

**ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>Promoter name: Lion Infra Developers LLP</b>	<b>Customer name:</b>
<b>Address:</b> Plot No-10, 3rd Floor, Local Shopping Complex, B1, Basant Kunj, Delhi -110079	<b>Address:</b>
	<b>Mobile:</b>
	<b>Email id:</b>

**SUBJECT: Allotment of Flat /Plot / Commercial unit/IT unit in Project named as “GREEN VALLEY” in Sector-35, Gurugram (Haryana).**

Details of the applicant to whom the flat/plot/commercial unit/IT unit has been allotted are as under:

<b>APPLICANT DETAILS</b>	
Name	
Son/Wife/Daughter of	
Date of Birth	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	
Passport No.	

**Dear Sir/Madam,**

With reference to your application no.\_\_\_\_\_ dated\_\_\_\_\_ submitted in this office along with Rs\_\_\_\_\_ towards earnest money and other required document, it is intimated that the company has allotted you the following unit as per the details given below:

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	<b>GREEN VALLEY</b>
Project Location	Sector-35, Sohna, District – Gurugram, Haryana
If project is developed in phases then, Phase Name	
Nature of Project	Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - 2016
Proposed date of Completion of the Phase/Project	24.02.2024

Proposed date of Possession of the unit		
License No.		23/2019
Name of Licensee		Form LC-V Haryana Gvt. Town and Country Planning Department
Name of Collaborator		M/s Vibhor Home Developers Pvt. Ltd
APPROVAL DETAILS	Details of License approval	License No. 23/2019
		Memo. No: Endst. No LC-3804- Asstt.(RK)-2019/4994
		Dated : 20.02.2019
		Valid Upto: 19.02.2024
	Details of Building Plans approval	Memo. No:
		Dated:
		Valid Upto:
	Details of Environment Clearance approval	Memo. No:
		Dated
		Valid Upto

UNIT AND BOOKING DETAILS		
Nature of the unit		Flat/Plot/Commercial shop/IT space
Flat	Unit No.	
	Property Category	2BHK/3BHK/4BHK
	Carpet Area (sq. ft)	
	Balcony area (sq. ft)	
	Verandahs area (sq. ft)	
	Block/Tower No.	
	Floor No.	
	Rate of carpet area (Rs/sq. ft)	
	Rate of Balcony area (Rs/sq. ft)	
	Rate of Verandahs area (Rs/sq. ft)	
	Plot Area	
	Net area of the commercial space	
	Total Cost of the unit (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

We have received a sum of Rs\_\_\_\_\_ as earnest money which is equal to 10% amount of the total cost in respect of the above referred unit. Details of the same are as follows:

Cheque No/DD No./RTGS	
Dated	
Bank Name	
Branch	
Amount	
Total	

**Mode of Booking**

Direct/Real estate agent	
If booking is through Real estate agent, then Real Estate Reg. No	
Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan(please specify)
<b>Bank Details for payment via RTGS</b>	
Payment in favour of	
Account Number	
IFSC Code	KKBHK0004265

**Annexure A- : 'Payment Plan'**

Earnest money which is equal to 10% amount of the total cost of the unit is already paid at the time of allotment. Balance 90% of consideration amount shall be paid in eight installments as under:

## 1. In case of Down Payment Plan

Installment	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1 <sup>st</sup>				
2 <sup>nd</sup>				
3 <sup>rd</sup>				
4 <sup>th</sup>				
5 <sup>th</sup>				
6 <sup>th</sup>				
7 <sup>th</sup>				
8 <sup>th</sup>				
Total Payable				

**OR**

## 2. In case of Construction linked plan

Installment	Particulars	Percentage
1 <sup>st</sup>	At the time of Booking	10%
2 <sup>nd</sup>	On Signing of Agreement for Sale	

3 <sup>rd</sup>	Excavation	
	RCC Structure	
	Basement	
	Brick Work	
4 <sup>th</sup>	Electrical Conduit	
	Internal Plaster	
	External Plaster	
	Flooring	
	Doors and Windows	
	Electrical Wiring	
	Plumbing	
	Kitchen (work top, flooring)	
	Bathroom A. Tiles B. Sanitary wares	
5 <sup>th</sup>	Wall Putty	
	Internal Painting	
	External Painting	
6 <sup>th</sup>	M.S. Railing A. Balcony B. Stairs	
	Lift Door Stone/Cladding	
	Lift, Lobby Floor	
	Main Stairs	
	Fire stairs	
	Lift	
7 <sup>th</sup>	Car Parking	
	RCC Water storage tank on terrace	
	Fire Fighting	
8 <sup>th</sup>	EWS (Economically Weaker Section)	
	Primary school	
	Community Building	
	Swimming Pool	
	Shopping Complex	
	Roads	
	Street Light	
	Rain Water Harvesting	

