ALLOTMENT LETTER

Date: …….

From	To
Faith Buildtech Private Limited	
C4,1st Floor, Malviya Nagar, New Delhi-110017) also at Ireo Campus, Archview Drive, Ireo City, Golf Course Extension Road, Gurgaon – 122101, Haryana	
Phone No. 0124-4754040 & 0124-4754050	
EMAIL ID: customercare@ireo.in	

SUBJECT: Allotment of Plot No…**……..** having area of **……..** square meter (**……**sq. yards) (hereinafter referred to as the "**Plot**" in plotted colony being developed under Deen Dayal Jan Awas Yojana 2016 (DDJAY) in the revenue estate of village Khaika, Sector-4 & 28, Tehsil Sohna, Distt. Gurugram, Haryana known As " **Pridepark - II**" (the "**Project**").

1. Tails of the Allottee(s):

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 HRERA Registration		
Project Name		**PRIDEPARK – II**
Project Location		Village Khaika, Sector-4 & 28, Tehsil Sohna, Distt. Gurugram, Haryana
If project is developed in phases then, Phase Name		NIL
Nature of Project		Residential Plotted Colony
Proposed date of Completion of the Phase/Project		
Proposed date of Possession of the unit		
License No.		115 of 2026
Name of Licensee		**Adishwar Real Estate Private Limited** **Vishwas Propbuild Private Limited** **Pearlstone Real Estate Private Limited** **Coral Buildhome Private Limited** **Success Propbuild Private Limited**
Name of Collaborator (if any)		**Faith Buildtech Private Limited**
Name of the change of developer (if any)		NA
APPROVAL DETAILS	Details of License approval	
	Details of Layout Plan approval	

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:

PLOT BOOKING DETAILS

(1) Residential Plot No. **……**

(2) Type Area **…….** Sq. mtr (approx.) [**……..** sq. yards(approx.)]

(3) PLC (if applicable) **.**

PAYMENT PLAN (attached):

(Please tick appropriate)

Down Payment Plan [ ] Construction Linked Plan [ ] Time Linked Plan [ ]

DETAILS OF TOTAL SALE VALUE

i.	Sale Value (INR)	**: Rs. ……../-**
ii.	Preferred Location Charges (PLC), if applicable (INR)	**: Rs. Nil**
iii.	Interest Free Maintenance Security Deposit (IFMSD)	**: Rs. ……/-**

Sale Value includes BSP, EDC &IDC
1sq. yds. = 0.836127 sq. mtr.

(Note: The Total Sale Value shall not include amounts including Taxes and Levies (Prospectively or retrospectively as imposed by the relevant authority), Stamp duty, Registration charges and Administration Charges with respect to Agreement for sale and Conveyance Deed, Electrification and Power backup charges Electrification and Power backup charges to Energize the Electricity Connection on the Plot,, Water facility charges, Sewerage Charges, revised Development Charges, as applicable or as indicated in the Plot Buyer's Agreement shall be extra and payable by the Applicant(s) as and when demanded by the Company for the said plot.)

1. We have received Booking amount before execution of BBA an amount which is not exceeding 10% of the total price in respect of the above referred unit as per the detailsgiven below:

1.	Before Execution of BBA	Booking Amount in Rs.	
		(percentage of Total Price value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Amount deposited		
5.	Total Price		

2. Mode of Booking

1.	Direct/Real estate agent	**Direct**
2.	If booking is through Real estate agent, then Real estate agent Reg. No	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Down payment plan / development linked payment plan/ Any other plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Faith Buildtech PrivateLimited- (COLLECTION ACCOUNT)
Account Number	
IFSC Code	
Bank	
Branch	

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 truly	
For Faith Buildtech Pvt. 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/ Allottee
	Dated:

This allotment is subject to the following conditions:

1. TERMS

a) That the allotment of above Plot 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.

b) Terms & conditions provided in 'Builder Buyer Agreement / Plot Buyers Agreement' shall be final and binding on both parties.

c) The Allottee shall not transfer/resale of this unit without prior consent of the Company.

d) Upon issuance of this allotment letter, the Allottee shall be liable to pay the agreed Total Price and the other charges hereto as per the Schedule of Payments specified in 'Annexure A' hereunder, time being of all essence.

e) The Total Price (as defined in the terms and conditions in agreement for sale) plus other charges shall be payable on the date as specifically mentioned in the "payment plan" as annexed.

f) 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 (as the case may be) alongwith 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.

g) 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.

h) 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.

i) 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.

j) 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.

k) Interest as applicable on Installment will be paid extra along with each Installment.

2. MODE OF PAYMENT

a) 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 payment of amount as per payment plan opted, in this office through Cheque / Demand Draft/RTGS drawn in favour of "Faith Buildtech Private Limited-…….. COLLECTION ACCOUNT" Account no. …….
b) All Cheque/demand drafts must be drawn in favour of Faith Buildtech Private Limited-…….COLLECTION ACCOUNT payable at Gurugram.
c) 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 consideration 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" / 'Plot Buyer Agreement' within 15 days of allotment of this unit.
b) That you are required to be present in person in the office of Sub Registrar at Sohna, on any working day during office hours to sign, execute, present and register the 'Agreement for Sale' / 'Plot Buyer Agreement' within 15 days.
c) All the terms and conditions mentioned in the draft agreement for sale are as notified in pursuance of section 13 of the Real Estate (Regulation and Development) and Rule 8 of Haryana Real Estate (Regulation and Development)Rules, 2017 framed thereunder.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no charges will be charged from the allottee except stamp duty charges, registration, and Administration Charges (consisting of charges towards Property ID, advocate fees, etc.) with respect to Agreement for sale / Plot Buyer Agreement and Conveyance Deed.

Best Wishes

Thanking You
Yours truly
For Faith Buildtech Pvt. Limited

(Authorised Signatory)

I/We have read and understood thecontents of above communication, accordingly, I/We accept and confirm thesame by appending my/our signature(s)

Applicant
Date

Annexure A-: 'Payment Plan'

Payment Plan

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. In case of Down Payment Plan

Sl No	Installment	Percentage of total consideration	Amount in Rs	Due Date	Interest	Balance Payable in Rs
1	On Booking	< 10%	5,00,000			
2	On BBA (within 15 days of registration of BBA or 30 days of allotment letter send by the Company, whichever is earlier)	50% (including amount paid upto registration of BBA)				
3	On Possession (within 15 days from the grant of Completion Certificate / Occupation Certificate)	Balance 50%				
	Total Payable	100%				

OR

2. In case of Development linked installment plan

S No	Stage of Payment	Amount (in Rs.)
1.	At the time of Booking	Rs. 5,00,000/-
2.	Within 30 Days of execution & registration of Builder Buyer Agreement	10% of BSP (Less Booking Amount)
3.	On Commencement of Levelling Work*	05% of BSP
4.	On Commencement of Demarcation*	05% of BSP
5.	On Commencement of Sewage / Drainage*	10% of BSP
6.	On Commencement of Water Lines	15% of BSP + 25% of EDC/IDC & PLC
7.	On Commencement of Internal Roads	15% of BSP + 25% of EDC/IDC & PLC
8.	On Commencement of Street Poles	15% of BSP + 25% of EDC/IDC & PLC
9.	On Offer of Possession	25% of BSP + 25% of EDC/IDC & PLC + 100% of (ECC + IFMS + Stamp duty + Registration Charges)