

ALLOTMENT LETTER

Date:

From,	To,
	<Allottee name:>
	<Address:>
	<Mobile:>
	<Email id:>

SUBJECT: ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT TITLED AS ‘GARDEN AVENUE’ SITUATED IN REVENUE ESTATE SOHNA, SECTOR-5 SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA.

1. Details of the allottee:

<u>ALLOTTEE DETAILS</u>	
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.	

<u>PROJECT DETAILS</u>	
Details of Registration with Haryana Real Estate Regulatory Authority, Gurugram	Reg. No.
	Dated
	Valid Up to
Project Name	GARDEN AVENUE
Project Location	Revenue estate of village Sohna, Sector-5 Sohna, Tehsil Sohna, District Gurugram, Haryana.
Nature of Project	Affordable Plotted Colony under the Deen Dayan Jan Awas Yojana (“DDJAY”) Policy of Town & Country Planning, Haryana

Proposed date of Completion of the Project		13.07.2030
Proposed date of Possession of the Plot/Unit		
License No.		118 of 2025 dated 14.07.2025
Name of Licensee		Sh. Satpal Singh, Sh. Bhopal Singh S/o Surta Sh. Parveen Kumar, Sh. Lokesh Kumar S/o Rajkumar Singh Sh. Ravinder Raghav S/o Narender Singh
Name of the Collaborator		M/s Ekaakshara Builders LLP
APPROVAL DETAILS	Details of Licence approval	License No. 118 of 2025
		Memo. No. LC-5261-JE(SK)-2025/26455
		Dated 14.07.2025
		Valid Up to 13.07.2030

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:

<u>UNIT AND BOOKING DETAILS</u>		
1	Nature of the unit	Plot
2	Plot Area (sq.m)	
3	Block No.	
4	Rate of Plot area (Rs/sq. m)	
5	Net area of the commercial space (if applicable)	
6	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit 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		

5.	Branch	
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	

<u>PAYMENT PLAN</u>	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	M/s Ekaakshara Builders LLP
Account Number	Account No. 141372500000018 Yes Bank Limited, 65th Avenue Branch Ground Floor, Mezzanine Shop No. R/1G39 Block 1, 65th Avenue, Sector 65, Gurugram- 122018
IFSC Code	YESB0001413

Annexure A-: 'Payment Plan'

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

Construction linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along with allotment letter	10%
2	After signing, execution and registration of BBA	10%
3	On completion of sewer line, STP, storm water drainage and rainwater harvesting and completion of water line and underground tank	45%
4	On completion of electric sub-station, laying of cables and erection of streetlights, renewable energy systems, security and firefighting services.	10%
5	On completion of roads and pavements/parking	15%

6	On completion of landscaping and development of parks and playgrounds.	5%
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%
	Total	100%

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Plot/Unit 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/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit for residential usage (as the case may be) 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 plot area of the Plot/Unit are as per approved layout/zoning plans. If there is any increase in the plot area which is not more than 5% of the plot 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. m 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 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 registration of the conveyance deed with the office of Sub Registrar Office Sohna, District Gurugram. No administrative charges shall be levied by the promoters.
 - 3.5 Interest as applicable 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 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 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 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

- 6.1 The 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**' within ____ days.
- 6.3 All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 13 of the Real Estate (Regulation and Development) by government vide _____ date _____, Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017 by government of Haryana vide _____ date _____.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of Plot/Unit 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.

Thanking You

Yours Faithfully

For M/s Ekaakshara Builders 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)

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.	Site Plan
4.	Copy of License
5.	Copy of letter of approval of Layout Plan
6.	Copy of CTE
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which above signatory was authorized
9.	Specifications (which are part of the Plot/Unit) as per Haryana Building code 2017 or National Building Code
10.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code