

ALLOTMENT LETTER

Date: _____

Subject: Allotment of plot bearing no. _____ in the Project Situated at sector 98 & 99A, village Faridpur and Kheri Kalan Faridabad, Haryana. RERA Registration No. _____

Ref: Your Booking Application No. _____ dated _____

Details of the Allottee(s):

ALLOTTEE DETAILS	
Name of the Allottee	
Address (Correspondence)	
Address (Permanent)	
Contact Details:	
Email ID	
PAN (Permanent Account No.)	
Aadhar Card No.	

CO-ALLOTTEE DETAILS	
Name of the Co-Allottee	
Address (Correspondence)	
Address (Permanent)	
Contact Details:	
Email ID	
PAN (Permanent Account No.)	
Aadhar Card No.	

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PLOT AND BOOKING DETAILS	
Nature of the Plot	Residential : Commercial:
Plot No.	
Area(Square meter)	
Area(Square yards)	
Total Price of the Plot	
Interest Free Maintenance Security (IFMS):	
PROJECT DETAILS	
Details of H-RERA Registration	Dated:
Project Name	
Project Address	Sector 98 & 99A, Village Faridpur and Kheri Kalan, Faridabad Haryana
Google Coordinates	
Nature of Project	
Proposed date of Possession of the Plot	
Name of Promoter	Northark Infrastructure LLP

Dear Sir/Madam,

We refer to your Application Form No. _____ dated _____ ("Application Form") and are pleased to inform you that we have allotted you the Plot subject to the following terms and conditions:

We have received the below-mentioned amount towards the Total Price in respect of the above referred Plot:

1	Booking Amount	Amount in Rupees	Rs.
		(Percentage of Total Price)	10%
2	Received Amount		
3	Cheque No / DD No/UPI/NEFT/IMPS/RTGS/Credit Card/Debit Card		

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4	Bank Name	
5	Dated	
6	Total Price	

Mode of Booking

1	Direct / Real estate agent	
2	Real estate agent RERA Registration Number	

You are requested to pay instalments as per the Payment Plan opted by you, annexed herewith as Annexure-A. It is pertinent to mention herein that timely payment of instalments as per the Payment Plan annexed herewith as Annexure-A is the essence of the allotment of the Plot.

Bank Details of Master Account (100%) for payment	
Payment in Favor of	
Account Number	
IFSC Code	
Bank Name	
Branch Name	

For any further clarifications / suggestions you can reach out to us at _____, or call us at _____..

For Northark Infrastructure LLP

(acting as authorized representative of of the Landowners namely : Amolik Fine Spaces LLP, Logers Real Estate Builders LLP, Smt. Kavita Chaudhary, Amolik Luxury City LLP, Amolik Real Galaxy LLP (now known as HHC Real Housing LLP);

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ANNEXURE-A
Down Payment Plan / Milestone Linked Payment Plan

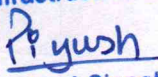
We would like to take this opportunity to thank you for the trust that you have reposed in the Promoter and always assure you of our best service.

You are requested to quote the Plot Number (as referred to herein in this Allotment Letter), given above in all your future communication with us.

Thanking You,

For Northark Infrastructure LLP

(acting as authorized representative of of the Landowners namely : Amolik Fine Spaces
LLP, Logers Real Estate Builders LLP, Smt. Kavita Chaudhary, Amolik Luxury City LLP, Amolik Real
Galaxy LLP (now known as HHC Real Housing LLP);

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(Authorized Signatory)

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of the above Plot is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale.
- 1.2 All definitions, terms and conditions set out in your Application Form, including Payment Plan and all Schedules annexed thereto shall be deemed to have been reproduced hereunder and binding on you.
- 1.3 Please note that terms of the allotment of the Plot are binding on you from the date hereof.
- 1.4 Upon execution of the 'Agreement for Sale', the terms & conditions provided in 'Agreement for Sale' shall be final and binding on both the Parties and shall supersede all conditions in this Allotment Letter.
- 1.5 The Allottee(s) understands and agrees that he/she shall not transfer or assign his/her rights/allotment in favour of any third party unless the milestone of "completion of payment of all installments due within 90 days from the date of booking" has been achieved, along with payment of applicable interest (if any), submission of TDS details, execution and registration of the Agreement for Sale at the Government/Tehsil/Sub-Tehsil/Registrar Department, and prior written consent of the Promoter.
- 1.6 The Promoter has also at the time of registration of the Project under RERA, made certain additional disclosures and has also filed a declaration for the same. The Allottee agrees and confirms that the Allottee has reviewed the disclosures which have been included in the Application Form, the said declaration and the contents thereof and has agreed to purchase the Said Plot after thoroughly verifying the said condition and after obtaining proper and complete legal and technical advise.
- 1.7 The Total Price (as defined in the terms and conditions of the Agreement for Sale) shall be payable on the date as specifically mentioned in the "Payment Plan" as annexed hereto as Annexure A.
- 1.8 In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the Allottee(s) 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. Notwithstanding the aforesaid and without prejudice to its other rights and entitlements, the Promoter shall have the right to terminate the allotment in accordance with the terms and conditions provided in the Application Form.
- 1.9 The stamp duty and registration charges will be payable by the Allottee(s) prior to the execution and registering the conveyance deed and Agreement for Sale with the Sub Registrar Office along with ancillary charges as may be charged by the Promoter.
- 1.10 Interest on delayed payment shall be applicable on instalment and will be payable along with each instalment.
- 1.11 The project 'NEOLIV GOLF ONE' proposed to be developed on land admeasuring 46.0125 acres is duly registered under the RERA Act, read with H-RERA Rules and the Haryana Real Estate Regulatory Authority Regulations framed thereunder by the Government of Haryana, with the Haryana Real Estate Regulatory Authority at Panchkula vide Registration No. _____

