



Gls Infratech Pvt. Ltd.

TAX INVOICE

GSTIN : 06AAECG7741H1ZK
PAN:AAECG7741H

To

Customer Name : Mrs. MITHLESH CHATURVEDI, S/D/W of MANDHAR LAL SHARMA

Co-Applicant Name : SANJAY KUMAR CHATURVEDI

Address : WARD NO-36/835 FORT ROAD UPARAHATI HUZUR
REWA REWA, PIN-486001, State : MADHYA
PRADESH INDIA

Mobile: 0000000000

Project : ARAWALI HOMES

Tower : TOWER-003

Flat No : T3-902

Invoice No : AHTX/06/03405/3

Invoice Dt : 05-11-2018

Milestone	HSN	Installment Amt	Taxable Amt	RATE		AMT OF TAXES		Amount
				CGST	SGST	CGST	SGST	
At the time of submission of the Application-BALCONY CHARGE	9954	2,500.00	1,666.67	6	6	100.00	100.00	2,700.00
At the time of submission of the Application-UNIT CHARGE	9954	84,060.00	56,040.00	6	6	3,362.00	3,362.00	90,784.00
Total Installment Amount (A)		86,560.00				3,462.00	3,462.00	93,484.00
Amount Received in Advance(B)								86,650.00
Total Amount (A-B)								6,834.00
Previous Installment Dues Outstanding(C)								0.00
Gross Amount								6,834.00

Amount in Words : Rupees Six Thousand Eight Hundred Thirty Four Only

HSN	DESCRIPTION
9954	Construction of a complex, building, civil structure or a part thereof, including a complex or building intended for sale to a buyer, wholly or partly, except where the entire consideration has been received after issuance of completion certificate, where required, by the competent authority or after its first occupation, whichever is earlier. (Provisions of paragraph 2 of this notification shall apply for valuation of this service)

Note:

1. Kindly make the payment on or before **20-November-2018** through cheque/Demand Draft/NEFT/RTGS in favour of GLS INFRATECH PVT. LTD., Escrow Account: 000266200000134, IFSC Code: YESB00000002, YES BANK LIMITED, Fortune Global, Gurgaon/Haryana.
2. Please mention Customer Name, Project Name, Unit Number, and Payment details behind your cheque or DD.
3. If Payment has made through RTGS/NEFT, Please inform to us immediately through Letter or Mail.
4. Bank Charges i.e Cheque Bouncing charges will also be payable.
5. Please note that all delayed payments shall invite interest as per Rule 15 of HRERA, Rules 2017, plus applicable GST rate thereon, as per Affordable Housing Policy -2013, as amended up to date.
6. In the event of cancellation or withdrawal of the allotment under subvention scheme for any reason whatsoever any time in future then in that event the Company shall also be entitled to deduct the amount of interest which the Company has paid to the finance company /bank, on the loan amount availed by the allottee under the Subvention Scheme.
7. For any further clarification you may get in touch with us at customer care Tel No. 0124-4200577/4600170/171/172 customercare.arawalihomes@glsho.com
8. For applicable terms and conditions please refer Affordable Housing Policy 2013, issued by the Government of Haryana.
9. Project is Approved for Home Loan from DHFL, INDIABULLS, ICICI BANK, PNB HOUSING, YES BANK, ADITYA BIRLA,
10. HRERA REGD.NO.232/2017

For GLS INFRATECH PVT. LTD.



Authorized Signatory

Regd office : 707, 7th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram, Haryana-122001

Ph : 0124-4200577 / 4600170/171/172, E-mail : customercare.arawalihomes@glsho.com, Website : glsinfra.in

CIN : U70200HR2012PTC065342



TAX INVOICE

Gls Infratech Pvt. Ltd.

GSTIN : 06AAECG7741H1ZK
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To

Customer Name : Mrs. MITHLESH CHATURVEDI, S/D/W of MANDHAR LAL SHARMA

Co-Applicant Name : SANJAY KUMAR CHATURVEDI

Address : WARD NO-36/835 FORT ROAD UPARAHATI HUZUR
REWA REWA, PIN-486001, State : MADHYA
PRADESH INDIA

Mobile: 0000000000

Project : ARAWALI HOMES

Tower : TOWER-003

Flat No : T3-902

Invoice No : AHTX/06/03662/3

Invoice Dt : 06-11-2018

Milestone	HSN	Installment Amt	Taxable Amt	RATE		AMT OF TAXES		Amount
				CGST	SGST	CGST	SGST	
Within fifteen days of the date of issuance of Allotment-BALCONY CHARGE	9954	10,000.00	6,666.67	6	6	400.00	400.00	10,800.00
Within fifteen days of the date of issuance of Allotment-UNIT CHARGE	9954	336,240.00	224,160.00	6	6	13,450.00	13,450.00	363,140.00
Total Installment Amount (A)		346,240.00				13,850.00	13,850.00	373,940.00
Amount Received in Advance(B)								0.00
Total Amount (A-B)								373,940.00
Previous Installment Dues Outstanding(C)								6,834.00
Gross Amount								380,774.00

