

ALLOTMENT LETTER

Date:

From	To
Good Earth Plotted Development Private Limited (formerly known as Raj Buildwell Private Limited)	<Customer name:>
<Address:>	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

SUBJECT: Provisional allotment of Plot bearing no. [•], block no. [•] area admeasuring [•] Sq. Mtrs. (approx.) ([•] Sq. Yards), in the project named as "One Good Earth" ("**Project**") situated in the revenue estate of Village Fazilpur, Jharsa, Sector-71, Tehsil Badshahpur, District Gurugram, Haryana ("**Plot**"), bearing RERA Registration No. [•].

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.	

Details of the Project:

Details of HRERA Registration		Reg. No
		Dated
		Valid Upto
Project Name		'One Good Earth'
Project Location		Sector 71, Gurugram
If Project is developed in phases then, Phase Name		Not Applicable
Nature of Project		Affordable Plotted Colony Under DDJAY
Proposed date of Completion of the Phase/Project		31 st December, 2026
Proposed date of Possession of the Plot		30 th Sep, 2026
License No.		33 of 2021
Name of Licensee		Raj Buildwell Private Limited and Sh. Rao Inderjeet Singh (HUF)
Name of Collaborator (if any)		Raj Buildwell Private Limited
APPROVAL DETAILS	Details of License approval	License No. 33 of 2021
		Memo. No. LC-4204+4257/JE. (VA)/ 2021/ 16144
		Dated- July 08, 2021
		Valid Upto- July 07, 2026
	Details of Zoning Plan Approval	Memo. No ZP-1505/AD(RA)2021/27797

		Dated 28-Oct-2021
	Details of Environment Clearance approval (if applicable)	Memo. No
		Dated
		Valid Upto

Dear Sir/ Madam,

- We refer to your Application Form dated [•] ("**Application Form**") and are pleased to inform you that we have provisionally allotted you the following plot as per the details given below, subject to the terms given under **Annexure C** hereto:

UNIT AND BOOKING DETAILS		
1.	Nature of the unit	Residential Plot
2.	Plot	Unit No.
		Property Category
3.	Plot Area (sq. mtrs.)	
4.	Rate per sq. mtrs.	
5.	Total Price (as detailed in Annexure B hereto)	

- The price for the Plot is Rs. [•]/- (Rupees [•] only) and the details of the total price are mentioned in **Annexure B** herein ("**Total Price**").
- We acknowledge the receipt of Rs. [•]/- (Rupees [•] only) paid towards the booking amount being 10% (ten percent) of the Total Price. The balance amount shall be paid by you in accordance with the Payment Plan as set out in the Application Form and also as annexed hereunder as **Annexure A**, time being the essence of this transaction.

The details of the payment for booking amount are given below:

1.	Booking 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 Price		

- 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	

5. Please note that this provisional allotment of the Plot does not constitute an agreement to sell and does not entitle you to the final allotment. The provisional allotment shall become final and binding only upon execution of the plot buyer agreement ("**Plot Buyer Agreement**").
6. We shall be forwarding to you, two copies of the Plot Buyer Agreement within due course. You are requested to kindly sign both the copies on all the pages and return them within [•] ([•]) days from the date of dispatch by us, failing to which we will be entitled to forfeit the booking amount deposited by you with us till date in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016 ("**Act**") and the Haryana Real Estate (Regulation and Development) Rules, 2017 ("**Rules**") as amended till date.
7. Please further note that the Plot Buyer Agreement contains detailed terms and conditions pertaining to the Plot. Further, in the event of any contradiction between the terms of the Plot Buyer Agreement or the Application Form, the terms and conditions embodied in the Plot Buyer Agreement shall prevail.
8. All definitions, terms & conditions set out in the Application Form, including the Payment Plan and all Annexures annexed to it, shall be deemed to have been reproduced hereunder and binding on you.

Thanking You
Yours Faithfully

For Good Earth Plotted Development Private Limited
(formerly known as Raj Buildwell Private Limited)

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)

(Authorised Signatory)

Allottee

Dated:

Annexure A

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Development linked instalment plan/ Down payment plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Master Account of The Project (100%)
Account Number	57500000256384
IFSC Code	HDFC0000092

Booking Amount which is 10% of the Total Price of the Plot is already paid and the balance consideration amount shall be paid as under:

Down Payment Plan

Particulars	Percentage(%)
At the time of Application for Booking	10% of Total Price
Within 60 days of Booking (After execution of Agreement to Sell)	70% of Total Price
On Offer of Possession	20% of Total Price + IFMS + CAM + Other Charges + Stamp Duty + BOCW Charges & Registration Charges

Development Linked Payment Plan

Particulars	Percentage(%)
At the time of Application for Booking	10% of Total Price
Within 60 days of Booking (After execution of Agreement to Sell)	10% of Total Price
Upon commencement of Demarcation*	5% of Total Price
Upon commencement of Earth Work*	15% of Total Price
Upon commencement of laying of Services*	15% of Total Price
Upon commencement of laying of Internal Roads*	20% of Total Price
Upon commencement of erection of Electrical Poles*	20% of Total Price
On Offer of Possession	5% of Total Price + IFMS + CAM + Other Charges + Stamp Duty + BOCW Charges & Registration Charges

