**ALLOTMENT LETTER**

**Date:**

|  |  |
| --- | --- |
| **From** | **To** |
| **Wonder City Buildcon Limited (“Promoter”)** | **<Customer name:>**  **(Allottee(s))** |
| **<Address:>** | **<Address:>** |
| **<Mobile:>** | **<Mobile:>** |
| **<Email Id:>** | **<Email id:>** |

**SUBJECT: Allotment of apartment no. \_\_\_\_\_\_\_in a residential group housing named as “Godrej Aria & 101 (Vol. II)” in village Naurangpur, Sector-79, Manesar, district Gurugram Haryana (“herein after referred Phase II”).**

1. Details of the Allottee(s):

|  |  |
| --- | --- |
| **ALLOTTEE(s) DETAILS** | |
| Application No. (If any) |  |
| Date |  |
| Name of the Allottee(s) |  |
| 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. |  |

|  |  |  |
| --- | --- | --- |
| **PHASE II DETAILS** | | |
| Details of HARERA Registration | | Reg. No |
| Dated |
| Valid Upto |
| Phase II Name | | Godrej Aria & 101 (Vol. II) |
| Phase II Location | | Sector-79, Manesar, Gurugram |
| If project is developed in phases then, Phase Name | | Godrej Aria & 101 (Vol. II) |
| Nature of Phase II | | Group Housing |
| Proposed date for obtaining Occupation Certificate for the Unit in Phase II | | 30.06.2028 |
| Proposed date of obtaining Completion Certificate for the Phase II | | 30.08.2028 |
| Proposed date of Possession of the Apartment | | 30.08.2028 |
| License No. | | 1. 47 of 2013 dated 06.06.2013 2. 109 of 2014 dated 14.08.2014 |
| Name of Licensee | | 1. M/s Sterling Infrastructure LLP and 2. KJS Colonisers LLP |
| Name of Collaborator (if any) | | M/s Sterling Infrastructure LLP  (Development Agreement is between  M/s Sterling Infrastructure LLP and KJS Colonisers LLP and Wonder City Buildcon Pvt. Limited (now known as Wonder City Buildcon Limited)) |
| Name of the BIP holder (if any) | | Wonder City Buildcon Pvt. Limited (now known as Wonder City Buildcon Limited) |
| Name of the change of developer (if any) | | NA |
| **APPROVAL DETAILS** | Details of License approval | License(s) No.   1. 47 of 2013   Dated 06.06.2013  (Endst. No. - LC-2435-JE(S0-2013/42416)   1. 109 of 2014   Dated 14.08.2014  (Endst.. No. - LC-2435-JE(S)-2014/18723) |
| Valid Up to   1. License no. 47 of 2013 is valid up to 05.06.2025 2. License no. 109 of 2014 is valid up to 13.08.2024 |
| Details of Building Plans approval | Memo. No.   1. ZP-897/AD(RA)/2014/19120 2. ZP-897/SD(BS)/2015/14623 |
| Dated   1. 20.08.2014 2. 07.08.2015 |
| Valid Up to: 06.08.2025 & 19.08.2024 |
| Details of Environment Clearance approval | Memo. No. SEIAA/HR/2017/256 |
| Dated 01.05.2017 |
| Valid Up to. 30.04.2024 |

**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 Promoter 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 | <2BHK/3BHK/4BHK> |
| 3 | Carpet Area (sq. m) | |  |
| 4 | Balcony area (sq. m) (not part of the carpet area) | |  |
| 6 | Open terrace area (if any) | |  |
| 7 | Block/Tower No. | |  |
| 8 | Floor No. | |  |
| 9 | Rate of carpet area (Rs/sq. m) | |  |
| 10 | Total Price (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(s); 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(s);

1. We have received an amount which is not exceeding 10% of the Total Price in respect of the above referred Apartment as per the details given below:

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Money/Amount received  *(forms part of Booking Amount as defined in Application Form)* | Amount in Rs |  |
| (percentage of Total Price) |  |
| 2. | Cheque No/DD No./RTGS |  | |
| 3. | Dated |  | |
| 4. | Bank Name |  | |
| 5. | Branch |  | |
| 6. | Amount deposited |  | |
| 7. | Total sale consideration |  | |

**Note:** It is hereby clarified that the amount paid by the Allottee(s) at the time of application forms part of the Booking Amount (*defined in Application Form*). It is further clarified that the Booking Amount is payable in more than one instalment for the convenience of the Allottee(s) and the same shall be treated as earnest money for due performance of the obligations of the Allottee(s) under this Agreement.

