

[ON THE LETTER HEAD OF THE PROMOTER]

ALLOTMENT LETTER

Date:

To	From
<Customer name :>	Ashiana Housing Limited
<Address :>	Ashiana Amarah Sector 93, Village Wazirpur, Gurugram, Haryana
<Mobile :>	0124-3552100
<Email id :>	Care@ashianahousing.com

SUBJECT: Allotment of Apartment/ Unit no. [•], Floor no. [•], Tower no. [•], having carpet area admeasuring [•] sq. ft. approx. (____) Sqm in Phase II of the group housing project named as “Ashiana Aaroham” and known as Ashiana Aaroham Phase II situated at Plot bearing No-GH-4 ,Sector-80, Manesar, Teshil Manesar, District Gurugram (Haryana) bearing RERA Registration No. [•].

1. Details of the Allottee:

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

2. Details of the Project

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Ashiana Aaroham Phase II
Project Location	Ashiana Aaroham, Sector 80, Gurugram, Haryana
If Project is developed in phases, then, Phase Name	Ashiana Aaroham Phase II
Nature of Project	Group Housing
Proposed date of completion of the Project	28.02.2031
Proposed date of Possession of the Unit	28.02.2031

Name of Promoter		Ashiana Housing Limited
Details of Building Plans approval	Memo. No. HSIIDC/IPD/IMT/M/2025/1050	
	Dated: 08.10.2025	
	Valid Upto. 08.10.2030	
Details of Environment Clearance approval	EC Identification No. EC24C3801HR5755562N	
	Dated: 13.11.2024	
	Valid Upto: 13.11.2034	

Dear Sir/Madam,

- We refer to your Application Form ("**Application Form**") and are pleased to inform you that we have provisionally allotted you the following unit as per the details given below, subject to the terms given under **Annexure B** hereto:

UNIT AND BOOKING DETAILS			
1.	Nature of the Unit		Flat/ Apartment
2.	Flat	Unit No.	
		Property Category	
3.	Carpet Area (sq. ft.) / Sq. mt.		
4.	Balcony area (sq. ft.) (not part of the carpet area)		
5.	Block/Tower No.		
6.	Floor No.		
7.	Rate of Carpet Area (Rs/sq.m)		
7.	Parking Type- Open or Covered-		
8.	Total Price (inclusive of IDC & EDC, parking charges, PLC, common areas)		
9.	Applicable Taxes		
10.	Total Consideration including Taxes		

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.

The Allottee will be required to pay in addition to the Total Price amount towards interest free maintenance security, upfront maintenance charges, documentation charges, security to be paid to electricity department or any other department, upfront water charges (if any), legal documentation charges, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement for Sale, Sale Deed, Sub- Lease Deed etc. in respect of the Unit (collectively referred to as **Other Charges**).

Note: The Total Price shall not include the Other Charges, and the same shall be charged over and above the Total Price and such charges are liable to change in case of increase or decrease

of area and/ or levy of any fresh taxes, cesses, charges by the Government and/ or other circumstances mentioned in the Agreement.

2. We acknowledge the receipt of Rs. [•]/- (Rupees [•] only) (“**Advance Amount**”) paid along with the application, being [•] % ([•] percent) of the Total Price. The balance amount shall be paid by you in accordance with the Payment Plan as annexed hereunder as **Annexure A**, time being the essence of this transaction.

The details of the payment of the Booking Amount are given below:

1.	Booking 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		

3. Mode of Booking

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

4. Please note that this provisional allotment of the Unit does not constitute an agreement to sell and does not entitle you to the final allotment. The provisional allotment shall become final and binding only upon execution of the builder buyer agreement (“**Builder Buyer Agreement**”).
5. Please further note that the Builder Buyer Agreement contains detailed terms and conditions pertaining to the Unit. Further, in the event of any contradiction between the terms of the Builder Buyer Agreement or the Application Form, the terms and conditions embodied in the Builder Buyer Agreement shall prevail.
6. All definitions, terms & conditions set out in the Application Form, including the Payment Plan and all Annexures annexed to it, shall be deemed to have been reproduced hereunder and binding on you.