* The construction milestones mentioned in the payment plan are interchangeable

Annexure B

DETAILS OF TOTAL PRICE AND OTHER CHARGES

Particulars	Amount	GST	Total
Basic Sale Price (BSP) including EDC/ IDC			
Preferential Location Charges (if applicable)			
Applicable Taxes: _____			
Other Charges _____			
Total Price (In Rs.)			
<u>OTHER CHARGES (In Rs.)</u>			
Particulars	Amount	GST	Total
ECC Charges			
Individual Electricity Meter Charges (<i>if any</i>)			
Water Connection Charges to the Plot			
Sewerage Connection Charges to the Plot			
Stamp duty and Registration Charges for the Agreement and Conveyance Deed			
Legal documentation charges			
One year Advance Maintenance Charges			
IFMSD			
BOCW Charges (<i>if any</i>)			
Sinking Fund (<i>if any</i>)			
[Any additional Charges]			

Annexure C

Indicative terms of the allotment-

1. TERMS:

- 1.1 That the allotment of above Plot is subject to the detailed terms & conditions mentioned in the Application Form and the Plot Buyer Agreement. In the event of any contradiction between the terms of this allotment letter, the Plot Buyer Agreement or the Application Form, the terms and conditions embodied in the Plot Buyer Agreement shall prevail.
- 1.2 All definitions, terms & conditions set out in the Application Form and the Plot Buyer Agreement, including the Payment Plan and all Annexures annexed to it, shall be deemed to have been reproduced hereunder and binding on the allottee.
- 1.3 The allottee shall not transfer/ resale the Plot without the prior written consent of the Promoter.
- 1.4 Upon issuance of this allotment letter, the allottee undertakes to pay the Total Price in accordance with the Payment Plan (Annexure A) as annexed hereto.
- 1.5 In case, the allottee fails to pay to the Promoter, the Total Price as per the Payment Plan (Annexure A hereto), then in such case, the allottee shall be liable to pay interest at the rate, on such delayed payment prescribed under the Haryana Real Estate (Regulations and Development) Rules, 2017 and under the applicable laws, from the due date on which such delayed amount was payable to the Promoter by the allottee till such amount is received by the Promoter, without prejudice to any other remedies available to the Promoter under the Plot Buyer Agreement, to be exercised by the Promoter as per the Promoter's discretion.
- 1.6 On offer of possession of the Plot, the balance total unpaid amount including the Total Price and Other Charges shall be paid by the allottee and thereafter on receipt of the Total Price along with Other Charges as prescribed under **Annexure B**, outstanding dues and interest; and upon execution of necessary documents in the format as requested by the Promoter, shall execute a conveyance deed in favour of allottee preferably within 3 (three) months but not later than 6 (six) months from the date of handover of possession of the Plot to the allottee.
- 1.7 The allottee agrees and undertakes to bear the stamp duty and registration charges payable on the Plot Buyer Agreement and the Conveyance Deed.

2. MODE OF PAYMENT:

- 2.1 Subject to the terms of the Plot Buyer Agreement and the Promoter abiding by the construction/ development milestones, the allottee shall make all payments, on written demand by the Promoter, within the stipulated time as may be mentioned in the demand letter through A/c Payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favour of "[•]" payable at [•]. TDS (if applicable) shall be deducted on all payments by the allottee at the applicable rates and the allottee shall submit the TDS Certificate certifying the deposit of tax with the competent authority not later than 30 (thirty) days from the date due for payment.
- 2.2 For all payments, the date of clearance of the demand draft(s) or A/c payee cheque(s) shall be taken as the date of payment. The applicable bank charges for dealing of outstation cheque(s) shall be borne and paid by the allottee.

3. NOTICES:

- 3.1 All notices to be served on the allottee and the Promoter shall be deemed to have been duly served, if sent to the allottee or the Promoter by Registered Post at their respective addresses specified below:
- [•] Name of Allottee (s)
- [•] (Allottee (s) Address)
- M/s [•] Promoter's name
- [•] (Promoter's Address)
- 3.2 It shall be the duty of the allottee and the Promoter to inform each other of any change in address subsequent to the execution of the Plot Buyer Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the allottee, as the case may be.
4. **CANCELLATION BY ALLOTTEE:**
- The allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act:
- Provided that where the allottee proposes to cancel/ withdraw from the Project without any fault of the Promoter, the Promoter is entitled to forfeit the Booking Amount paid for the Plot along with the Non-Refundable Amounts and interest component on delayed payment from the amount paid by the allottee. The balance amount of money paid by the allottee shall be refunded by the Promoter to the allottee, without any interest of any nature whatsoever, within 90 (ninety) days from the date of such cancellation.
5. **COMPENSATION:**
- The Promoter shall compensate the allottee in case of any loss caused to him/ her due to defective title in the Land, on which the Project is being developed or has been developed, in the manner as provided under the Act.

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Location Plan
3.	Copy of License