

ALLOTMENT LETTER

Ref. No. _____/MSS/Square

Date: _____

To,

1.) Name(**Primary Allottee**): _____

S/W/D of: _____

Nationality: _____

Occupation _____

Address: _____

Contact No.: _____

PAN no. : _____

Aadhar Card No.: _____

Email ID: _____

*Photograph of primary
allottee*

2.) Name (**Second Allottee**): _____

S/W/D of: _____

Nationality: _____

Occupation: _____

Address: _____

Contact No.: _____

PAN no.: _____

Aadhar Card No.: _____

Email ID: _____

*Photograph of second
allottee*

3.) **If the Allottee is a Partnership Firm;**

M/s _____ a partnership firm duly
registered under the Indian Partnership Act, 1932, through its part Mr./ Ms _____

_____ authorised vide resolution dated _____ (copy of resolution signed by all partners required). Registration No.: _____ PAN: _____.

4.) If the Allottee is a company:

M/s_____ a company within the meaning and provisions of the Companies Act,2013, having its corporate identification No._____ and having its Registered office at _____ through its duly authorized signatory Mr. / Ms. _____ authorize vide Board Resolution dated _____ (copy of Board Resolution along with certified copy of Memorandum and Articles of Association required).

PAN: _____

Dear Sir/Madam,

This has reference to your Application No. Dated: _____. Please accept our heartiest thanks for showing your interest in purchasing an Commercial space /unit in our Project “**Bliss Square**” bearing RERA Registration no: **UPRERAPRJ5577** having Mixed land use(Commercial & Residential) situated at “Plot no. **ML-1, Karpuripuram, Govindpuram, Ghaziabad**”

We feel immense pleasure to inform you that we have accepted your application for Allotment of the Commercial Space /Unit of your choice, details of Commercial space /unit along with total cost consideration are given below.

Details/Particulars of the Commercial Space / Unit

Tower/Building Name	BLISS SQUARE	
Commercial Space/Unit No.		
Floor No.		
Carpet area	Sq.m. or	Sq.ft.
Common area	Sq.m. or	Sq.ft.
External wall area	Sq.m. or	Sq.ft.
Super area.	Sq.m. or	Sq.ft.
Count of Car Parking Space allotted		

Cost of the Commercial Space / Unit

Particulars	Amount (Rs.)
Basic Selling Price	
All type of PLC(s)	
Power Back up charges	
Additional Car Parking Charges	
IFMS	
Other charges (if any)	
Total cost of the Commercial Space/ Unit / Consideration	

Total cost of the Commercial Space / Unit / Consideration including GST
(Amount in words Rupees _____)

This allotment offer is valid subject to payment of balance of booking amount of Rs. _____ within 30 days after the date of issue of this allotment letter and realisation of the same in our bank accounts failing which the company has full discretion to cancel your booking and refund your booking amount after adjusting the miscellaneous expenses amounting to Rs.50,000/- (Rs. Fifty Thousand) per booking. Further all due payments have to be made as per Payment Plan as enclosed in **Annexure-1** to this allotment letter. You have opted _____ payment plan at the time of booking.

We hereby acknowledge receipt of Rs. _____ (_____) paid by you at the time of booking of above Commercial space /unit.

TERMS AND CONDITION:

1. The Allottee(s) is/are aware that having acquired the Vacant Possession of the Land, as the company is constructing Commercial Spaces/Units of various sizes and dimension collectively named "BLISS SQUARE" as the commercial area/component on the Land and is entitled to allot the commercial spaces/units proposed to be developed and constructed to the intending purchasers.
2. As per the Building/Layout Plan of the project, it is envisaged that the commercial Spaces/Units on all floor shall be allotted as an independent unit and undivided proportionate share of free hold rights, in the land area underneath of its block & as well as the passages, stairs & corridors, overhead and underground water tanks, electrical sub-station, fire shafts, Lift well, mumty, and machinery rooms, guard rooms and other common facilities,

if any, for the commercial spaces units to be used and maintained jointly by the Association of Allottee(s).