Amount in Words : Rupees Three Lakh Eighty Thousand Seven Hundred Seventy Four Only

HSN	DESCRIPTION
9954	Construction of a complex, building, civil structure or a part thereof, including a complex or building intended for sale to a buyer, wholly or partly, except where the entire consideration has been received after issuance of completion certificate, where required, by the competent authority or after its first occupation, whichever is earlier. (Provisions of paragraph 2 of this notification shall apply for valuation of this service)

Note:

1. Kindly make the payment on or before **20-November-2018** through cheque/Demand Draft/NEFT/RTGS in favour of GLS INFRATECH PVT. LTD., Escrow Account: 000266200000134, IFSC Code: YESB0000002, YES BANK LIMITED, Fortune Global, Gurgaon Haryana.
2. Please mention Customer Name, Project Name, Unit Number, and Payment details behind your cheque or DD.
3. If Payment has made through RTGS/NEFT, Please inform to us immediately through Letter or Mail.
4. Bank Charges i.e Cheque Bouncing charges will also be payable.
5. Please note that all delayed payments shall invite interest as per Rule 15 of HRERA, Rules 2017, plus applicable GST rate thereon, as per Affordable Housing Policy -2013, as amended up to date.
6. In the event of cancellation or withdrawal of the allotment under subvention scheme for any reason whatsoever any time in future then in that event the Company shall also be entitled to deduct the amount of interest which the Company has paid to the finance company /bank, on the loan amount availed by the allottee under the Subvention Scheme.
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10. HRERA REGD.NO.232/2017

For GLS INFRATECH PVT. LTD.



Authorized Signatory

Regd office : 707, 7th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram, Haryana-122001

Ph : 0124-4200577 / 4600170/171/172, E-mail : customercare.arawalihomes@glsho.com, Website : glsinfra.in

CIN : U70200HR2012PTC065342

Gls Infratech Pvt. Ltd.

ALLOTMENT LETTER

Date: 06-11-2018

Ref No.ARAWALI HOMES / 15436/18-19

To,

Mrs. MITHLESH CHATURVEDI, S/D/W of MANDHAR LAL SHARMA
WARD NO-36/835 FORT ROAD UPARAHATI
HUZUR REWA ,REWA,MADHYA
PRADESH,486001

Mobile No:0000000000

Co-Applicant:Mr. SANJAY KUMAR CHATURVEDI

Sub: Allotment of a residential apartment in the proposed affordable group housing colony "ARAWALI HOMES", situated in Damdama Lake Road, Vill- Khaika Sector -4, Sohna,Gurugram

Dear Sir / Madam,

This has reference to your **Application No. 15436** (hereinafter referred to as the "**Application**"), whereby you agreeing to the terms and conditions set out therein, applied for the allotment of a residential apartment in a project being developed by us (hereinafter referred to as the "**Company**") by the name of "**ARAWALI HOMES**". The said project is being developed under the Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 (hereinafter referred to as the "**Affordable Housing Policy**").

Further, subject to fulfillment of the terms and conditions mentioned in the Application, the Affordable Housing Policy and any applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise applicable, you have been selected for allotment of a residential apartment tentatively admeasuring **467 SQFT** (carpet area) bearing No **T3-902**, located on **9th Floor** in tower/building No.**TOWER-003** (hereinafter referred to as the "**Apartment**"), as well as for the **allotment of one two-wheeler parking site**, admeasuring approximately 0.8m x 2.5m (unless the zoning plan specifies otherwise) earmarked and to be allotted with the Apartment.Separately, for avoidance of any doubt, it is clarified that your Apartment shall have a balcony of such area as forms part of the sanctioned plan for the Apartment and as has been tentatively mentioned under the terms of your Application and shall be chargeable accordingly.

Furthermore, you have full knowledge of the fact that the allotment and purchase of the Apartment is subject to various eligibility criteria and restrictive covenants prescribed under the term of the Application and the Affordable Housing Policy. You have represented and warranted that you fully meet all the eligibility criteria and undertake to abide by all the terms and conditions of the Application and the Affordable Housing Policy and any applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise applicable.

Upon the allotment of the Apartment, you shall not be entitled to transfer or sell the Apartment for a period of one year from the date of taking over of the possession of the Apartment.Breach of this condition shall attract penalty equivalent to 200% of the selling price of the Apartment. The transfer of the property through execution of irrevocable general power of attorney (GPA), where the consideration amount has been passed on to the executor of the GPA or to someone on his behalf, shall also be considered sale of the property.

