

## **ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>Developer name: Krisumi Corporation Private Limited</b>	<b>Allottee name:</b>
<b>Address:</b> Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana - 122004	<b>Address:</b>
<b>Phone No.:</b> +91 9289086396/ 7303184039 / 7303183317	<b>Mobile:</b>
<b>Email Id:</b> customerservice@krisumi.com	<b>Email id:</b>
<b>Land Owner name: Namo Lands Private Limited</b>	<b>Allottee name:</b>
<b>Address:</b> 95, 2 <sup>nd</sup> Floor, Kailash Hills, New Delhi 110065	<b>Address:</b>
<b>Phone No.:</b>	<b>Mobile:</b>
<b>Email Id:</b>	<b>Email id:</b>

**SUBJECT: Allotment of Apartment in the project named as “Waterside Residences- The Forest Reserve-II” in Sector-36A, District Gurugram, Haryana (“Project”).**

**1. Details of the Allottee:**

<b>ALLOTTEE DETAILS</b>		
Application No. (If any)		
Date		
Name of the Allottee		
Son/Wife/Daughter of (if applicable)		
Nationality		
Address (Correspondence)		
Pin code		
Address (Permanent)		
Pin code		
Website (if any)		
Landline No.		
Mobile No.		
Email		
PAN (Permanent Account No.)		
Aadhar Card No.		

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Waterside Residences- The Forest Reserve-II
Project Location	Sector 36A, Gurugram, Haryana
If project is developed in phases then, Phase Name	Waterside Residences- The Forest Reserve-II
Nature of Project	Group Housing
Proposed date of Completion of the Phase/Project	30.06.2031
Proposed date of Possession of the Apartment	30.06.2031
License No.	39 of 2013, 85 of 2014, 166 of 2023, 71 of 2024

Name of Licensee		39 of 2013, 85 of 2014, 166 of 2023- Krisumi Corporation Private Limited 71 of 2024- Namo Lands Private Limited in collaboration with Krisumi Corporation Private Limited
Name of Collaborator (if any)		Krisumi Corporation Private Limited
Name of the BIP holder (if any)		N/A
Name of the change of promoter (if any)		N/A
	Details of License approval	License No. 39 of 2013
		Memo. No LC-2819/DS(R)/2013/41770
		Dated 4.06.2013
		Valid Upto 3.06.2026
		License No. 85 of 2014
		Memo. No LC-2879/DS(R)/2014/17885
		Dated 08.10.2014
		Valid Upto 07.08.2029
		License No. 166 of 2023
		Memo. No LC-4161-JE(SK)-2023/27372
		Dated 18.08.2023
		Valid Upto 17.08.2028
		License No. 71 of 2024
		Memo. No LC-2819-C/JE(SK)/2024/19090
		Dated 28.06.2024
		Valid Upto 27.06.2029
	Details of Building Plans approval	Memo. No ZP-915A/JD(RA) 2025/2922
		Dated 23.01.2025
		Valid Upto 22.01.2030
	Details of Environment Clearance approval	Memo. No N/A
		Dated N/A
		Valid Upto N/A

**Dear Sir/Madam,**

With reference to application form submitted by you in this office (“**Application Form**”) and other required documents, it is intimated that **Krisumi Corporation Private Limited** (“**Developer**”) has allotted to you the following Apartment as per the details given below:

APARTMENT AND BOOKING DETAILS			
1	Nature of the Apartment		Apartment/Plot/Commercial shop/IT space
2	Apartment	Apartment No.	
		Property Category	<1BHK/2BHK/3BHK/4BHK>
3	Carpet Area (sq. m)		

4	Balcony area (sq. m) (not part of the carpet area)	
5	Verandahs area (sq. m) (not part of the carpet area)	
7	Open terrace area (if any)	
8	Block/Tower No.	
9	Floor No.	
10	Rate of carpet area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Plot Area (sq.m)	
13	Rate per sq.m	
14	Net area of the commercial space	
15	Total Price (inclusive of parking charges, Govt fees/levies/ common areas/taxes {which includes GST payable by the Allottees at rates as specified from time to time, which at present is 5%})	_____, Detailed Break-up of Total Price provided in <b>Annexure-I</b>

Note: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation- For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee;

