

ALLOTMENT LETTER

Date:

From	To
Promoter name: CCRK Developers LLP	<Customer name:>
Address: Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana	<Address:>
Mobile: 9643007884	<Mobile:>
Email Id: compliance@homekraft.in	<Email id:>

SUBJECT: Allotment of a Commercial Plot (hereinafter referred as “Plot”) in the project named as “Bonheur Hub” (“Project”) being developed on the land admeasuring approximately 2.056 acres situated at Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana (“Project Land”).

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	Bonheur Hub
Project Location	Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana

If project is developed in phases then, Phase Name		N/A
Nature of Project		Commercial Plotted Colony
Proposed date of Completion of the Phase/Project		Applied date 15.09.2027 and Completion obtained by 31.12.2027
Proposed date of Possession of the Plot		45 days after receipt of Completion certificate
License No.		License no 170 of 2025 dated 08.09.2025
Name of Licensee		Chander Mohan and Priya Mohan Kathana ss/o Dharampal Singh
Name of Collaborator (if any)		CCRK Developers LLP
Name of the BIP holder (if any)		Nil
Name of the change of developer (if any)		Nil
APPROVAL DETAILS	Details of License approval	License no 170 of 2025 dated 08.09.2025
		Memo. No LC-4792/JE(DS)/2025/35773)
		Dated : 08.09.2025
		Valid Upto 07.09.2030.
	Details of Sanction Layout Plans	Memo. No. DTCP drawing no 11439.
		Dated : 10.09.2025
		Valid Up to : N/A
	Details of Sanction of Architectural Control Sheet (Standard Building Design)	Memo. No. ZP-2245/JD(G)/2025/166 dated 02.01.2026.
		Dated : 02.01.2026
		Valid Up to N/A
	Details of Environment Clearance approval	Memo. No. : Not applicable
		Dated: [•] : Nil
		Valid Up to [•] : Nil

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 Plot as per the details given below:

PLOT AND BOOKING DETAILS			
1	Nature of the Plot		Commercial Plot
2	Flat	Plot No.	
		Property Category	

3	Plot Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	NA
5	Verandahs area (sq. m) (not part of the carpet area)	NA
7	Open terrace area (if any)	NA
8	Block/Tower No.	NA
9	Floor No.	NA
10	Rate of carpet area (Rs/sq. m)	NA
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	NA
12	Plot Area (sq.m)	
13	Rate per sq.m	
14	Net area of the Commercial space	
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

Note: Plot area refers to area of Plot duly approved in the Layout plans.

Explanation-For the purpose of this clause, Plot area is the net usable area for exclusive use of the allottee.

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

1. 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 Plot is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking (more than 10% payment shall not be demanded till registration of Agreement for Sale)	10%				
2.	After registration of Agreement for Sale	40%				
3.	On Possession	50%				
	Total Payable					

OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking along and allotment letter	<10%

2 nd	On registration of Agreement for Sale i.e. on commencement of construction	<10%
3 rd	On completion of sub- structure	7.5
4 th	On completion of super- structure	25
5 th	On completion of MEP	10
6 th	On completion of finishing	20
7 th	On completion of Internal development works	12.5
8 th	On Possession	5

OR

3. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	On registration of Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	25
4	On completion of electric installations, laying of cables and erecting of street lights, security and firefighting services.	15
5	On completion of roads and pavements/parking	15
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	10
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	10

4. Any other plan duly approved by HARERA : NIL

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 (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)

**Applicant
Dated:**

This allotment is subject to the following conditions:

1. TERMS

- 1.1 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 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 Plot 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 Plot 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 for Commercial usage, 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:
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 areas are as per approved Layout plan and approved Architectural Control Sheet (Standard Building Designs). If there is any increase in the Plot area which is not more than 5% of the Plot area 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 Plot, 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.

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 25% of the total cost of the Plot, 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.

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.

5. 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 Plot 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.

6. 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.

7. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and allottee will sign “agreement for sale” within __days of allotment of this Plot.
- 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 section_____ of the Haryana real estate (regulation and development) by government of Haryana vide_____date_____.

8. CONVEYANCE OF THE SAID PLOT

The Promoter on receipt of total price of Plot for Commercial colony, 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 (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)

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.	Layout plan of colony
5.	Copy of License
6.	Copy of letter of approval of Architectural Control Sheet and drawing
7.	Copy of Environment Clearance, if applicable
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 Plot) 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