This letter of allotment does not constitute any formal or binding allotment of the Apartment and the same shall be subject to the due execution and dispatch by you of the Apartment Buyer's Agreement and performance of all your obligations as mentioned under the Application, this letter and the Apartment Buyer's Agreement, including your obligation to make timely and complete payment of all amounts due to the Company.

Ph : 0124-4200577 / 4600170/171/172, E-mail : customercare.arawalihomes@glsho.com, Website : glsinfra.in

CIN : U70200HR2012PTC065342

The terms and conditions mentioned in the Application and/or this letter are only broad and indicative in nature. Detailed and conclusive terms and conditions for allotment and sale of the Apartment shall be provided in the Apartment Buyer's Agreement and to the extent of any conflict or inconsistency the terms and conditions as mentioned in the Apartment Buyer's Agreement shall prevail. You shall execute and deliver both the copies of the Apartment Buyer's Agreement to the Company within thirty (30) days of the receipt of the said Apartment Buyer's Agreement. On the failure to return both copies of the duly signed Apartment Buyer's Agreement within the aforementioned time, your Application may be cancelled by the Company, in its sole discretion, and on such cancellation the Earnest Money (defined hereinafter) and other amounts of non-refundable nature paid by you shall stand forfeited and you shall be left with no right, title or interest whatsoever in the Apartment and/or in the project or against the Company or any of its directors, shareholders, employees or agents.

Furthermore, the said allotment is also subject to the terms and conditions as mentioned in the Application, as well as such other terms and conditions as have been mentioned hereunder and specifically upon you making timely payment of all the amounts and installments as per the schedule of payment agreed to by you. Time is of essence with respect to your obligation to pay the agreed amounts/installments to the Company. Your failure to make timely payment of any amount due from you shall give the Company unqualified right to terminate the allotment of the Apartment and forfeit the Earnest Money (defined hereinafter) and any amount paid as penalty for delayed performance or non-performance. Please note that at the time of offer of physical possession to the allottees, all the outstanding instalments shall be demanded with the offer of physical possession letter and the allottee shall have to pay the entire sale consideration and other charges as per the demand letter issued offering the physical possession to the allottee prior to taking over the physical possession of the allotted unit.

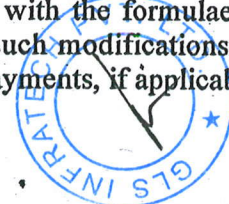
The total sale price for the final allotment and sale of the Apartment to you, subject to the terms and conditions as mentioned in the Application or as stipulated hereunder or as may further be more comprehensively mentioned in the Apartment Buyer's Agreement, is Rs. 17,31,200.00 (Rupees Seventeen Lac Thirty One Thousand Two Hundred Only), which is exclusive of any other charges, applicable taxes, cess, levies or assessment.

You shall be liable to pay all such taxes, cess, levies or assessment including GST/ VAT/service tax etc., whether already levied, or leviable now or in future in relation to the land and/or building and/or the Apartment and/or construction and development of the project or otherwise in relation to the project.

The amount of the total price is inclusive of the External Development Charges (EDC), as presently specified by the Director, Town and Country Planning, Government of Haryana. In the event an enhanced rate of EDC is made applicable in the future, the Company shall levy the amount of the enhanced EDC, on a pro-rata basis, in addition to the aforesaid consideration for allotment and sale of Apartment and in such situation the amount of the said Total Price shall automatically stand revised to include the amount of the enhanced EDC as levied on a pro-rata basis, and such revised charges shall be paid by the Applicant(s), as and when levied by the Company.

The typical plans, layouts, specifications, dimensions, locations and all other vital aspects of the project and the Apartment, are tentative and indicative in as much as they are subject to such changes, alteration, modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority and/or on account of architectural design or advise.

The Company shall have the right to effect suitable alterations such as but not limited to change/alteration of plans, layouts, dimensions and locations as well as in the number of units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned unit that has been allotted gets altered, the sale consideration shall be accordingly reduced/ increased and the quantum of payment for such reduction/increase shall be determined by the Company in accordance with the formulae originally applied for determination of the total price. You hereby give your consent to such modifications/ alteration and agree to make payment of any additional sale consideration and related payments, if applicable, on this count.



Further, if there is any increase in the amount of the sale consideration or any component thereof owing to any decision or approval of the government or any of its competent agencies, then such revised amount shall become the sale consideration for the allotment and sale of the said Apartment and you shall be obligated to pay such revised sale consideration. In such an event, the schedule of payment shall be appropriately revised.