1. The Developer has received earnest money amount which is not exceeding 10% of the Total Sale Consideration in respect of the above referred Apartment as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of Total Sale Consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total Price		

## 2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

<b>PAYMENT PLAN</b>	
Payment Plan (Inclusive of all charges/fees)	Copy attached as Annexure-I
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	"KRISUMI CORPORATION PRIVATE LIMITED – WATERSIDE RESIDENCES-THE FOREST RESERVE-II - MASTER ACCOUNT"
Account Number	10087016
IFSC Code	SMBC0000001

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

Best Wishes

Thanking You  
Yours Faithfully

**For (Krisumi Corporation Pvt. Ltd.)  
(Authorised Signatory)**

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  
Dated:**

**For (Namo Lands Pvt. Ltd.)  
(Authorised Signatory)**

**Annexure-I: Break-up of Total Price and Payment Plan**

Earnest money, which is not exceeding 10% of the Total Sale Consideration of the Apartment is already paid at the time of allotment. Balance consideration amount shall be paid as under:

S. No.	Price Description	Amount in Rs.
A.	Box Price (BP)	
B.	External Development Charges (EDC) & Infrastructure Development Charges (IDC)	
C.	Other Charges	
D.	<b>Sale Consideration (A+B+C)</b>	
E.	Goods & Service Tax* (GST)	
F.	<b>Total Sale Consideration (D + E)</b>	
G.	Interest Free Maintenance Security Deposit (IFMSD)	
H.	Stamp Duty and Registration Fee on the Agreement for Sale*	
I.	Stamp Duty and Registration Fee on the Conveyance Deed#	*As Applicable
	<b>Total Price # (F+G+H)</b>	

\* As per the prevailing rates & regulations and are subject to change.

# Stamp duty amount & Registration fee on the Conveyance deed shall be extra & payable by the Allottee(s) as applicable at the

time of Conveyance Deed.

<b>B : PAYMENT PLAN</b>		
<b>PAYMENT PLAN : -Flexi Payment Plan (Tentative for reference purpose &amp; may change from time to time)</b>		
1.	Before Booking	10% of Total Sale Consideration + Registration & Stamp Duty on Agreement for Sale
2.	90 days from execution and registration of Agreement for Sale	15% of Total Sale Consideration
3.	Within 15 Months from Booking OR Completion of 1st Floor Slab, whichever is later	10% of Total Sale Consideration
4.	Within 24 Months from Booking OR Completion of 10th Floor Slab, whichever is later	15% of Total Sale Consideration
5.	Within 36 Months from Booking OR Completion of 24th Floor Slab, whichever is later	25% of Total Sale Consideration
6.	On Completion of Super Structure	7.5% of Total Sale Consideration
7.	On Application of OC	7.5% of Total Sale Consideration
8.	On Offer of Possession	10% of Total Sale Consideration + IFMSD + Registration & Stamp Duty on Conveyance Deed

**This allotment is subject to the following conditions:**

**1. TERMS**

- 1.1 That the allotment of above Apartment is subject to the detailed terms & conditions mentioned in the Application Form and agreement for sale.
- 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 and Application Form.
- 1.3 The Allottee shall not transfer/resale this Apartment without prior consent of the Developer till the agreement for sale is registered. Any transfer of the Apartment shall take place in accordance with the terms and conditions as mentioned under the Application Form and agreement for sale.
- 1.4 Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the Total Price as shown in the payment plan as annexed above.
2. The Total Sale Consideration 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) including EDC & IDC) paid/payable by the Land Owner / Developer up to the date of handing over the possession of the Apartment for Residential usage 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:
3. 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 Developer shall be increased/decreased based on such change/modification:
  - 3.1 That the carpet area, balcony area and verandah area of the unit are 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 apartment allotted the Developer may demand that from the Allottee as per next milestone of the payment plan. All the adjustment shall be made at the same rate per sq. m as per agreement for sale.
  - 3.2 In case, the Allottee fails to pay to the Developer 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.
  - 3.3 On offer of possession of the Apartment, the balance total unpaid amount shall be paid by the Allottee and thereafter the conveyance deed shall be executed within 3 months but not later than 6 months from possession as per provisions of Act/Rules.