	Underground Water Storage Tank	
	Solar Energy Panel	
	Boundary Wall	
	STP (Sewerage Treatment Plant)	
	Water Drainage System	
	Sewerage System	
	Gensets	
	Water Supply	
	Sewer Connection	
	Landscaping	
	Entrance Gates	
9 <sup>th</sup>	On Possession	

**OR**

3. Any other plan duly approved by HARERA

**Annexure B- 'Action Plan of Schedule of Development'**

**(Duly approved by HARERA)**

S.NO.	DESCRIPTION	Starting Date	Completion Date
1.	Excavation		
2.	RCC Structure		
3.	Basement		
4.	Brick Work		
5.	Internal Plaster		
6.	External Plaster		
7.	Electrical Conduit		
8.	Flooring		
9.	Doors and Windows		
10.	Electrical Wiring		
11.	Plumbing		
12.	Kitchen (work top, flooring)		
13.	Bathroom C. Tiles D. Sanitary wares		
14.	Wall Putty		
15.	Internal Painting		
16.	External Painting		
17.	M.S. Railing A. Balcony B. Stairs		
18.	Lift Door Stone/Cladding		
19.	Lift, Lobby Floor		
20.	Main Stairs		
21.	Fire stairs		
22.	Lift		

23.	Landscaping		
24.	Car Parking		
25.	RCC Water storage tank on terrace		
26.	Fire Fighting		
27.	EWS (Economically Weaker Section)		
28.	Primary school		
29.	Community Building		
30.	Swimming Pool		
31.	Shopping Complex		
32.	Roads		
33.	Street Light		
34.	Rain Water Harvesting		
35.	Underground Water Storage Tank		
36.	Solar Energy Panel		
37.	Boundary Wall		
38.	STP (Sewerage Treatment Plant)		
39.	Water Drainage System		
40.	Sewerage System		
41.	Gensets		
42.	Water Supply		
43.	Sewer Connection		
44.	Entrance Gates		

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 (Promoter Name)  
(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:**

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

## **1. TERMS**

- 1.1 That the allotment of above flat/plot/commercial unit/IT unit 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.
- 1.3 The allottee shall not transfer/resale of this unit without prior consent of the promoter.
- 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 and conditions in Agreement for Sale) shall be payable on the date as specifically mentioned in the "Payment Plan" as attached herein as Annexure 1.
- 1.6 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. However, final areas shall be as per the area taken into consideration at the time of issuance occupation certificate by DTCP, Haryana.
- 1.7 In case, at the time of handing over the possession of the unit, there is any difference in the carpet area, balcony area and verandah area, then the difference of cost in proportion to such increased or decreased flat/balcony/verandah area shall be paid by you or vice-versa at the rates mentioned in the allotment letter.
- 1.8 The balance 90% of consideration amount shall be deposited by you in installments as per details of installments given in the payment plan or 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 @ State Bank of India highest marginal cost of lending rate plus two percent.
- 1.10 On offer of possession of the unit, the balance total unpaid amount shall be paid by you and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.11 GST as applicable on the sale price will be paid inclusive of total cost of the unit. The stamp duty will be payable by you at the time of registering the conveyance deed with the Sub Registrar office, Gurugram.
- 1.12 Interest as applicable on installment will be paid extra along with each installment.

## **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 total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' 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 "Promoter Name".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

## **3. NOTICES**

- 3.1 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.
- 3.2 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 promoter or fails in payment of required additional amount towards total cost of flat and signing of 'Agreement for Sale' within given time, then the promoter is entitled to forfeit the earnest money paid 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 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

- 5.1 In case, allottee wishes to withdraw from the project due to discontinuance of his business on account of suspension or revocation of the registration or any other reason or the promoter fails to give possession of the flat/plot/commercial unit/IT unit on the date specified in the allotment letter and agreement for sale. The promoter shall be liable to return the total amount received by allottee with interest at State bank of India highest marginal cost of lending rate plus two percent including compensation within ninety days of it becoming due.
- 5.2 If allottee does not intend to withdraw from the project, the promoter shall pay the allottee interest at State bank of India highest marginal cost of lending rate plus two percent for every month of delay, till the handing over of the possession of the unit, which shall be paid by the promoter to the allottee within ninety days of it becoming due.

## 6. SIGNING OF AGREEMENT FOR SALE

- 6.1 Promoter and Allottee will sign "Agreement for Sale" within \_\_ days of allotment of this unit.
- 6.2 That you are required to be present in person in the office of \_\_\_\_\_, on any working day during office hours to sign the 'Agreement for Sale' with 'Promoter Name' within \_\_ days.
- 6.3 All the terms and conditions mentioned in the draft Agreement for Sale which is annexed are applicable to this allotment letter.

## 7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of Unit for Residential/Commercial/Industrial/IT Colony 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.

Best Wishes

Thanking You

Yours Faithfully

**For (Promoter Name)**

**(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:**