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 |  | |
| **PAYMENT PLAN** | | | | |
| Payment Plan (Inclusive of all charges/fees) (Copy attached) | | | Construction linked plan/ Down payment plan/Any other plan as may be agreed between the Allottee(s) and the Promoter (please specify) | |
| **Bank Details of master account (100%) for payment via RTGS** | | | | |
| Payment in favour of | | | GODREJ 101 PHASE-2 COLLECTION ACCOUNT | |
| Account Number | | | 57500000030882 | |
| IFSC Code | | | HDFC0000060 | |

**Annexure A-: ‘Payment Plan’**

An amount as mentioned above (Point 1) which is not exceeding 10% of the Total Price of the Apartment 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.)** |
|  | On Booking | <10% |  |  |  |  |
|  | On BBA | ≤ 10% |  |  |  |  |
|  | On Possession |  |  |  |  |  |
|  | Total Payable |  |  |  |  |  |

**OR**

1. In case of Construction linked plan

|  |  |  |
| --- | --- | --- |
| **Installment** | **Particulars** | **Percentage** |
| 1st | At the time of Booking along and allotment letter | <10% |
| 2nd | On Signing of Agreement for Sale i.e. on commencement of construction | ≤ 10% |
| 3rd | On completion of sub- structure |  |
| 4th | On completion of super- structure |  |
| 5th | On completion of MEP |  |
| 6th | On completion of finishing |  |
| 7th | On completion of Internal development works |  |
| 8th | On Possession |  |

**OR**

1. Any other plan duly approved by HARERA

The Allottee(s) 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 Wonder City Buildcon 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. 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.
  2. Terms & conditions provided in ‘agreement for sale’ shall be final and binding on both parties subject to any conditions in the Application Form and allotment letter.
  3. The Allottee(s) shall not transfer/resale this Apartment without prior consent of the Promoter till the Agreement for Sale is registered.
  4. Upon issuance of this Allotment Letter, the Allottee(s) shall be liable to pay the amounts of the Apartment as shown in the payment plan as annexed herewith as Annexure [●].
  5. The Total Price (as defined in the terms and conditions in application form and agreement for sale) shall be payable on the date as specifically mentioned in the “payment plan” as annexed.

1. 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 Phase II paid/payable by the Promoter up to the date of handing over the possession of the Apartment 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:
2. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/decreased based on such change/modification.
   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(s) as per next milestone of the payment plan. All the monitory adjustment shall be made at the same rate per sq. mt as per Agreement for Sale.
   2. In case, the Allottee(s) fails to pay to the Promoter as per the payment plan, then in such case, the Allottee(s) shall be liable to pay Interest from the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
   3. On offer of possession of the Apartment, the balance total unpaid amount shall be paid the Allottee(s) and thereafter you will execute the conveyance deed within 3 months.
   4. The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the Agreement for Sale and conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the Promoter.
   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 and hereby agree to make payment of the Total Price of the Apartment as per the payment plan. You shall make the next payments vide cheque / Demand Draft/RTGS drawn in favour of ‘GODREJ 101 PHASE-2 COLLECTION ACCOUNT’’ payable at Gurugram and sign the ‘Agreement for Sale’ within 30 days from the date of issue of this Allotment Letter .

* 1. All cheques/demand drafts must be drawn in favour of “GODREJ 101 PHASE-2 COLLECTION ACCOUNT”.
  2. Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

**3. NOTICES**

* 1. All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee(s) to us and email ID provided in the Application Form.
  2. You will inform us of any change in your address, telephone no., email ID for future correspondence.

1. **CANCELLATION BY ALLOTTEE(s)**

If the Allottee(s) fails in submission of consent or seeks cancellation/withdrawal from the Phase II without any fault of the Promoter or fails in making payments as per payment plan or payment of required additional amount towards Total Price of Apartment and signing of ‘agreement for sale’ within given time, then the Promoter is entitled to forfeit the 10 % of Total Price of the Apartment 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(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent (“**Interest**”). The balance amount of money paid by the Allottee(s) shall be returned within ninety days of such cancellation.

1. **COMPENSATION**

Compensation shall be payable by the Promoter to the Allottee(s) as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

1. **SIGNING OF AGREEMENT FOR SALE**
   1. The Promoter and Allottee(s) will sign “agreement for sale” within 30 days of allotment of this Apartment.
   2. 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 30 days.
   3. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of the Haryana real estate (regulation and development) by government of Haryana.
2. **CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of amounts payable as mentioned in Annexure C for Apartment along with parking (if applicable), will offer to execute a conveyance deed in favour of Allottee(s) within three months and no administrative charges will be charged from the Allottee(s) except stamp duty and registration charges.

Best Wishes

|  |  |
| --- | --- |
| Thanking You  Yours Faithfully |  |
| **For Wonder City Buildcon 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:** |