- 3.4 The stamp duty and registration charges at the prevailing rate 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 Developer.
- 3.5 Interest as applicable on delayed payment of an instalment shall be paid extra by the allottee along with each instalment payment, at the rate prescribed under Rule 15 of the Rules.
- 3.6 This Allotment Letter is subject to the terms and conditions set out in the Application Form and the agreement for sale to be executed by the Allottee(s).

## **2. MODE OF PAYMENT**

- 2.1 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 Rs. \_\_\_\_\_ towards \_\_\_\_% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of '\_\_\_\_\_', payable at \_\_\_\_\_ and sign the 'Agreement for Sale' within \_\_\_\_ days from the date of issue of this Allotment Letter .
- 2.2 All cheques/demand drafts must be drawn in favour of **“KRISUMI CORPORATION PRIVATE LIMITED – WATERSIDE RESIDENCES- THE FOREST RESERVE-II - MASTER ACCOUNT”**.
- 2.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

## **3. NOTICES**

- a. All the notices shall be deemed to have been duly served if sent to the Allottee by registered post at the address given by the Allottee to us and email Id provided in the application form.
- b. You will inform us of any change in your address, telephone no., email ID 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 Developer or fails in payment of required additional amount towards total cost of Apartment and signing of 'agreement for sale' within given time, then the Developer is entitled to forfeit the Booking Amount for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the Developer). The rate of interest payable by the Allottee to the Developer 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 Developer 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**

- 6.1 The Land Owner, Developer and Allottee will sign "agreement for sale" within 30 days of allotment of this Apartment.
- 6.2 That you are required to be present in person in the office of the Developer, on any working day during office hours to sign the **'agreement for sale'** within 30 days.

- 6.3 All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of Rule 8 of the Haryana Real Estate (Regulation and Development) Rules by government of Haryana.

## 7. CONVEYANCE OF THE SAID APARTMENT

The Developer on receipt of Total Sale Consideration of Apartment, will execute a conveyance deed and handover the possession in favour of Allottee(s) within three months but not later than 6 months from the receipt of Occupation Certificate.

However, in case, the Allottee fails to deposit the stamp duty and / or registration charges, other ancillary charges within the period mentioned in the notice, the Allottee authorizes the Developer to withhold registration of the conveyance deed and possession in his / her favour till such stamp duty, registration charges, other ancillary charges are paid by the Allottee to the Developer.

## 8. DATA PROTECTION

The Allottee(s) confirm(s) that the information shared with the Land Owner/Developer pursuant to this Allotment Letter and/or 'agreement to sale' is accurate and up to date. The Allottee(s) further acknowledge(s) that the Land Owner/Developer, its affiliates, and their employees and agents shall not be held liable for any loss, claim, damage, liability, or expense (including legal fees) arising from the provision of inaccurate or incomplete information or personal data by the Allottee(s). Further, the Allottee (s) understand(s) and expressly consent(s) to the processing of their personal data by the Land Owner/Developer, its affiliates, and its contractors as outlined in **Schedule I** (*Privacy Notice*) of this Allotment Letter.

### SCHEDULE – I PRIVACY NOTICE

#### 1. Scope and Applicability

**Krisumi Corporation Private Limited and Namo Lands Pvt. Ltd.**, including our affiliates (collectively referred to as “**Developer/Company**”, “**we**”, “**our**”, or “**us**”), are committed to protecting the privacy and security of your personal data.

This privacy notice (“**Notice**”) applies to the Allottee(s), and describes our privacy practices regarding the collection, use and processing of your personal data. It should be read in conjunction with any other privacy notice that may be provided to you on specific occasions when we are collecting or processing your personal data, so that you are fully informed about how and why we are using your personal data.

#### 2. Legal Basis for Processing

We process your personal data based on the following, including other than as provided and consented under this Notice:

- (a) **Contractual Necessity:** To fulfill our obligations under the agreements entered into with you.
- (b) **Legal Obligations:** To comply with applicable laws, regulations, and judicial orders.
- (c) **Legitimate Use:** To ensure provision of services provided to us by you or opted in by you from time to time.

#### 3. Data Collected and Processed

The following categories of personal data may be processed to the extent necessary for the purposes described in this Notice:

(a) **Personal Identifiers:**

- (i) Names of applicants (First, Second, and Third).
- (ii) Nationality, Date of Birth, and Anniversary Date.
- (iii) Passport Number.
- (iv) Image/video for identification purposes.
- (v) Permanent Account Number (PAN) and Aadhaar Card Number.
- (vi) Residency Status.
- (vii) For corporate applicants, the details of directors, promoters, and any authorized personnel.