3. You shall be permitted exclusive right to use one vehicle parking space in the building. Additional parking if available shall be allotted at your request on an additional cost of Rs. 2.0 Lakh (Rs Two Lakh). It is clarified that location of the vehicle parking shall be identified by us at our sole and absolute discretion at the time of offering the possession of the said Commercial space /unit.
4. The Allottee(s) has/have fully satisfied himself/herself/themselves in all respect with regard to, all the details of the Unit and all common area/facilities/utilities. The Allottee(s) has/have himself/herself/themselves about the right, title and capacity of the company to deal with the Unit/Project and has understood all the limitation and obligation thereof.
5. You shall make timely payment of the sale price as per the **PAYMENT PLAN** attached in the **Annexure 1**, time being of the essence. The total cost as shown in this allotment letter includes the impact of Goods & Service Tax at prevailing rates after considering input tax credit (ITC). Any revision in any kind of tax levied by the GoI or GoUP shall be payable by you in addition to the above cost.
6. You are aware that TDS shall also be payable in addition to above cost in case the above cost of the property being purchased by you is above Rs. 50 lakh in accordance with the applicable rates as per the Income Tax Act, 1961. You shall pay the TDS to the Government and deliver the relevant TDS certificate, challan, receipt and other relevant documents to us as per the Act and rules made there under, as applicable to this transaction. Any delay in making the payment to us and /or taxes as aforesaid shall make you liable to pay the interest to us and/or any penalty levied by the concerned authority/ies in respect thereof.
7. This Allotment letter shall be accompanied by a Cheque/Demand Draft/Pay order Payable at 'GHAZIABAD' for the amount equivalent to Booking Amount drawn in favour of "**MSS Infracon Pvt Ltd**" or payment through online banking to the following bank account _____

8. The carpet area as given above is as per approved drawings. However we shall reconfirm the final Carpet area that has been allotted to you after the construction of the Building is complete, by furnishing details of the changes, if any, in the carpet area, subject to variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by us. If there is any reduction in the carpet area within the defined limit then we shall refund the excess money paid by you within 45 (forty-five) days with

annual interest at the rate specified in the agreement, from the date when such excess amount was paid by you. If there is any increase in the carpet area allotted to you, you shall pay additional amount to us at the same rate per square meter and prior to taking possession of the Commercial space/unit.

9. That the final finishing of the Commercial Space/Unit shall be done after deposition of entire amount and obtaining no dues certificate from the Promoter.
10. This Allotment Letter is non-transferable or assignable without prior written consent of the promoter. The Allottee(s) shall not sell, transfer, let out and / or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Promoter and / or the relevant banks / financial institutions which have advanced the Loan till full amounts in relation to the unit have been received by the Promoter and Allottee has taken possession of it.
11. Issuance of this Non-transferable Allotment letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the promoter or the Allottee(s) until, Firstly, the Allottee signs and delivers the Agreement with all the schedules (**Format available in Annexure 2**) along with the payments due as stipulated in the attached **PAYMENT PLAN** within 30 (thirty) days from the date of this Allotment letter; and appears for registration of the agreement before the concerned Sub-Registrar as and when intimated by the promoter. This allotment letter is not meant or to be treated or deemed as Agreement as contemplated under provisions of law
12. That it shall be the responsibility of the Allottee(s) to inform the Promoter in writing if there are any subsequent changes in their Address or other relevant contact details otherwise the address/contact details given by the Allottee(s) shall be used for all correspondence and such correspondence shall be deemed to have been received by the Allottee(s).
13. If the Allottee(s) fails to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date of this Allotment letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid period 30 (thirty) days, then the promoter shall serve a notice to the Allottee by e-mail/by hand/by post/by courier on the address given by the Allottee for rectifying the default which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, this Allotment can be treated as cancelled at the discretion of Promoter and all sums deposited by the Allottee(s) in connection therewith including the **BOOKING AMOUNT** shall be returned to the Allottee after adjusting an amount of Rs. 50000.00(Rs Fifty Thousand) towards the miscellaneous expenditure incurred by the company and broker's charges if the booking has

been got done by the allottee through a broker or agent. No interest or any type of compensation whatsoever shall be payable in such cases.

14. The Allottee(s) hereby confirm, agree and acknowledge that, if booking of the said Space/Unit is done through any **Real Estate Agent or Broker**, then in that event promoter shall not be held liable or responsible for any misrepresentation, misleading or false information provided by such Agent/Broker. Allottee(s) further agree and confirm that promoter shall not be held responsible or liable for any commercial arrangements arrived at by and between such Agent/Broker with Allottee(s).
15. The images, audio-visuals, show Unit in the marketing documents/ presentations/prospectus/ website by the Promoter may show additional features, additional fixtures, loose furniture etc. to provide you the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the Allottee(s) and the committed layout and specifications shall only be as detailed separately in the agreement and its annexure.
16. That in the case where the project is progressed ahead of schedule or completed before time or occupancy is handed over to the Allottee(s) before scheduled date then purchasers too will mandatorily pay their dues in accordance with the existing stipulations/actual stage wise completion of construction and no penalty/ interest/ costs can be imposed on the promoter for such preponement of construction.
17. The Allottee(s) shall use the Unit only and exclusively for the permitted commercial purpose which may include any shop or service of daily need viz. bakery, gift shop, stationary shop, saloon, book shop, beauty parlour, boutique, grocery, electronics store, medical store, office of professionals like Advocates, CA, architect or any similar services but for no other purpose including without limitation to residential use/industrial use of any kind and/or for opening a liquor shop, meat shop, garbage shop etc.
18. The Allottee (s) shall also not use the Car Parking(s) allotted to him/her/they for any other purpose other than for parking cars or two wheelers
19. A Regular and detailed Agreement under the applicable law will be executed in due course of time. The provisions of the Agreement to be executed shall supersede this Allotment and this Allotment Letter shall stand cancelled and terminated on execution of such agreement. That the terms and condition mentioned in the Agreement provided here in **Annexure 2** are obligatory and have a binding effect on Allottee(s).

20. Stamp duty and registration charges in respect to the captioned Space/ Unit will be paid by you only.

Authorised Signatory
For “MSS INFRACON Pvt. Ltd”.

I/We hereby declare that I/We have gone through and understood the terms and condition mentioned above and shall abide by the same.

(Signature of Primary Allottee)

(Signature of Second Allottee)

“Annexure 1”

EXISTING PAYMENT PLAN

1. Construction Linked Plan

☐

2. Time Linked Plan

☐

Construction Linked plan(CLP)		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 30 Days of booking	10%	
On start of Excavation	10%	
On start of Foundation/Raft casting	10%	
On start of Basement Slab	10%	
On start of Ground floor Slab	7%	25%
On start of 3rd Floor Slab	7%	25%
On Start of 6th floor slab	7%	25%
On start of 9th floor slab	7%	25%
On start of 12th floor slab	7%	
On start of Internal Plaster	10%	100%
At the time of offer of possession	5%	IFMS + Power Backup

Time Linked plan(TLP)		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 45 Days of booking	20%	
After 3 months of booking	15%	
After 6 months of booking	15%	
After 9 months of booking	15%	
After 12 months of booking	15%	
At the time of offer of possession	10%	100% + IFMS + Power Backup

ANNEXURE 2

AGREEMENT TO SELL FORMAT

ALLOTMENT LETTER

Ref.No.-----/MSS/Homes

Date: _____

To,

Name **(Primary Allottee):** _____

Address: _____

Contact No. _____

PAN no. _____

Aadhar Card No. _____

Email ID: _____

*Passport size Photograph
of primary allottee*

Name **(Second Allottee):** _____

Address: _____

Contact No.: _____

PAN no.: _____

Aadhar Card No.: _____

Email ID: _____

*Passport size Photograph
of second allottee*

Dear Sir/Madam,

This has reference to your Application No. Dated. . Please accept our heartiest thanks for showing your interest in purchasing an apartment / unit in our Project “ **Bliss Homes**” bearing RERA Registration no: **UPRERAPRJ5577** situated at “ Mixed land use plot no. “**ML-1, Karpuripuram, Govindpuram, Ghaziabad**”

We feel immense pleasure to inform you that we have accepted your application for Allotment of the apartment /Unit of your choice, details of apartment / Unit along with total cost consideration are given below.

Details/Particulars of the apartment / Unit

Tower/Building Name	BLISS HOMES	
Apartment/Unit no.		
Type		
Floor No.		
Carpet area	Sq.m. or	Sq.ft.
Balcony no. ____ with total area	Sq.m. or	Sq.ft.
Common area	Sq.m. or	Sq.ft.
External wall area	Sq.m. or	Sq.ft.
Super area.	Sq.m. or	Sq.ft.
Count of Car Parking Space allotted		

Cost of the apartment / Unit

Particulars	Amount (Rs.)
Basic Selling Price	
All type of PLC(s)	
Power Back up charges	
Additional Car Parking Charges	
IFMS	
Other charges (if any)	
Total cost of the apartment / Unit / Consideration	

Total cost of the apartment / Unit / Consideration including GST (Amount in words Rupees_____)

This allotment offer is valid subject to payment of balance of booking amount of Rs._____within 30 days after the date of issue of this allotment letter and realisation of the same in our bank accounts failing which the

company has full discretion to cancel your booking and refund your booking amount after adjusting the miscellaneous expenses amounting to Rs.50,000/- (Rs.Fifty Thousand) per booking. Further all due payments have to be made as per Payment Plan as enclosed in **Annexure-1** to this allotment letter. You have opted payment plan at the time of booking.

We hereby acknowledge receipt of Rs._____ (amount in words Rupees _____) paid by you at the time of booking of above Unit / apartment.

TERMS AND CONDITION:

1. The said apartment/unit has attached balcony/ies, aggregately measuring square meter. The Promoter has agreed to permit the Allottee(s), the exclusive to use the said balcony/ies attached without any additional consideration.
2. You shall be permitted exclusive right to use one vehicle parking space in the building. Additional parking if available shall be allotted at your request on an additional cost of Rs. 2.0 Lakh (Rs Two Lakh). It is clarified that location of the vehicle parking shall be identified by us at our sole and absolute discretion at the time of offering the possession of the said Apartment /Unit.
3. You shall make timely payment of the sale price as per the **PAYMENT PLAN** attached in the **Annexure 1**. The total cost as shown in this allotment letter includes the impact of Goods & Service Tax at prevailing rates after considering input tax credit (ITC). Any revision in any kind of tax levied by the Gol or GoUP shall be payable by you in addition to the above cost.
4. TDS shall also be payable in addition to above cost in case the above cost of the property being purchased by you is above Rs. 50 lakh in accordance with the applicable rates as per the Income Tax Act, 1961. You shall pay the TDS to the Government and deliver the relevant TDS certificate, challan, receipt and other relevant documents to us as per the Act and rules made there under, as applicable to this transaction. Any delay in making the payment to us and /or taxes as aforesaid shall make you liable to pay the interest to us and/or any penalty levied by the concerned authority/ies in respect thereof.
5. The carpet area as given above is as per approved drawings. However we shall reconfirm the final Carpet area that has been allotted to you after the construction of the Building is complete, by furnishing details of the changes, if any, in the carpet area, subject to variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by us. If there is any reduction in the carpet area within the defined limit then we

shall refund the excess money paid by you within 45 (forty-five) days with annual interest at the rate specified in the agreement, from the date when such excess amount was paid by you. If there is any increase in the carpet area allotted to you, you shall pay additional amount to us at the same rate per square meter and prior to taking possession of the Apartment/Unit.

6. That the final finishing of the Apartment/Unit shall be done after deposition of entire amount and obtaining no dues certificate from the Promoter.
7. This Allotment Letter is non-transferable or assignable without prior written consent of the promoter. The Allottee (s) shall not sale, transfer, let out and / or deal with the apartment/Unit in any manner whatsoever without obtaining prior written permission of the Promoter and / or the relevant banks / financial institutions which have advanced the Loan till full amounts in relation to the Apartment/unit have been received by the Promoter and Allottee has taken possession of it.
8. Issuance of this Non-transferable Allotment letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the promoter or the Allottee(s) until, Firstly, the Allottee signs and delivers the Agreement with all the schedules (**Format available in Annexure 2**) along with the payments due as stipulated in the attached **PAYMENT PLAN** within 30 (thirty) days from the date of this Allotment letter; and appears for registration of the agreement before the concerned Sub-Registrar as and when intimated by the promoter. This allotment letter is not meant or to be treated or deemed as Agreement as contemplated under provisions of law.
9. In case the Allottee(s) fails to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date of this Allotment letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid period 30 (thirty) days, then the promoter shall serve a notice to the allottee by e-mail/by hand/by post/by courier on the address given by the Allottee for rectifying the default which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, this Allotment can be treated as cancelled at the discretion of Promoter and all sums deposited by the Allottee(s) in connection therewith including the **BOOKING AMOUNT** shall be returned to the Allottee after adjusting an amount of Rs. 50000.00(Rs Fifty Thousand) towards the miscellaneous expenditure incurred by the company and broker's charges if the booking has been got done by the allottee through a broker or agent. No interest or any type of compensation whatsoever shall be payable in such cases.
10. That it shall be the responsibility of the Allottee(s) to inform the Promoter in writing if there are any subsequent changes in their Address or other relevant

contact details otherwise the address/contact details given by the Allottee(s) shall be used for all correspondence and such correspondence shall be deemed to have been received by the Allottee(s).

11. The Allottee(s) hereby confirm, agree and acknowledge that, if booking of the said Apartment/Unit is done through any **Real Estate Agent or Broker**, then in that event promoter shall not be held liable or responsible for any misrepresentation, misleading or false information provided by such Agent/Broker. Allottee(s) further agree and confirm that promoter shall not be held responsible or liable for any commercial arrangements arrived at by and between such Agent/Broker with Allottee(s).
12. The images, audio-visuals, show Apartment/Unit(s) in the marketing documents/ presentations/prospectus/ website by the Promoter may show additional features, additional fixtures, loose furniture etc. to provide you the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the Allottee(s) and the committed layout and specifications shall only be as detailed separately in the agreement and its annexures.
13. That in the case where the project is progressed ahead of schedule or completed before time or occupancy is handed over to the Allottee(s) before scheduled date then purchasers too will mandatorily pay their dues in accordance with the existing stipulations/actual stage wise completion of construction and no penalty/ interest/ costs can be imposed on the promoter for such preponement of construction.
14. The Allottee (s) shall not use the Premises for any purpose other than residence and shall not use the apartment/ unit for guest house or any commercial activities or any other activity not allowed under residential use by the competent authority.
15. The Allottee (s) shall also not use the Car Parking(s) allotted to him/her/they for any other purpose other than for parking cars or two wheelers.
16. Detailed Agreement under the applicable law will be executed in due course of time. The provisions of the Agreement to be executed shall supersede this Allotment and this Allotment Letter shall stand cancelled and terminated on execution of such agreement. That the terms and condition mentioned in the Agreement provided here in **Annexure 2** are obligatory and have a binding effect on Allottee(s).

17. Stamp duty and registration charges in respect to the captioned Apartment / Unit will be paid by you only.

Authorised Signatory
For "**MSS INFRACON Pvt. Ltd**".

I / We hereby declare that I / We have gone through and understood the terms and condition mentioned above and shall abide by the same.

(signature of Primary Allottee)

(signature of second Allottee)

“Annexure 1”

EXISTING PAYMENT PLAN

Construction Linked Payment Plan ☐ 30:40:30 ☐

Down Payment Plan ☐

30:40:30 Plan (APPLICABLE FOR TOWER - A ,B,C,D)		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 45 Days of booking	20%	
On start of 12th floor slab	20%	
On completion of super structure	20%	100%
At the time of offer of possession	30%	IFMS + Power Backup

Construction Linked plan(CLP) TOWER - A,B		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 30 Days of booking	10%	
On start of Laying Roof of 6 th floor	10%	
On start of Brick Work	5%	
On start of Laying Roof of 10 th floor	10%	25%
On start of Plaster Work.	5%	25%
On start of Laying of Roff of 14 th Floor	20%	25%
On completion of super structure	25%	25%
At the time of offer of possession	5%	IFMS + Power Backup

Construction Linked plan(CLP) TOWER - C , D		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 30 Days of booking	10%	

On start of Excavation	10%	
On start of Foundation/Raft casting	10%	
On start of Basement Slab	10%	
On start of Ground floor Slab	7%	25%
On start of 3rd Floor Slab	7%	25%
On Start of 6th floor slab	7%	25%
On start of 9th floor slab	7%	25%
On start of 12th floor slab	7%	
On start of Internal Plaster	10%	100%
At the time of offer of possession	5%	IFMS + Power Backup

Down Payment Plan (APPLICABLE FOR TOWER - A ,B,C,D)		
Description	% of BSP	% of other charges & PLC
At the time of booking	10%	
Within 30 Days of booking	85%	100%
At the time of offer of possession	5%	IFMS + Power Backup

ANNEXURE 2

AGREEMENT TO SELL FORMAT