

## **ALLOTMENT LETTER**

**Date:**

|                                                                           |                  |
|---------------------------------------------------------------------------|------------------|
| From                                                                      | To               |
| AIPL Bharat Infrastructure Pvt. Ltd.                                      | <Customer name:> |
| AIPL Business Club, 5th Floor, Sector 62,<br>Gurugram 122101, Haryana, IN | <Address:>       |
| <Mobile:>+ [●]                                                            | <Mobile:>        |
| <Email Id:>[●]                                                            | <Email id:>      |

SUBJECT: Allotment of /Residential unit/ in project named as “**Riviera at AIPL Lake City**” in, Sector-103, Daulatabad Tehsil Kadipur, District, Gurugram Manesar Urban Complex, Gurugram (Haryana).

1. 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                             |  |
| PAN (Permanent Account No.)          |  |
| Aadhar Card No.                      |  |

| PROJECT DETAILS                                    |                                                                                            |
|----------------------------------------------------|--------------------------------------------------------------------------------------------|
| Details of HARERA Registration                     | Reg. No [●]                                                                                |
|                                                    |                                                                                            |
|                                                    | : [●]                                                                                      |
| Project Name                                       | <b>Riviera at AIPL Lake City</b>                                                           |
| Project Location                                   | Daulatabad, Sector 103, Tehsil Kadipur, District, Gurugram Manesar Urban Complex (Haryana) |
| If project is developed in phases then, Phase Name | NA                                                                                         |

|                                                                                                    |                                           |                                                                            |
|----------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------------|
| Nature of Project                                                                                  |                                           | <b>Group Housing Colony</b>                                                |
| Proposed date of Completion of the Phase/Project ( on or before)                                   |                                           | OC on or before 31.03.2033 and<br>CC on or before 30.06.2033               |
| Proposed date of Possession of the unit (on or before)                                             |                                           | 30.06.2033                                                                 |
| License No.                                                                                        |                                           | License No. 62 of 2025                                                     |
| Name of Licensee                                                                                   |                                           | <b>AIPL Bharat Infrastructure Pvt. Ltd. and Babbler Projects Pvt. Ltd.</b> |
| Name of Collaborator (if any)                                                                      |                                           | <b>AIPL Bharat Infrastructure Pvt. Ltd.</b>                                |
| Name of the BIP holder (if any)                                                                    |                                           | NA                                                                         |
| Name of the change of developer (if any)                                                           |                                           | NA                                                                         |
| <b>A<br/>P<br/>P<br/>R<br/>O<br/>V<br/>A<br/>L<br/>I<br/>D<br/>E<br/>T<br/>A<br/>I<br/>L<br/>S</b> | Details of License approval               | License No. 62 of 2025 Dated 01.05.2025                                    |
|                                                                                                    |                                           | Valid Upto: 30/04/2030                                                     |
|                                                                                                    | Details of Building Plans approval        | Memo no. ZP-2165/SD(RD)/2025/41935 dated 03.11.2025                        |
|                                                                                                    |                                           | Valid Upto: 02.11.2030                                                     |
|                                                                                                    | Details of Environment Clearance approval | 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                                   |                   | Residential |
| 2                        | Flat                                                 | Unit No.          |             |
|                          |                                                      | Property Category |             |
| 3                        | Carpet Area (sq. m)                                  |                   |             |
| 4                        | Balcony area (sq. m) (not part of the carpet area)   |                   |             |
| 5                        | Verandahs area (sq. m) (not part of the carpet area) |                   |             |
| 7                        | Open terrace area (if any)                           |                   |             |

|    |                                                                                                                                           |     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 8  | Block/Tower No.                                                                                                                           |     |
| 9  | Floor No.                                                                                                                                 |     |
| 10 | Rate of carpet area (Rs/sq. m)                                                                                                            |     |
| 11 | Rate of carpet area (Rs/sq.ft.)                                                                                                           |     |
| 12 | Rate of Balcony area (Rs/sq. m) (only in affordable housing)                                                                              |     |
| 13 | Rate of Balcony area (Rs/sq.ft.) (only in affordable housing)                                                                             |     |
| 14 | Plot Area (sq.m)                                                                                                                          | N/A |
| 15 | Plot Area (sq.ft.)                                                                                                                        | N/A |
| 16 | Rate per sq.m                                                                                                                             | N/A |
| 17 | Rate per sq.ft.                                                                                                                           | N/A |
| 18 | Total Sale Consideration (inclusive of IDC & EDC, parking charges, PLC, Govt fees, common areas, Interest free maintenance security, GST) |     |

Note: Carpet Area means the net usable floor area of an unit, 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 unit, mean 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 a unit, meant for the exclusive use of the allottee;

2. We have received booking amount which is not exceeding the earnest money i.e. 10% of the total sale consideration in respect of the above referred unit as per the details 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. | Amount deposited      |                                           |  |

|    |                                                  |  |
|----|--------------------------------------------------|--|
| 6. | Total Sale consideration (plus applicable taxes) |  |
|----|--------------------------------------------------|--|

