

ALLOTMENT LETTER

Date:

From	To
Goel & Son's Golden Park Private Limited	<Customer name:>
Plot at Khasra No. 155/2, Village Bamnoli Najafgarh, South West Delhi, Delhi - 110061	<Address:>
+91 85279 71260	<Mobile:>
Kanhiya0291@gmail.com	<Email id:>

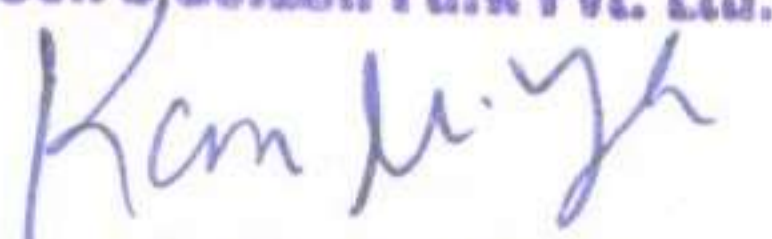
SUBJECT: Allotment of Low-Density Eco-Friendly Colony in project named as "Westerias Farms" situated at Village-Dadu, Tehsil-Tauru, District-Nuh Haryana-122105.

1. Details of the allottee:

ALLOTTEE DETAILS	
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.	

PROJECT DETAILS	
Details of HARERA Registration	
Project Name	Westerias Farms
Project Location	Village-Dadu, Tehsil-Tauru, District-Nuh Haryana-122105
If project is developed in phases, then, Phase Name	Whole

For Goel And Son's Golden Park Pvt. Ltd.


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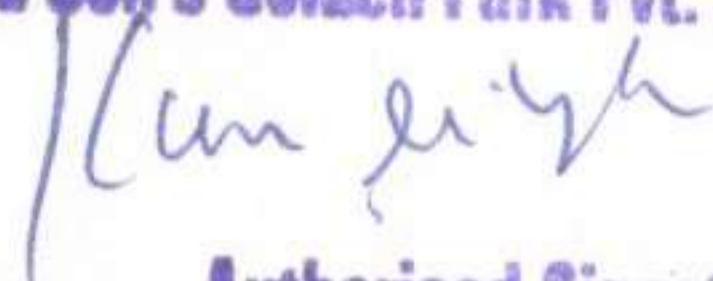
Nature of Project		Low-Density Eco-Friendly Colony
Proposed date of Completion of the Phase/Project		20 th July, 2030
Proposed date of Possession of the unit		on or before 20 th July, 2030
License No.		124 of 2025 Dated 21.07.2025
Name of Licensee		M/s Goel & Son's Golden Park Private Limited
Name of Collaborator (if any)		N/A
Name of the BIP holder (if any)		N/A
Name of the change of developer (if any)		N/A
APPROVAL DETAILS	Details of License approval	License No. 124 of 2025 Dated 21.07.2025
		Endst. No. LC-5359/PA (SK)/2025/27597
		Dated 21.07.2025
		Valid Upto 20.07.2030
	Details of Building Plans approval	Memo. No. N/A
		Dated N/A
		Valid Upto N/A
	Details of Environment Clearance approval	Not Required
		Not Required
Not Required		

Dear Sir/Madam,

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

UNIT AND BOOKING DETAILS		
S. No.	Nature of the unit	Plot
1	Plot No.	
2	Block/Street No.	
3	Plot Area (sq. mtr.)	
4	Rate per sq. mtr	
5	Net area of the Plot	

For **Goel And Son's Golden Park Pvt. Ltd.**



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6	Total Consideration amount (inclusive of IDC & EDC, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	
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2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred Plot as per the details given below:

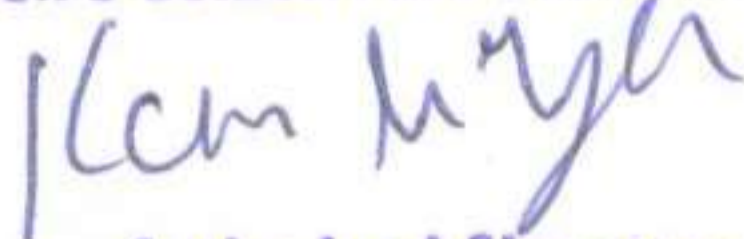
1.	Earnest Money Amount	Amount in Rs.	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name	IDFC First Bank Limited	
5.	Branch	Upper Ground, UG-15, Bestech Central Square, Gurugram, Haryana-122002.	
6.	Amount deposited		
7.	Total sale consideration		

3. 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	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	M/s Goel & Son's Golden Park Private Limited
Account Number	10242199492
IFSC Code	IDFB 0021 008

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Annexure A:- 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (In Rs.)
1.	On Booking	<10%				
2.	On BBA	40%				
3.	On Possession	50%				
	Total Payable	100%				

OR

2. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	After signing of the Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	<25%
4	On completion of electric sub-station, laying of cables and erection of street lights, renewable energy systems, security and firefighting services.	<15%
5	On completion of roads and pavements/parking	<15%
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	<10%
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	<10%

OR

3. Any other plan duly approved by HRERA

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

For Goel And Son's Golden Park Pvt. Ltd.

Kamliyer

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Thanking You
Yours Faithfully

For Goel & Son's Golden Park Pvt. Ltd.

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)

(Authorised Signatory)

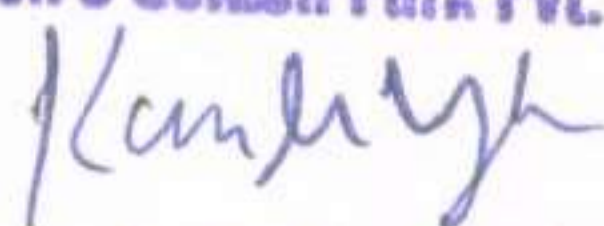
Applicant
Dated:

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 unit without prior consent of the promoter till the agreement for sale is registered.
- 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 annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot for Residential any other usage (as the case may be) 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 promoter shall be increased/decreased based on such change/modification:
 - 3.1 That the total area of the Plot is as per approved Layout plan/zoning plan. If there is any increase in the total area which is not more than 5% of the total area of the plot allotted by the promoter may demand that from the allottee as per next milestone of the payment plan. All the monitory adjustment shall be made at the same rate per sq. mtr. as per agreement for sale.
 - 3.2 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 on the due date at the prescribed rate

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under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.

- 3.3 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 3.4 The stamp duty and registration charges 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 promoters.
- 3.5 Interest as applicable on instalment will be paid extra along with each instalment.

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 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favor of Goel & Son's Golden Park Private Limited ('Promoter Name') payable at IDFC First Bank Limited, Gurugram A/c No. 10242199492, IFSC Code IDFB 0021 008 and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter.

2.2 All cheques/demand drafts must be drawn in favour of "Goel & Son's Golden Park Private Limited".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the act

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. and 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 10 % of application 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

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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 promoter 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

- a. The promoter and allottee will sign "agreement for sale" within 15 days of allotment of this Plot.
- b. That you are required to be present in person in the office of Plot at Khasra No. 155/2, Village Bamnoli Najafgarh, South West Delhi, Delhi - 110061, on any working day during office hours to sign the 'agreement for sale' within 15 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 14 of the Haryana Real Estate (regulation and development) by government of Haryana vide date vide date 28.07.2017.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of Plot for Low-Density Eco-Friendly 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 Goel & Son's Golden Park Private Limited

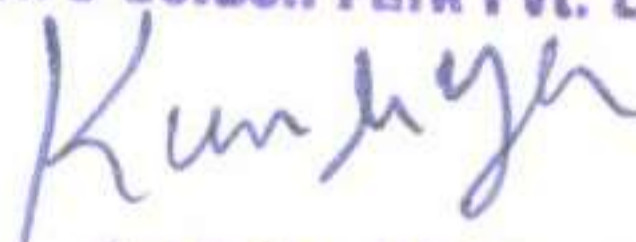
I/We have read and understood the contents of above communication; accordingly, I/We accept and confirm the same by appending my/our signature(s)

(Authorised Signatory)

Applicant

Dated:

Goel And Son's Golden Park Pvt. Ltd


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Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code

For Geel And Son's Golden Park Pvt. Ltd.

Kamlesh

Authorised Signatory