 SCO Plot("Plot") for commercial usage as per the details given below:

PLOT AND BOOKING DETAILS		
1	SCO Plot Number	
2	Area (sq. yd./sq. mtr.)	
3	Rate per sq. yd./sq. mtr.	
4	Total Sales Value	

Note: -

- 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 in respect of the above referred Plot as per the details given below:

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

Bank Details of master account (100%) for payment via RTGS/CHEQUE/IMPS ETC.	
Payment in favour of	WALTON BUILDERS LLP WAL STREET 88A MASTER
Account Number	50200104945602
IFSC Code	HDFC0007285

Annexure A-: 'Payment Plan'

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

Particulars	Percentage
AT THE TIME OF BOOKING	10% OF TSC
UPON REGISTRATION OF AGREEMENT FOR SALE	15% OF TSC
ON COMMENCEMENT OF LEVELLING WORK AND DEMARCATION	15% OF TSC
ON COMMENCEMENT OF SEWAGE AND WATER LINES	15% OF TSC
ON COMMENCEMENT OF ELCTRICITY INFRA	15% OF TSC
ON COMMENCEMENT OF INTERNAL ROAD	15% OF TSC
ON APPLICATION OF CC	5% OF TSC
ON OFFER OF POSSESSION 10% OF TSC + STAMP DUTY +OTHER APPLICABLE GOVT. LEVIES AND MISCELLANEOUS EXPENSES	10% OF TSC

* 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 WALTON BUILDERS LLP.

(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 Plot 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 Plot without prior consent of the Promoter till the Agreement for Sale is registered.
- 1.4** Upon issuance of this Allotment Letter, the Allottee(s) shall be liable to pay the Total Sales Value of the Plot as shown in the payment plan as annexed.
- 1.5** The Total Sale Value (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 includes BSP+ EDC, IDC, PLC, if applicable and TDS @ 1%. 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) imposed prospectively or retrospectively) paid/payable by the Promoter up to the date of handing over the possession of the Plot for commercial use by the allottee(s), 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 Plot, the balance total unpaid amount shall be paid the allottee(s) and thereafter you will execute the Conveyance Deed within the time as prescribed under the HRERA Act and Rules 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 i.e. External Electrification charges, Electricity Facility charges, Water Facility charges, Sewerage charges, Compound wall/fencing charges, Infrastructure Augmentation 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 concerned Sub Registrar Office. 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

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 Plot, in this office through Cheque / Demand Draft/RTGS drawn in favor of "**WALTON BUILDERS LLP WAL STREET 88A MASTER**

- 3.1** **HDFC BANK**, 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 HRERA, 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 the Plot.
- 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 PLOT

The Promoter on receipt of Total Sale Value and other charges as mentioned in the payment plan of Plot for commercial usage, will execute a Conveyance deed in favor of allottee(s) within the time as prescribed in the provisions of HRERA 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 M/s Walton Builders LLP

(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: