

**ALLOTMENT LETTER**

Date: \_\_th \_\_\_\_\_ 202\_\_

|                                                              |                                                      |
|--------------------------------------------------------------|------------------------------------------------------|
| From                                                         | To                                                   |
| ROF Infratech and Housing Pvt. Ltd.                          | Mr.                                                  |
| Building No. 80, 1st Floor, Sector-44,<br>Gurugram, Haryana  |                                                      |
| Mobile: 01244399399                                          |                                                      |
| Email Id: <a href="mailto:info@rof.co.in">info@rof.co.in</a> | <a href="mailto:_____@gmail.com">_____@gmail.com</a> |

**SUBJECT:** Allotment of apartment in project named as “ Advik By ROF ” in Village-Dhunela, Sector 36, Sohna District Gurugram (Haryana)  
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. ____ of 2025                                    |
|                                                                                            |                                           | Dated: ____ / ____ /2025                                |
| Project Name                                                                               |                                           | Advik by ROF                                            |
| Project Location                                                                           |                                           | Village-Dhunela, Sector 36, Sohna, Gurugram, Haryana    |
| If project is developed in phases then, Phase Name                                         |                                           | N.A.                                                    |
| Nature of Project                                                                          |                                           | Group Housing Project (Under Retirement Housing Policy) |
| Proposed date of Completion of the Project (Subject to the grant of Occupancy Certificate) |                                           | 31.12.2031                                              |
| Proposed date of Possession of the unit                                                    |                                           | 30.08.2031                                              |
| License No.                                                                                |                                           | 1 2 9 of 2024                                           |
| Name of Licensee                                                                           |                                           | ROF Infratech and Housing Pvt. Ltd.                     |
| Name of Collaborator (if any)                                                              |                                           | N.A                                                     |
| APPROVAL DETAILS                                                                           | Details of License approval               | License No. 129 of 2024                                 |
|                                                                                            |                                           | Memo. No.: LC-5381/JE(SK)-2024/32646                    |
|                                                                                            |                                           | Dated: 24.10.2024                                       |
|                                                                                            |                                           | Valid Upto: 23.10.2029                                  |
|                                                                                            | Details of Building Plans approval        | Memo. No.: ZO-2237/JD(G)/2026/17104                     |
|                                                                                            |                                           | Dated: 15.05.2026                                       |
|                                                                                            |                                           | Valid Upto: 5 Years                                     |
|                                                                                            | Details of Environment Clearance approval | File No.:                                               |
|                                                                                            |                                           | Dated:                                                  |
|                                                                                            |                                           | Valid Upto:                                             |

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:

| UNIT AND BOOKING DETAILS |                                                                                                                      |                   |                |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| 1.                       | Nature of the unit                                                                                                   |                   | Flat           |
| 2.                       | Flat                                                                                                                 | Unit No.          |                |
|                          |                                                                                                                      | Property Category | _ BHK (Type _) |
| 3.                       | Carpet Area (sq. ft.)                                                                                                |                   |                |
| 4.                       | Balcony area (sq. ft.) (not part of the carpet area)                                                                 |                   |                |
| 5.                       | Tower No.                                                                                                            |                   | Tower _        |
| 6.                       | Floor No.                                                                                                            |                   | _th FLOOR      |
| 7.                       | Rate of carpet area (Rs/sq. ft.)                                                                                     |                   | ____/-         |
| 8.                       | Rate of Balcony area (Rs/sq. m)                                                                                      |                   | ____/-         |
| 9.                       | GST                                                                                                                  |                   |                |
| 10.                      | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST) |                   | ____/-         |
| 11.                      | Other Charges                                                                                                        |                   | As Applicable  |

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;