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)

**Allottee
Dated:**

Annexure A

PAYMENT PLAN	
Payment Plan (Copy attached)	Construction linked plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Ashiana Housing Limited Aaroham Phase II Master Collection A/c
Account Number	777705229203
IFSC Code	ICIC0005891_____

Booking Amount (which is not exceeding 10% of the Total Price of the Unit) is already paid and the balance consideration amount of the Total Price shall be paid as per the payment plan as agreed between parties or as given below:

Installment	Particulars	Percentage
1st	At the time of Booking along and allotment letter	<10 %
2nd	After registration of Builder Buyer Agreement i.e. on commencement of construction	<10 %
3rd	On completion of sub- structure	7.5
4th	On completion of super- structure	25
5th	On completion of Mechanical Electrical and Plumbing works	10
6th	On completion of finishing	20
7th	On completion of Internal development works	12.5
8th	On Possession (Stamp duty, registration charges, fee etc.)	5

Annexure B

Indicative terms of the allotment-

1. TERMS

- 1.1 That the allotment of the above Unit is subject to the detailed terms & conditions mentioned in the Application Form and the Builder Buyer Agreement. In the event of any contradiction between the terms of this allotment letter, the Builder Buyer Agreement or the Application Form, the terms and conditions embodied in the Builder Buyer Agreement shall prevail.
- 1.2 All definitions, terms & conditions set out in the Application Form and the Builder Buyer Agreement, including the Payment Plan and all Annexures annexed to it, shall be deemed to have been reproduced hereunder and binding on the allottee.
- 1.3 The Allottee shall not transfer/ resale the Unit without the prior written consent of the Promoter.
- 1.4 Upon issuance of this allotment letter, the Allottee undertakes to pay the Total Price in accordance with the Payment Plan (Annexure A) as annexed hereto. Delayed payment charges as applicable on instalment will be paid extra along with each instalment.
- 1.5 The Total Price shall be payable on the date as specifically mentioned in the "Payment Plan" as annexed.
- 1.6 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 Allottee up to the date of handing over the possession of the Unit/ along with parking (if applicable) to the Promoter or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:

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:
- 1.7 The Total Price does not include the Other Charges, and the same shall be charged over and above the Total Price and such charges are liable to change in case of increase or decrease of area and/ or levy of any fresh taxes, cesses, charges by the Government and/ or other circumstances mentioned in the Builder Buyer Agreement. Other Charges shall be paid before registration of the Conveyance Deed/Sale Deed of the Unit.
- 1.8 In case, the Allottee fails to pay to the Promoter, the Total Price as per the Payment Plan (**Annexure A** hereto) and Other Charges, then in such case, the Allottee shall be liable to pay delayed payment charges at the rate, on such delayed payment prescribed under the Haryana Real Estate (Regulations and Development) Rules, 2017 and under the applicable laws, from the due date on which such delayed amount was payable to the Promoter by the allottee till such amount is received by the Promoter, without prejudice to any other remedies available to the Promoter under the Builder Buyer Agreement, to be exercised by the Promoter as per the Promoter's discretion.
- 1.9 The EDC/IDC in relation to the Project, are charged by the Haryana Government for external development and infrastructure services and facilities provided by the Haryana Government as applicable. Same are included in the Total Price of the Unit. If in future, there is any enhancement in the EDC/ IDC amount or any additional demand under such head or any other head is made by the DTCP or any other governmental authority, then the same shall be payable by the Allottee in proportion to the Promoter as and when it is demanded.

- 1.10 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. The Promoter shall confirm final Carpet Area and the balcony area of the Unit that has been allotted to the Allottee(s) after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustments whether refund or payment shall be made on the basis of Carpet Area. Further Carpet Area shall be measured from brick to brick.
- 1.11 On offer of possession of the unit, the balance total unpaid amount shall be paid by the allottee and thereafter Promoter will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 1.12 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.

