

ALLOTMENT LETTER

RALITH REALTY PVT. LTD.
B-903, NPSC Society, Plot 5, Sector 2,
Dwarka, South West Delhi,
Delhi – 110075

**Subject: Allotment of Plot No. _____ in the Residential Project named as ‘ _____ ’
in Sector 19A, Village Azizulpur, Tehsil Panipat, Haryana.**

Dear Sir / Ma’am,

This is in reference to your application form No. _____ dated _____ (“**Application**”) along with your Cheque/ DD / Pay Order / RTGS/ NEFT No. _____ dated _____ for a sum of Rs. _____/-

(Rupees:

Only)

_____ (“**Advance Amount**”) submitted with Ralith Realty Private Limited (the “**Company**”) for allotment of a plot in our residential project, named as “ _____”, (“**Project**”) being developed by the Company on land admeasuring 21.36875 acres, situated at Sector 19, Village Azizulpur, Tehsil Panipat, Haryana (“**Project Land**”), forming part of a larger land parcel admeasuring 51 acres (“**Larger Land**”). With respect to the Project, the Director General, Town and Country Planning, Chandigarh, Haryana (“**DGTCP**”) has, vide license No. 166 of 2024 dated 27.11.2024 (valid till 29.11.2029), granted a license to the Company for developing the said Project in a phased manner.

We are pleased to inform you that pursuant to your Application and subject to the terms and conditions contained in this allotment letter (“**Allotment Letter**”), the Company hereby allots you **Plot bearing No. _____** admeasuring _____ (“**Plot**”) of the Project, and which is more specifically mentioned in **Annexure-I**.

The Total Price of the Plot shall be Rs. _____/- (**Rupees: _____ Only**) which includes applicable charges and taxes as mentioned under **Annexure- II (Payment Plan)** of this Allotment Letter.

You are requested to sign and execute all necessary documents, including without limitation the Agreement for Sale (“**Agreement**” and herewith under *Annexure III*), in respect of the said Plot within **30 days** of this letter. The draft of the Agreement is annexed with this Allotment Letter for your needful. If you fail to execute and deliver to the Company, the Agreement within the said period of 30 days from the date of receipt of this Allotment Letter and / or you fail to appear before the Sub-Registrar for its registration as and when intimated by the Company, then the Company shall serve a notice to you for rectifying the default, which if not rectified within next 60 days, your Application shall be treated as cancelled and the Advance Amount, less amount of Goods & Services Tax (“**GST**”) deposited by the Company with the department and brokerage paid, if any, shall be returned to you, within a period of 90 days from the termination / withdrawal of the Application for allotment. Thereafter you will be left with any claim or right with regards to this application or any entitlement for allotment whatsoever.

Please note that this allotment is subject to the fulfilment of terms and conditions as detailed in the Application and in this Allotment Letter in respect of the said Plot and till the execution and registration of the Agreement, the Application and Allotment Letter (together with all annexures) together shall govern the relationship between the Parties.

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

You are hereby requested to sign and deliver to the Company, office copy of this Allotment Letter, within 7 (Seven) days of the receipt thereof as an acknowledgement of your acceptance to the terms of the allotment of the said Plot.

Below mentioned are the details related to the allotment of the Plot for your perusal:

ALLOTTEE DETAILS					
Application No.					
Reference No.					
Customer Code					
Booking Date					
		1st Applicant			
Name of the Allottee					
Son/Wife/Dau ghter applicable)	of	(whichev r			
Address (Correspondence)					
Pin code					
Address (Permanent)					
Pin code					
Mobile No.					
Email					
PAN (Permanent Account No.)					
Aadhar Card No.					
Co-Applicant Detail:-					
Name of the Allottee	Son/Wife/Dau ghter applicable)	of	(whichev er	Nationality/ Residential status	Address (Correspondence)
Pin code	Address (Permanent)		Email	Mob No.	
PAN (Permanent Account No.)	Aadhar Card No.				
PROJECT DETAILS					
Details of HARERA Registration			Reg. No.: [•]		
			Dated: [•]		
			Valid Upto: [•]		
Project Name					
Project Location			Sector 19A, Village Azizulpur, Tehsil Panipat,		

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

		Haryana
Nature of Project		Residential Project
Proposed date of Completion of the Project		
Proposed date of Possession of the residential Plot		
License No.		
Name of Licensee		
Name of Collaborator (if any)		NA
APPROVAL DETAILS	Details of License approval	License No.
		Date of License:
		Valid Upto:
		License No.
		Date of License:
		Valid Upto:

DETAILS OF THE SAID PLOT	
Details of the Plot:	
Plot No. _____	
Block No. _____	
Size of the Plot: _____ sq. mtrs. / _____ sq. yards.	

BOOKING AMOUNT		
1.	Booking Amount	Rs. _____
2.	Cheque No/DD No./RTGS	
3.	Dated	
4.	Bank Name	
5.	Branch	
6.	First Receipt Amount	
7.	Total Amount Received (Till Date)	
8.	Total Price	

EARNEST MONEY			
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		

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)	Please Refer Annexure -II.
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	All Cheques / drafts to be made in favour of “_____” Payable at Panipat, Haryana
Account Number	
Bank Name	
Address	
IFSC Code	

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

Payments:

Account no. _____ ;
Bank Name: _____ ;
Address: _____ ;
IFSC Code: _____

- 2.3 Name, Unit no. and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

- 3.1 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 the Company and email ID provided in the Application Form.
- 3.2 Kindly inform us of any change in your address, telephone no., email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If the Applicant fails in the submission of consent within 7 days of the receipt of this Allotment Letter or seeks cancellation / withdrawal from the Project without any fault of the Company or fails in payment of required additional amount towards Total Price of the Plot and signing of 'Agreement For Sale' or fails to appear before the Sub-Registrar for its registration as and when intimated by the Company within given time, then the Company after a period of 30 days from the date of despatch of this Allotment Letter shall serve a notice to the Applicant for rectifying the default, which if not rectified within next 60 days, Applicants Application shall be treated as cancelled and the Advance Amount, less amount of Goods & Services Tax ("GST") deposited by the Company with the department and the brokerage paid by the company, if any, shall be returned to the Applicant, within a period of 90 days from the termination / withdrawal of the Application for allotment. Thereafter the Applicant will be left with no claim or right with regards to this application or any entitlement for allotment whatsoever.