We have received earnest money amount which is not exceeding 5 % of the total cost in respect of the above referred unit as per the details given below:

|    |                          |               |        |
|----|--------------------------|---------------|--------|
| 1. | Earnest Money Amount     | Amount in Rs. | ____/- |
| 2. | Cheque No/DD No./RTGS    | _____         |        |
| 3. | Dated                    |               |        |
| 4. | Bank Name                |               |        |
| 5. | Branch                   |               |        |
| 6. | Amount deposited         |               |        |
| 7. | Total sale consideration |               |        |

| PAYMENT PLAN                                 |                                           |
|----------------------------------------------|-------------------------------------------|
| Payment Plan (Inclusive of all charges/fees) | CONSTRUCTION LINKED PAYMENT PLAN          |
| <b>Bank Details of master account (100%)</b> |                                           |
| Payment in favour of                         | ROF Infratech and Housing Private Limited |
| Account Number                               | 5167102900000023                          |
| IFSC Code                                    | PUNB0516710                               |

#### ANNEXURE A-: 'PAYMENT PLAN'

| CONSTRUCTION LINKED PAYMENT PLAN                                   |             |
|--------------------------------------------------------------------|-------------|
| <b>1.CONSTRUCTION LINKED PLAN</b>                                  |             |
| At the time of booking                                             | 10% of TSP  |
| With in 30 Days From the of time Booking after registration of BBA | 15% of TSP  |
| On Start Of Excavation                                             | 10% of TSP  |
| On Start Of Ground Floor Slab                                      | 7.5% of TSP |
| On Start Of Third Floor Slab                                       | 5% of TSP   |
| On Start Of Sixth Floor Roof Slab                                  | 5% of TSP   |
| On Start Of Ninth Floor Roof Slab                                  | 5% of TSP   |
| On Start Of Twelfth Floor Roof Slab                                | 5% of TSP   |
| On Start Of Fifteen Floor Roof Slab                                | 5% of TSP   |
| On Start Of Terrace                                                | 7.5% of TSP |
| On Start Of Flooring                                               | 5% of TSP   |
| On Start of Painting                                               | 5% of TSP   |
| On Completion of Structure                                         | 10% of TSP  |
| On offer of Possession                                             | 5 % of TSP  |

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 ROF Infratech and Housing Pvt. Ltd.**

**Authorized 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 unit 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.
- 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 That the allottee shall not transfer/resale of this unit without prior consent of the promoter till the agreement for sale is registered.
- 1.4 That 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 Unit alongwith two wheeler 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 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 monitory 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 That in case of surrender /withdraw of a flat by a allottee Ten Percent of the Total Consideration, interest generated on delayed payments, brokerage paid by the promoter ("Earnest Money") shall be deducted from the amount paid by the Alottee till the date of such surrender/ cancellation.
- 3.4 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.
- 3.5 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.
- 3.6 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 the payment as per your next payment milestone of the unit, in this office

through Cheque / Demand Draft/RTGS drawn in favour of 'ROF Infratech and Housing Private Limited' payable at Gurugram and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "ROF Infratech and Housing 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.

### 3. 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.

### 4. 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.

### 5. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this unit.
- b. That you are required to be present in person in the office of the Competent Authority, on any working day during office hours to sign the '**Agreement For Sale**' within 30 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 \_\_\_\_\_.

### 6. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit 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 ROF Infratech and Housing Pvt. Ltd.**

**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:**

**‘PAYMENT PLAN’**

| <b>CONSTRUCTION LINKED PAYMENT PLAN</b>                            |             |
|--------------------------------------------------------------------|-------------|
| At the time of booking                                             | 10% of TSP  |
| With in 30 Days From the of time Booking after registration of BBA | 15% of TSP  |
| On Start Of Excavation                                             | 10% of TSP  |
| On Start Of Ground Floor Slab                                      | 7.5% of TSP |
| On Start Of Third Floor Slab                                       | 5% of TSP   |
| On Start Of Sixth Floor Roof Slab                                  | 5% of TSP   |
| On Start Of Ninth Floor Roof Slab                                  | 5% of TSP   |
| On Start Of Twelfth Floor Roof Slab                                | 5% of TSP   |
| On Start Of Fifteen Floor Roof Slab                                | 5% of TSP   |
| On Start Of Terrace                                                | 7.5% of TSP |
| On Start Of Flooring                                               | 5% of TSP   |
| On Start of Painting                                               | 5% of TSP   |
| On Completion of Structure                                         | 10% of TSP  |
| On offer of Possession                                             | 5 % of TSP  |