

ALLOTMENT LETTER

Date:

From	To
3B FARMS N RESORTS LLP (‘Promoter’)	ALLOTEE NAME (‘Allotee’)
having its corporate Office at Unit No. 223, 2nd Floor, Tower B, Capital Business Park, Gurugram, Haryana - 122018	ADDRESS
Mob - 9117383838	MOBILE NO.
E-mail Id- crm@3bhomes.in	E-mail Id-

Subject: Allotment of Residential Plot in project named as ‘PATAUDI GREENS’ located in the revenue estate of Village PATAUDI, Sector-4, Tehsil PATAUDI, Gurugram 122503 Haryana (‘Project’).

Details of the Allotee:

ALLOTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allotee	
S/o	
Nationality	
Address	
PAN (Permanent Account No.)	
Aadhar Card No.	
PROJECT DETAILS	
Details of HRERA Registration	: -
	Dated: -
	Valid Up to : -
Project Name	PATAUDI GREENS
Project Location	Village PATAUDI, SEC-4, Tehsil - PATAUDI, GURUGRAM, HARYANA - 122503
Nature of Project	Residential Plotted Colony
License No.	48 of 2025, dated 04.04.2025

Name of Licensee	3 B FARMS N RESORTS LLP. And Mr Shri Niwas Yadav, Mrs. Pushpa, Mrs. Alka Goyal, Mr Lal Singh Yadav, Mrs Vidya Devi, Mr Gopal Krishan Yadav, Mrs Diksha Yadav, Mrs Pramila, Mrs Tara.	
Name of Collaborator (if any)	Mr Shri Niwas Yadav, Mrs. Pushpa, Mrs. Alka Goyal, Mr Lal Singh Yadav, Mrs Vidya Devi, Mr Gopal Krishan Yadav, Mrs Diksha Yadav, Mrs Pramila, Mrs Tara.	
APPROVAL DETAILS	Details of License approval	License No. 48 of 2025
		Memo. No. LC-5302/DS(AK)/2025/12431
		Dated: 04-04-2025
		Valid Up to: 03-04-2030
	Details of Layout Plans approval	Memo. No. 10997
		Dated: -07-04-2025

Dear Sir/Madam,

1. With reference to your application form no..... dated..... (**'Application Form'**), whereby you have applied for allotment of a unit/plot in the Project, it is intimated that the Promoter has allotted you the following unit ('Unit') as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Residential Plot
2	Plot No.	
	Property Category	N.A.
3	Plot Area (sq. meter)	
4	Plot Area (sq. Yards)	
5	Rate per sq. meter	
	Rate per sq. Yard	
6	Total Consideration amount (inclusive of IDC & EDC)	

2. The Promoter has received earnest money amount which is not exceeding 10% of the total cost ('Earnest Money') in respect of the above referred Unit as per the details given below:

1.	Earnest Money Amount	Rs..... /- (10% Total Sale Consideration Less TDS Amount)
2.	Cheque No./DD No./RTGS	
3.	Dated	
4.	Bank Name	
5.	Amount deposited	Rs..... /-
6.	Total sale consideration	Rs..... /-

4. The allotment of the Unit in your favor, is subject to timely payment as per the Payment Plan (as provided in Schedule 1) and registration of an agreement for sale/ BBA('Agreement for Sale') within 30 (thirty) days of allotment of the Unit. The Agreement for Sale stipulates the detailed terms and conditions of the contemplated sale of the Unit in your favor.
5. You are kindly requested to accept the Allotment Letter by returning the duplicate copy of this letter duly signed by you. Please quote the Unit No. as mentioned above in your future correspondence with us.

5. Mode of Booking

	RTGS/NEFT /CHEQUE	
Payment in favour of		3B FARMS N RESORTS LLP FOR "PATAUDI GREENS"
Account Number:		13550200061629
IFSC Code:		FDRL0001355
Branch Name		Jail Road, Civil Lines, Gurgaon, Haryana - 122001

Annexure A:- 'Payment Plan'

Sr. No.	PARTICULARS	PERCENTAGE	Amount
1	Booking+0 Days	10.00 %	
2	After registration of Agreement for Sale	10.00 %	
3	On commencement of Levelling work	15.00 %	
4	On commencement of Boundary Wall	15.00 %	
5	On commencement of Sewage/Drainage	10.00 %	
6	On commencement of Water Lines	10.00 %	
7	On commencement of Internal Road	10.00 %	
8	On commencement of Street Poles	10.00 %	
9	On final notice of possession	10.00 %	

NOTE:

- i. TSC refer to Total Sale Consideration
- ii. TDS @ 1% is applicable as the income tax act Section 194-IA.