### 3. Mode of Booking

|    |                                                                         |  |
|----|-------------------------------------------------------------------------|--|
| 1. | Direct/Real estate agent                                                |  |
| 2. | If booking is through Real estate agent, then Real estate agent Reg. No |  |
| 3. |                                                                         |  |

| PAYMENT PLAN                                                                    |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Payment Plan (Inclusive of all charges/fees and excluding Taxes (Copy attached) | Construction linked plan/ Down payment plan/Any other plan (please specify) |
| <b>Bank Details of master account (100%) for payment via RTGS</b>               |                                                                             |
| Payment in favor of                                                             | ABIPL RIVIERA AT ALC MSTR COLL A/C                                          |
| Account Number                                                                  | 99999000884646                                                              |
| IFSC Code                                                                       | HDFC0003871                                                                 |
| Bank Name                                                                       | HDFC Bank Ltd.                                                              |
| Branch Address                                                                  | Sector- 56, Gurugram                                                        |

**Annexure A-: 'Payment Plan'**

Earnest money, which is not exceeding 9% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as below:

| Milestone Name                                                                                                                                | Payment Percentage |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| At time of Booking                                                                                                                            | 10%                |
| Within 90 days of booking<br>Subject to BBA<br>(Note: BBA to be executed within 90 days of booking)                                           | 20%                |
| On 50% Completion of Super Structure                                                                                                          | 10%                |
| On Completion of Super Structure                                                                                                              | 30%                |
| On offer of Possession<br>(along with advance maintenance charge, stamp duty, registration charges, miscellaneous expenses/ fee, taxes, etc.) | 30%                |
| <b>Total</b>                                                                                                                                  | <b>100%</b>        |

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 (Promoter Name)**

**(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 residential 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 stipulated therein in the application form and agreement for sale.
- 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 The allottee shall not transfer/resale of this unit without prior consent of the promoter till the agreement for sale is registered.
- 1.4 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 and mentioned above.
- 1.5 The total price (as defined in the terms and conditions in Application Form) shall be payable on the milestones as specifically mentioned in the "payment plan" as annexed.
- 1.6 That the carpet area, balcony area and verandah area of the unit are as per approved building plans approved or to be approved by DTCP and other Competent Authorities. 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 monetary adjustments shall be made at the same rate per sq. m as per agreement for sale.
- 1.7 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.
- 1.8 On offer of possession of the unit, the balance total unpaid amount shall be paid by the allottee and thereafter you will execute the conveyance deed within 3 months but not later than 6 (six) months from the date of the Notice of Offer of Possession of the Said Unit as per the provisions of Act/Rules.
- 1.9 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.

Interest as applicable on installments will be paid extra along with each installment to be paid by the allottee. The Total Price of the Said Unit includes GST 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 Apartment for residential/ usage 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.

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:

Provided further, if there is any increase in the taxes/ charges/ fees/ levies etc. after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes/fees/charges/levies, etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective.

The Total Price of Apartment for residential usage along with parking (if applicable) includes recovery of price of land, development/ construction of not only of the Apartment but also of the Common Areas (if applicable), internal development charges, infrastructure augmentation charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment for residential/ usage along with parking in the Project.

**1.10 The land under litigation i.e. Khewat no. 107, Rectangle no. 40, Killa no. 16/1/2,16/2/2, Rectangle no. 41, Killa no. 20/2 is the subject matter of partition proceedings which is pending before Hon'ble High Court, Punjab and Haryana (CWP no. 21373 of 2025), which were duly allowed in our favour by the Revisional Court of Hon'ble Commissioner, Gurugram on 11.07.2025.**

## **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 along with any due amounts towards the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of "ABIPL Riviera at ALC MSTR COLL A/C" payable at Gurugram and sign the "Agreement for Sale" within 90 days from the date of issue of this allotment letter.

2.2 All cheques/demand drafts must be drawn in favour of "ABIPL Riviera at ALC MSTR COLL A/C".

2.3 Name of the allottee, Unit No and Booking Id shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case allottee thinks any of the condition so non reasonable, not reasonable, not suitable to him he/ expects 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 consonance with the act.

### **3. NOTICES**

- a. All the notices shall be deemed to have been duly served if sent to the allottee by courier/ 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 demanded amount towards Total Consideration of the unit and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 10% of Total Sale Consideration and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter), brokerage if paid and subject to deduction of tax/GST or cess, if any deposited with the relevant authority by 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 the 90 days from the date of the Allotment letter of this unit.
- b. That you are required to be present in person in the office of Sub Registrar on any working day during office hours to sign the ‘**agreement for sale**’.
- c. All the terms and conditions mentioned in the 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 Sale Consideration of the unit for residential 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 (Promoter Name)**  
**(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:**

**Documents to be attached along with Allotment Letter**

| <b>Sr. No</b> | <b>Annexures</b>                                                                                                                  |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b>     | Payment plan                                                                                                                      |
| <b>2.</b>     | Action plan for the Schedule of Development (Duly approved by HARERA)                                                             |
| <b>3.</b>     | Location Plan                                                                                                                     |
| <b>4.</b>     | Floor plan of Residential Unit                                                                                                    |
| <b>5.</b>     | Copy of License                                                                                                                   |
| <b>6.</b>     | Copy of letter of approval of Building Plan                                                                                       |
| <b>7.</b>     | Copy of Environment Clearance                                                                                                     |
| <b>8.</b>     | Copy of draft Agreement for Sale                                                                                                  |
| <b>9.</b>     | Copy of Board Resolution vide which above signatory was authorized                                                                |
| <b>10.</b>    | Specifications (which are part of the /Residential Unit) as per Haryana Building code 2017 or National Building Code              |
| <b>11.</b>    | Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code |