However, after the execution of Agreement for Sale for the Plot, refund/ cancellation will be governed by the terms as contained in The Plot Buyer Agreement/Agreement for Sale of the Plot.

5. COMPENSATION

Compensation, if any, 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.

6. SIGNING OF AGREEMENT FOR SALE

- 6.1 The Company and the Allottee will sign the "Agreement For Sale" within 30 days of allotment of this said Plot.
- 6.2 The Allottee/s are required to be present in person in the office of the Company, on any working day during office hours, to sign the '**Agreement For Sale**' within 30 days.

7. CONVEYANCE OF THE SAID PLOT

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

The Company, on receipt of Total Price for the Plot, shall execute a conveyance deed in favour of Allottee within 3 (three) months on receipt of stamp duty/registration charges from the Allottee.

8. OTHER TERMS

- 8.1 All applicable statutory charges, taxes including all Government levied taxes and other levies demanded or imposed at any later date by the concerned / competent authorities shall be payable proportionately by the Applicant(s) from the date of booking, as per demand raised by the Company / competent authority as the case may be.
- 8.2 In the event that the Applicant is a Non-Resident Indian (NRI), Person of Indian Origin (PIO), Overseas Citizen of India (OCI) or is otherwise bound to comply with the provisions of the Foreign Exchange Management Act, 1999 (or any substitute or derivatives thereof along with all notifications, circulars, guidelines etc. issued under the same and as amended from time to time) or with any of the rules and regulations of the Reserve Bank of India or compliance under any other applicable law, governing the actions of such Applicant(s) including those for the remittance of payments into and out of India or for acquisition, sale, transfer of immovable property, then the Applicant(s) shall provide the Company with all relevant and required permissions, approvals, consents, documents, information, no objection certificates, etc. including for remittances beneficiary's name, beneficiary's account number, bank name, branch name, bank address, swift code etc., as would enable the Company to lawfully carry out its obligations under this Application. The Applicant(s) shall have the sole responsibility to duly fulfil at all times, all or any of the said compliances and to furnish suitable certifications / consents / permissions thereof to the Company and the Company accepts no responsibility in this regard.
- 8.3 The Allottee acknowledges and agrees that the development of the Project may be subject to further expansion by addition and development of more land in accordance with the process prescribed by the competent authority(ies). The Allottee hereby accepts and consents to such future expansion and undertakes not to raise any objection with respect thereto at any time.
- 8.4 The Allottee further agrees and acknowledges that any such future expansion may form an integral part of the Project, and the Company shall be entitled to extend or integrate common services and utilities such as water supply, power backup, drainage, and sanitary infrastructure with the existing infrastructure and amenities. The Allottee shall not object to such integration at any stage.
- 8.5 The Applicant acknowledges having understood the changes as in clause 8.3 and 8.4 above and undertakes not to raise any dispute / objection in respect of any further development that may be undertaken by the Company on any adjacent / nearby land parcel as a part of a separate or extended phase of the Project. The applicant also acknowledged that as a result there may be changes in the greens and road widths and the location of EWS components in the existing layout which has been explained and understood by the applicant and has no objection to such changes. The Applicant also acknowledges that they shall have no claim, right or entitlement in respect of such future phases, even if they are marketed or licensed as an extension of the said Project.
9. The Courts at Panipat, Haryana alone and the Punjab & Haryana High Court at Chandigarh alone shall have the jurisdiction in all matters arising out of/ touching and/or concerning this Allotment

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

Letter.

<p>Best Wishes, Thanking You Yours Faithfully</p> <p>For Ralith Realty Private Limited (Authorised Signatory)</p>	<p>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)</p> <p>Allottee Dated:</p>
--	--

DOCUMENTS TO BE ATTACHED ALONG WITH ALLOTMENT LETTER

r. No	Annexures
1.	Payment plan
2.	Site plan of Plot and the Project
3.	Copy of License
4.	Copy of draft Agreement for Sale
5.	Copy of Board Resolution vide which above signatory was authorized
6.	Specifications (which are part of the Plot)
7.	Specifications, amenities, facilities (which are part of the Project)

PAYMENT RECEIPT

Application Form No _____
Dated

Application Form Serial No. Shri / Smt _____ S / o / D / W / o _____ for allotment of a residential Plot in our residential project proposed to be developed by **Ralith Realty Private Limited** named as _____ at Sector 19, Panipat, Haryana along with booking amount of Rs. _____ / - (Rupees _____ only) vide cheque / demand draft no _____ drawn on _____ towards booking amount subject to the terms and conditions attached with the said application.

Date	Cheque / DD / RTGS) No.	Mode	Bank Name & Address	Amount (in Rs)

Receipt Date: _____

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

ANNEXURE I
DETAILS OF THE PLOT

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

**ANNEXURE II
PAYMENT PLAN**

RALITH REALTY PVT. LTD.
(CIN No. U45309DL2022PTC400328)
(RERA ID: _____)

ANNEXURE III
DRAFT OF AGREEMENT FOR SALE