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 Ashiana Housing Limited Aaroham Phase II Master Collection A/c 777705229203 and sign the 'Agreement for Sale' within ___ days from the date of issue of this allotment letter .
- 2.2 For all payments, the date of clearance of the demand draft(s) or A/c payee cheque(s) shall be taken as the date of payment. The applicable bank charges for dealing of outstation cheque(s) shall be borne and paid by the Allottee.
- 2.3 The Allottee agrees to deduct the TDS u/s 194 IA @ 1% and deposit the 1% TDS and submit form 16B to the Promoter within 30 (thirty) days from the date of due for payment. Any breach of this condition shall deem to be non payment of the Total Price and consequently, a breach of the terms of this allotment and the Builder Buyer Agreement. In addition to the delay payment charges, the Allottee shall also be liable to pay and bear all penalty, interest and charges levied by the Income Tax Authority and further agrees to indemnify the Promoter in this regard.
- 2.4 Pursuant to government Notification No. 3/2019 -Central Tax (Rate) dated 29th March, the effective GST rates for residential property in a Real Estate Project are as under:

Affordable Residential Apartments(i.e. Residential flat having value upto Rs. 45 lac and carpet upto 60 sqm in the metro cities / town)	1%
Residential Apartments other than affordable Residential Apartments	5%

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 and email Id provided in the application form. In case of joint allottees, notice sent to the first allottee shall be deemed to have been served on all the allottees.
- 3.2 It shall be the duty of the Allottee to inform the Promoter of any change in address by Registered

Post failing which all communications and letters posted at the above address shall be deemed to have been received by the allottee.

4. CANCELLATION OF THE ALLOTMENT OF THE UNIT

- 4.1 Upon the execution and registration of the Builder Buyer Agreement, the Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, or before the date of completion of the Project, the Promoter shall be entitled to forfeit and retain the Earnest Amount(10% of the Total Price), stamp duty, registration charges etc. paid in respect of allotment of the Unit in favour of the Allottee; delay payment charges; documentation charges, charges (including taxes) for dishonor of cheque (if any) by the Allottee(s) and all amounts collected as taxes, charges, levies, cess, assessments and all other impositions which may be levied by any appropriate authorities including but not limited to, GST, to the extent that credit of the GST / taxes paid is not allowed to be claimed as refund by the Promoter and all amounts (including taxes) paid or payable as brokerage fee to any real estate agent, broker, channel partner, institution etc. by the Promoter in respect of the booking of the Allottee(s)etc., as on the date of such termination, from the amounts paid by the Allottee(s) till such date and the balance amount of money paid by the Allottee(s), if any, shall be returned by the Promoter to the Allottee(s) without any interest, upon realization of the same from new allottee subject to execution and registration of cancellation deed. After refund of the money paid by the Allottee(s) as provided in this Clause, the Allottee(s) agrees that it shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. However, the aforesaid amount shall be refunded by the Promoter only upon execution and registration of the cancellation deed by the Allottee.

5. SIGNING AND REGISTRATION OF AGREEMENT FOR SALE

You are required to execute and be present in person in the office of the Sub Registrar on a mutually convenient date and time to execute and register the 'Builder Buyer Agreement' however, in any case, not later than 30 days from the date of issuance of this provisional allotment letter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub- Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled to serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), Promoter shall have the option to cancel the allotment of the Allottee(s) and if so chosen by the Promoter, Earnest Amount shall be forfeited. The Allottee(s) shall be liable to pay all the cost incurred by the Promoter in respect of application and allotment of Unit to the Allottee(s), including preparation of this Agreement, postal cost, advocate fees, etc.

6. DEFAULT BY THE PROMOTER

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.

7. CONVEYANCE OF THE SAID UNIT

- 7.1 On offer of possession of the Unit, the Total Price including Delayed Payment Charges, if any,

and Other Charges shall be paid by the Allottee in full and thereafter on receipt of the same; and upon execution of necessary documents in the format as requested by the Promoter, the Promoter shall execute conveyance deed in favour of the Allottee.

Best Wishes

Thanking You
Yours Faithfully

For (Promoter Name)

(Authorized 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:

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 letter of approval of Building Plan
6.	Copy of Environment Clearance
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which above signatory was authorized