(b) **Contact Details:**

- (i) Mailing Address and Permanent Address.
- (ii) Telephone Number, Mobile Number, and Email ID.
- (iii) Office Name and Address, along with relevant contact details.

(c) **Financial Information:**

- (i) Details about the amounts paid to us or our contractors for any purpose, including cheque/DD/Pay Order/RTGS/NEFT number, bank name, and branch.
- (ii) Income tax details, GST number (if applicable).

(d) **Property and Transactional Information:** Records of property ownership, purchase and sale agreements, payment details.

4. **Purpose for Processing Your Personal Data**

We collect, use, and disclose personal data to ensure compliance with our obligations under the Allotment Letter, agreement to sale, or any other instruments executed with you, and specifically for the following purposes:

- (a) **Compliance with Laws and Regulations:** To ensure adherence to legal, regulatory, and public safety requirements.
- (b) **Records Maintenance:** To maintain accurate records of property ownership, transactions, and any rights or obligations related to your application/allotment/purchase.
- (c) **Health and Safety:** Managing health and safety, including responding to emergencies.
- (d) **Identification Purposes:** Using images/video footages for identification purposes, public and employee safety, building security, and crime prevention.
- (e) **Security Maintenance:** Protecting our products, facilities, services, systems, and networks against security threats, fraud, and other harmful activities.
- (f) **Customer Support:** To address queries, complaints, and service requests.
- (g) **Internal Analytics:** To improve our services and better understand customer needs.



- (h) **Group Entity Collaboration:** To share data with group entities for operational and administrative purposes, including meeting any contractual audit obligations.
- (i) **Make Suitable Commercial Offerings:** To utilize the information shared by you to make suitable commercial offerings of ours or our contractors/vendors.

5. **Data Sharing**

We may share your personal data with the following recipients:

- (a) **Contractual Partners and Service Providers:** Third parties with whom we have a contractual relationship, such as security personnels and vendors, marketing service providers, channel partners, for the purpose of providing you with facilities, services and suitable third-party commercial offerings.
- (b) **Affiliates:** With group entities for operational and administrative purposes, including meeting any audit obligations.
- (c) **Government Entities and Legal Enforcement Agencies:** To meet legal, regulatory, and public safety requirements.

6. **Data Retention**

We will retain the personal data for as long as necessary to fulfil the purposes outlined in this Notice or resolve disputes.

7. **Withdrawal of Consent**

Processing your personal data is essential for meeting our obligations under this Allotment Letter, including under any of our contractual arrangements. Subject to processing your personal data on the basis of legitimate use, you may withdraw your consent by reaching out to our grievance officer (details in our privacy policy), however, withdrawal of consent could impact your ability to receive the services/allotment.

8. **Rights**

In connection with the personal data that you have provided to us for processing, you have certain rights. The details thereof, including how to exercise them, or seek any clarification in respect thereof, please refer to our privacy policy on our website.

9. **Contact Details**

If you have any questions about processing or handling your data, please feel free to reach out to our grievance/data protection officer, the details of whom are provided in our privacy policy on our website.

Thanking You

Yours Faithfully

**For (Krisumi Corporation Pvt. Ltd.)**

**(Authorised Signatory)**

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**

**Dated:**

**For Namo Lands Pvt. Ltd.**

**(Authorised Signatory)**

**Documents to be attached along with Allotment Letter**

<b>Sr. No</b>	<b>Particulars</b>
<b>1.</b>	Detailed break-up of Total Price
<b>2.</b>	Payment plan
<b>3.</b>	Action plan of Schedule of Development (Duly approved by HARERA)
<b>4.</b>	Location Plan
<b>5.</b>	Floor plan/layout plan of Apartment
<b>6.</b>	Copy of License
<b>7.</b>	Copy of letter of approval of Building Plan
<b>8.</b>	Copy of Environment Clearance
<b>9.</b>	Copy of draft Agreement for Sale
<b>10.</b>	Copy of Board Resolution vide which above signatory was authorized
<b>11.</b>	Specifications (which are part of the Apartment) as per Haryana Building code 2017 or National Building Code
<b>12.</b>	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code