

ALLOTMENT LETTER

Date:

From	To
M/s Arttech Elegant Homes LLP	<Customer name:>
GF 10, Plot No. 9, Ozone Centre, Sector-12, Faridabad Haryana- 121007	<Address:>
Mobile:	<Mobile:>
Email Id:	<Email id:>

**SUBJECT: Allotment of Apartment in The project named as "The Story House" in
Sector-89A, Gurugram, Haryana**

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	Reg. No
	Dated
	Valid Upto
Project Name	The Story House
Project Location	Sector 89A, Gurugram, Haryana
If project is developed in phases then, Phase Name	N/A
Nature of Project	Group Housing (Retirement Housing Project)

Mansukh Chohan

Proposed date of Completion of the Phase/Project	31.03.2031	
Proposed date of Possession of the apartment	2Months after OC	
License No.	License No. 16 of 2025 dated 30.01.2025	
Name of Licensee	M/s Arttech Elegant Homes LLP	
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.16 of 2025
		Memo. No LC-5418/JE(AK)/2025/4052-66
		Dated 30.01.2025
		Valid Upto 29.01.2030
	Details of Building Plans approval	Memo. No ZP-2110/JD(RA)/2025/30565
		Dated 07.08.2025
		Valid Upto
	Details of Environment Clearance approval	Memo. No
		Dated
Valid Upto		

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 apartment as per the details given below:

APARTMENT AND BOOKING DETAILS		
1	Nature of the unit	Apartment
2	Apartment	Unit No.
		Property Category
3	Carpets Area (sq. m)	<2BHK/3BHK
4	Balcony area (sq. m) (not part of the carpet area)	
5	Verandahs area (sq. m) (not part of the carpet area)	
7	Open terrace area (if any)	
8	Block/Tower No.	
9	Floor No.	

10	Rate of carpet area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	N/A
12	Plot Area (sq.m)	N/A
13	Rate per sq.m	N/A
14	Net area of the commercial space	N/A
15	Total Consideration amount (exclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

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;

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

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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	
Account Number	
IFSC Code	

Annexure A-: 'Payment Plan'

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

1. In case of Construction Linked Payment Plan-A

Construction Link	Payment %
At the time of Booking	10%
Within 30 days from the date of Booking and execution of Agreement to sell (whichever is Later)	10%
On Start of Excavation	10%
On Completion of Stilt Roof Slab	10%
On Completion of 5th Floor Slab	10%
On Completion of 10th Floor Slab	10%
On Completion of 15th Floor Slab	10%
On Completion of Top Floor Slab	10%
On Completion of Brickwork & Internal Plaster	10%
On Completion of Flooring & Internal Finishes	5%

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On Offer of Possession	5% of the total Price + Possession Charges/Additional Charges
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2. In case of Down Payment Plan (Payment Plan –B)

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (whichever is Later)	90% of the BSP (Less the Booking Amount)
On offer of possession	10% of Total Price + Possession Charges/Additional Charges

3. In case of Flexi Payment Plan (Payment Plan – C)

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (whichever is Later)	35% of the BSP (Less the Booking Amount)
On completion of super structure	35%
On offer of possession	25%
On possession	5% of Total Price + Possession Charges/Additional Charges

4. Proposed Flexi Payment Plan (Payment Plan –D)

At the time of Booking	10Lacs (Equal to or less than 10% of BSP)
Within 30 days from the date of Booking and execution of Agreement to sell (whichever is Later)	25% of the BSP (Less the Booking Amount)
On completion of 5th Floor slab	25%
On completion of super structure	25%
On application of OC	20%

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On possession	5% of Total Price + Possession Charges/Additional Charges
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Note:

- * Area may change for better utilization of space or for other architectural related requirement.
- * Additional charges as levied by various authorities shall be charged extra. And payable on demand.
- * If the buyer does not execute the Agreement to sell within 30 days of booking of the unit, then his/her unit shall be cancelled and booking amount will be forfeited or the allottee shall make payment within 30days as per the aforesaid payment plan.
- * IFMS, GST and other taxes shall be payable extra, as applicable.
- * Cheque to be drawn in favour of _____

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 M/s Arttech Elegant Homes
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:

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This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above apartment 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 apartment 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 apartment 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 Apartment for Residential usage 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 carpet area, balcony area and verandah area of the apartment are as per approved building plans. 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 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 apartment, 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.

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- 3.6 The above said sale value of the unit has been calculated on the basis of Carpet Area as permissible under the applicable law. However, the super built-up area will be applicable for recovery of maintenance charges by the Maintenance Agency

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 _____ of the total cost of the apartment, in this office through Cheque / Demand Draft/RTGS drawn in favour of '**M/s Artech Elegant Homes LLP**' payable at par at Gurugram 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 "**M/s Artech Elegant Homes LLP**".

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

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.

3. 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 apartment 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.

4. 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.

5. SIGNING OF AGREEMENT FOR SALE



- a. The promoter and allottee will sign "agreement for sale" within ___ days of allotment of this apartment.
- b. That you are required to be present in person in the office of **M/s Arttech Elegant Homes LLP**, on any working day during office hours to sign the 'agreement for sale' within ___ days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section _____ of the Haryana real estate (regulation and development) by government of Haryana vide _____ date _____.

6. CONVEYANCE OF THE SAID APARTMENT

The promoter on receipt of total price of apartment for residential colony, 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

(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:

Nawish Gdn

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Location Plan
3.	Floor plan of Residential Apartment
4.	Specifications of the Apartment as per Haryana Building code 2017 or National Building Code
5.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code

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PAYMENT RECEIPT

Application Form No _____

Dated _____

Application Form Serial No. Shri/Smt _____ S/o/D/W/o _____ for allotment of a residential apartment type _____ in Retirement Housing Project proposed to be developed by **M/s Artech Elegant Homes LLP** named as **The Story House** at **sector 89A**, Gurugram along with booking amount of Rs. _____/- (Rupees _____ only) vide cheque/demand draft no _____ drawn on _____ towards booking amount subject to the terms and conditions attached with the said application.

Date	Cheque/DD/RTGS) No.	Mode	Bank Name & Address	Amount (in Rs)

Date:

For **M/s Artech Elegant Homes LLP**

Authorized Signatory

1. This receipt is subject to the detailed terms & conditions mentioned in the application form, allotment letter and agreement for sale. Although there shall not be any variation in the terms and conditions.
2. This receipt shall be dispatched to the allottee within 1 month from the date of submission of booking amount to the promoter.
3. This receipt is nontransferable without written consent of the Firm.



4. This receipt is subject to realization of Cheque/DD/RTGS.
5. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of **M/s Artech Elegant Homes LLP**

Manish Bhatnagar