- iii. Any other charges & IFMS as may be applicable shall be payable on/after offer possession.
- iv. Cheques /DD/RTGS in favor of **3B FARMS N RESORTS LLP FOR "PATAUDI GREENS", (A/C- 13550200061629), (IFSC Code- FDRL0001355) (The Federal Bank Ltd., Branch- Jail Road, Civil Lines, Gurgaon, Haryana 122001)** payable at GURUGRAM. Payment Plan/ Scheme Subject to change /revision /availability /withdraw at any time at the sole discretion of the Promoter.
- v. Stamp Duty, Registration fee & administration charges with respect to registration of Agreement for Sale and Conveyance deed shall be payable by the Allottee over and above the Total Sale Consideration.

2. Any other plan duly approved by HARERA

The Allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale draft of which is annexed with the allotment letter.

Best Wishes

Thanking You

Yours Faithfully

For 3B FARMS N RESORTS LLP

(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. The allotment of above plot/Unit is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale.
 2. Terms & conditions provided in Agreement for Sale shall be final and binding on both parties subject to any conditions in this allotment letter.
 3. The Allottee shall not transfer/resale this unit without prior consent of the Promoter till the Agreement for Sale is registered.
 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.
 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/construction of the Project) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit for residential usage to the Allottee(s) 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.
 1. The area of the Unit is as per approved plans. If there is any increase in the area which is not more than 5% of the total area of the plot/Unit allotted, the Promoter may demand that from the Allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. meter as per Agreement for Sale.
 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 under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
 3. On offer of possession of the Unit, the balance total unpaid amount shall be paid by the Allottee and thereafter, the Allottee and the Promoter shall execute a conveyance deed within 3 (three) months from the date of receipt of total price for the Unit, as per provisions of Act/Rules.
 4. The stamp duty and registration charges will be payable by the Allottee at the time of registering the Agreement For Sale/conveyance deed with the Sub Registrar Office, Gurugram.
 5. Interest as applicable on instalment will be paid extra along with each instalment.

2. MODE OF PAYMENT

1. In case the above terms & conditions are acceptable to the Allottee, then the Allottee is advised to submit their 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 **3B FARMS N RESORTS LLP FOR "PATAUDI GREENS", (A/C- 13550200061629), (IFSC Code- FDRL0001355) (The Federal Bank Ltd., Branch- Jail Road, Civil Lines, Gurgaon, Haryana 122001)** payable at GURUGRAM and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter.

2. All cheques/demand drafts must be drawn in favour of **3B FARMS N RESORTS LLP FOR "PATAUDI GREENS", (A/C- 13550200061629), (IFSC Code- FDRL0001355) (The Federal Bank Ltd., Branch- Jail Road, Civil Lines, Gurgaon, Haryana 122001)** payable at GURUGRAM.
3. Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

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.
2. The Allottee will inform us of any change in their address, telephone no., email ID for future correspondence.

4. CANCELLATION BY ALLOTEE

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

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

1. The Promoter and Allottee will sign "agreement for sale" within 30 days of allotment of this Unit.
2. 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 vide notification no. MISC-107(A)/ED(R)/196_dated 28.07.2017.

7. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this allotment letter shall be settled amicably by mutual discussion within 30 (thirty) days, failing which the same shall be settled through the RERA Authority/adjudicating officer appointed under the provisions of Real Estate (Regulation & Development) Act, 2016 (read with the Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder).

8. CONVEYANCE OF THE SAID UNIT

The Promoter on receipt of total price of the Plot of residential colony will execute a conveyance deed in favour of Allottee(s) within three months.

Best Wishes

Thanking You

Yours Faithfully

For 3B FARMS N RESORTS LLP.

(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 _____

Date _____