

**ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>M/s Zakspaces &amp; Interiors Private Limited</b>	<Customer name:>
<b>161/1C, W-3, Western Avenue Lane Sainik Farms , Delhi, Delhi, India - 110062</b>	<Address:>
<b>+91- 9810598053</b>	<Mobile:>
<b>jmgusain@sprygroup.co.in</b>	<Email id:>

**SUBJECT: Allotment of Apartment bearing no.\_\_\_\_\_ having carpet area of \_\_\_\_\_ in Ivory Arches situated at Vatika India NXT 2, Sector-88B, District Gurgaon, Haryana.**

1. Details of the allottee:

<b>ALLOTTEE DETAILS</b>	
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.	

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No ----- of -----
	Dated -----
	Valid Upto -----
Project Name	Ivory Arches
Project Location	Vatika India NXT 2, Sector-88B, District Gurgaon, Haryana
Nature of Project	Residential Independent Floors

Proposed date of Completion of the Phase/Project	-----	
Proposed date of Possession of the Unit	-----	
License No.	254 of 2023	
Name of Licensee	Aplin Developers Pvt.ltd., Ignacio Developers Pvt.ltd., Haben Developers Pvt.ltd., Sahar Land and Housing Pvt.ltd., Vatika Ltd., Haldis Developers Pvt. Ltd., Acklin Developers Pvt. Ltd., Crazy Properties Pvt. Ltd., Vatika INXT 2 Pvt. Ltd.	
Name of Collaborator (if any)	Vatika Ltd	
Name of the BIP holder (if any)	Not Applicable	
Name of the change of developer (if any)	Not Applicable	
<b>APPROVAL DETAILS</b>	Details of License approval	License No. 254 of 2023
		Memo. No. LC-2781-C/JE(SK)/2023/39958
		Dated 17-11-2023
		Valid Upto 16-11-2028
	Details of Building Plans approval	1. Memo. No. HBPAS/1878/2025,
		2. Memo. No. HBPAS/1880/2025,
		3. Memo. No. HBPAS/1855/2025
		1. Dated 25-04-2025,
		2. Dated 16-04-2025,
		3. Dated 14-04-2025
	Details of Environment Clearance approval	1. Valid Upto 23-04-2027,
		2. Valid Upto 15-04-2027,
3. Valid Upto 13-04-2027		
Details of Environment Clearance approval	Not Applicable	
	Not Applicable	
	Not Applicable	

**Dear Sir/Madam,**

With reference to your application as per the 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		
1	Type of Apartment	
2	Flat	Unit No.
		Property Category
3	Carpet Area (sq. m)	
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)	
12	Apartment Area (sq.m)	
13	Rate per sq.m	
14	Net area of the Residential space	
15	Total Consideration amount (inclusive 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 an earnest 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	

<b>PAYMENT PLAN</b>	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
<b>Bank Details of master account (100%) for payment via RTGS</b>	
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 unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. Payment Plan no. 1

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	-	10,00,000			
2.	Within 30 days of Booking	10% (less Booking Amount)				
3.	Within 60 days of Booking	10%				
4.	Within 15 days of Completion of Super Structure	30%				
5.	On Offer of Possession	50%				
	Total Payable					

**OR**

2. Payment Plan no. 2

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	-	10,00,000			
2.	Within 60 days of Booking	30%(less Booking Amount)				
3.	On Offer of Possession	70%				

3. Payment Plan no. 3

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	-	10,00,000			
2.	Within 60 days of Booking	50%(less Booking Amount)				
3.	On Offer of Possession	50%				

4. Any other plan duly approved by HARERA

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 (Zakspaces & Interiors Private Limited)  
(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**

- 1.1 That the allotment of the above Residential 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 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 Apartment for Residential usage along with 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 carpet area, balcony area and verandah area of the unit 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 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 installment will be paid extra along with each installment.

## **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 unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'M/s Zakspaces & Interiors Private Limited' 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 "Zakspaces & Interiors 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., 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**

- a. The promoter and allottee will sign "agreement for sale" within \_\_days of allotment of this unit.

- b. 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.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of the section ..... of the Haryana real estate (regulation and development) by government of Haryana vide \_\_\_\_\_ date \_\_\_\_\_.

**7. CONVEYANCE OF THE SAID UNIT**

The promoter on receipt of total price of unit for residential independent floors 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 (Zakspaces & Interiors Private Limited)**

**(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:**

### 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
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 Commercial 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

1. If the allottee does not appear for the signing of BBA or depositing the amount, within 1 month of allotment letter, the promoter is liable to cancel the allotment letter and fresh application will be applied by the applicant.
2. Whenever there is a refund, the refund should be with interest
3. Allottee has the right to cancel the unit only before the issuance of allotment letter and till booking.
4. At the time of the allotment letter, the allottee will pay administrative charges, hence when there is refund then the promoter will deduct the administrative charges and refund the rest amount.
5. If the allottee does not want to cancel the unit as well as the promoter, then the promoter will adjust the interest of delay months.
6. No cash payment will be accepted by the promoter.
7. If the allottee does not come within 1 month of the allotment letter, then it will be deemed to be cancelled.
8. Allotment letters will be issued within 1 month of allotment letter.
9. Booking can only be done after the registration certificate is obtained from the HARERA.