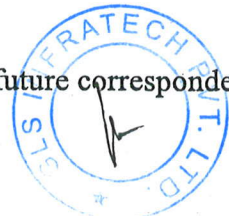
Your payment plan is mentioned in Schedule A hereto and you undertake to strictly adhere, at all times, to the terms (including the time line) of the said payment plan as well as any other payment required to be made by you under or pursuant to the terms of the Application and/or hereunder and/or under the terms of the Apartment Buyer's Agreement. It is clearly agreed to and understood by you that it shall not be obligatory upon the Company to send intimation or demand notices/reminders regarding the payments to be made by you as per the schedule of payments or obligations to be performed by you. It is hereby expressly and unconditionally accepted and agreed to by you that time is of essence with respect to your obligation to make any and all payments hereunder including the payment of any part of the total price, payment of any and all other applicable charges, considerations, interest, deposits, penalties and other payments such as applicable taxes, cess, stamp duty, registration fee etc. and other charges as is stipulated under the Application or under this letter or shall be stipulated under the Apartment Buyer's Agreement. The Company may issue intimation letter from time to time regarding any payment required to be made by you. Receipt for any payment shall be issued by the Company after realization of the payment.

In the event of any delay in making timely payment of any amount due, you shall be liable to pay an interest on the amount due at the rate as specified under Rules 15 of the Haryana Real Estate Regulatory Rules, 2017 (As amended upto date), applicable for the period of the delay. Subject to the said provision for payment of interest, in the event, upon having been allotted the Apartment, you fail to make the payment of any of the installments of the total price or any other amount falling due within the stipulated time, the Company may issue a notice to you for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice. If you still default in making payment of the amount due along with interest within the said period of 15 (fifteen) days, the Company may publish your name in a regional hindi newspaper in Haryana as a defaulter requiring the payment of the amount due within 15 (fifteen) days from the date of the publication of such notice. Upon the failure on your part to clear the entire due amount within this additional period of 15 (fifteen) days, your allotment of the Apartment shall stand cancelled without the need for the Company to do or undertake any more steps.

Upon such cancellation, you shall forfeit to the Company an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) (hereinafter the 'Earnest Money') as well as any processing fee, brokerage, interest on delayed payment, the amount of any other fine or penalty paid by you and any amount that the Company might have already paid as tax/ levy on your account and which is unrecoverable (and if recoverable then it shall be refunded by the Company to you only upon actual recovery), and you shall be left with no lien, right, title, interest or any claim of whatsoever nature in the said Apartment along with parking space and/or any part of the said project or against the Company or any of its directors, shareholders, employees or agents. The amount(s) if any, paid over and above the Earnest Money, processing fee, interest on delayed payments, interest on installments, brokerage, amount of any fine or penalty etc., that stand forfeited, would be refunded to you by the Company without any interest or compensation whatsoever.

In addition to the other charges/ amounts payable, you shall pay, as and when so intimated by the Company, initial electricity connection charges, power back up charges (if applicable) and any similar infrastructure or utility based charges as may be reasonably required from you in respect of the Apartment or the project. Such charges/ payments shall be charged on a pro-rata basis at the time of handing over the possession of the Apartment. The amount of the stamp duty, registration charges, legal fee and all other incidental charges relating to execution and registration of the sale deed for the Apartment shall also be borne by you additionally.

You are requested to kindly quote your Apartment No. as mentioned above for all future correspondence.



Thanking you and assuring you of our best services,

Yours sincerely,

For M/s GLS INERATECH PVT. LTD.

(Authorised Signatory)

SCHEDULE- A PAYMENT PLAN (As Per Affordable Housing Policy-2013)				
Sr.No.	% of Total Price payable including Balcony	Time of Payment	Total Price Approx Carpet Area 467 sq.ft. (In Rs.)	Total Price Approx Carpet Area 476 sq.ft. (In Rs.)
1	5%	At the time of submission of the Application	86,560.00	88,180.00
2	20%	Within fifteen days of the date of issuance of Allotment	3,46,240.00	3,52,720.00
3	12.5%	Within six months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
4	12.5%	Within twelve months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
5	12.5%	Within eighteen months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
6	12.5%	Within twenty-four months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
7	12.5%	Within thirty months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
8	12.5%	Within thirty-six months from the date of issuance of Allotment	2,16,400.00	2,20,450.00
Total Price Including Balcony*			Rs.17,31,200.00/-	Rs.17,63,600.00/-

*1. Total Price is exclusive of any other charges, applicable taxes, cess, levies or assessment and the Allottee agrees and undertakes to pay on intimation all such taxes, cess, levies or assessment including GST/ VAT/ service tax etc.

*2. Balcony Charges for (Appx.)100 Sq.Ft. @ Rs. 500 P Sq.Ft.

*3. Please note that at the time of offer of physical possession to the allottees, all the outstanding instalments shall be demanded with the offer of physical possession letter and the allottee shall have to pay the entire sale consideration and other charges as per the demand letter issued offering the physical possession to the allottee prior to taking over the physical possession of the allotted unit.