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- 1.12 The Layout plans have been sanctioned from Director Town & Country Planning, Haryana, Chandigarh (DTCP) dated _____ in relation of the said residential plotted colony on the Said Land, in favor of the Promoter.
- 1.13 The Promoter has obtained and shall be further obtaining (as required at the relevant time) necessary sanctions, permissions and approvals from the concerned authorities/ Competent Authority(ies) for the said Project.
- 1.14 The Allottee shall also have a right to use the Common Area as provided under Rule 2(1)(f) of Rules, 2017 of the State, after execution of the Conveyance Deed.
- 1.15 That the Allottee(s) shall make payments only from the personal bank account. Payments from third-party accounts shall not be accepted. However, payments may be permitted from the bank accounts of the Allottee's blood relatives (such as parents, spouse, or children). Any payment received from such permitted accounts shall be deemed to have been made on behalf of the Allottee(s), and no rights, title, or interest in the Said Plot shall accrue to such blood relatives solely by virtue of making such payment.
- 1.16 That the terms of the allotment of the Plot are binding on you from the date hereof. Further, you shall execute/sign and submit to us the duplicate copy of the duly signed Allotment Letter within _____ days of the date hereof along with of the Total Price of the Plot, vide Cheque / Demand Draft/RTGS drawn in favour of 'NEOLIV GOLF ONE-' payable at Faridabad.
- 1.17 That the Allottee is required to send us the duly signed Allotment letter within the timelines mentioned herein
- 1.18 That the name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft as per payment plan & mode of payment.

2. NOTICES

- a) All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee to us and email Id provided in the Application Form.
- b) The Allottee(s) will inform the Promoter of any change in address, telephone no., email ID for future correspondence.
- c) That in the event of more than one Allottee all demands/notices etc. shall be sent to the particulars of the First Allottee whose name appears first in the Application/Agreement and it shall be deemed to have been served to all the Allottee(s).

3. CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) fails in the 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 Price of the Plot and or fails to execute 'Agreement for Sale' within the given time, then the Promoter is entitled to forfeit Booking Amount paid for the allotment, and Non Refundable Amounts 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(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent.

Non Refundable Amounts shall collectively mean (i) Interest on any overdue payments; (ii) brokerage paid by the Promoter to the real estate agent in case the booking is made by the Allottee

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through a real estate agent, (iii) all taxes/charges/penalty/interest paid by Promoter to the statutory authorities, and (iv) administrative charges as per Promoter's policy; (v) amount of stamp duty and registration charges paid on the Agreement, (vi) any other taxes, charges and fees payable by the Promoter to the Government authorities.

4. SIGNING OF AGREEMENT FOR SALE

- a) If the Allottee(s) fails to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date of by the Allottee(s) and register the said Agreement before the Sub-Registrar, then the Promoter shall be entitled to serve a notice to the Allottee(s) for rectifying the default, which if not rectified within sixty (60) days from the date of by the Allottee(s), the application/allotment of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the Booking Amount shall be (if any) returned post deduction of applicable charges / earnest money to the Allottee(s) without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the Allottee(s) to get the Agreement executed, the Allottee(s) does not come forward or is incapable of executing the same, then in such a case the Promoter has a right to forfeit the Booking Amount. The Allottee(s) shall be solely responsible and liable for compliance of the provisions of the Indian Stamp Act, 1899, the Registration Act, 1908 and/or other Applicable Laws, including any actions taken or deficiencies/ penalties imposed by the Competent Authority, on the Agreement including ancillary charges to be paid by the Allottee(s) to the Promoter in this regard. The Allottee(s) agree(s) and undertake(s) to be present before the Competent Authorities for the execution and registration of the Agreement.
- b) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Plot in your favor. A draft of Agreement for Sale has been duly submitted with Haryana Real Estate Regulatory Authority, Panchkula and is also available at the Project Site office. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

5. CONVEYANCE OF THE SAID PLOT

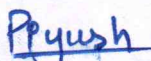
The Promoter on receipt of Total Price of the Plot along with other dues/charges for the said Plot will execute a conveyance deed in favour of Allottee(s) within 3 (three) months from receipt of obtaining the occupation certificate/ part occupation certificate/ part completion/ completion certificate from the competent authority, as the case may be for the Project. The stamp duty, registration charges and other ancillary charges shall be paid by the Allottee(s).

6. TDS ON PROPERTY

According to the prescribed section of Income Tax Act, 1961 or any other act enforceable in time, where Total Price of the Plot exceeds Rs 50,00,000/- (Fifty Lakhs Only) the Allottee is required to comply with Provisions of the Income Tax Act, 1961 (effective from 1st June 2013) by deducting TDS at Source (TDS) @ 1% (one Percent) from each Instalment/Payment. Allottee shall be required to submit the TDS Certificate and challan showing proof of deposit of the same within 7 (Seven) days from the date of tax deposited to the Promoter so that appropriate credit may be allowed to the account of the Allottee.

Any delay in depositing TDS attracts penalty and the Allottee shall be solely responsible for any such delay & shall be liable to pay penalty as prescribed by the relevant authority.

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