

Provisional Allotment Letter

To,

Subject: Provisional allotment of industrial plot in sector --- of licensed industrial colony being established by Model Economic Township Limited (“METL” or “Company”) in pursuance of your application

Sir,

1. We acknowledge receipt of your application no. ----- dated ----- and thank you for the interest shown in establishing your industrial unit in sector in licensed industrial colony under development by METL under license nos. 06 of 2012 dated 1st February, 2012 and 16 of 2018 dated 23rd February, 2018 in revenue villages Dadri Toe, Yakubpur, and Sondhi, Tehsil Badli, District Jhajjar, Haryana.
2. In this regard we are pleased to make provisional allotment of an industrial plot having the following particulars-
 - a. Plot No :
Street No. :
Sector :
 - b. Plot Size :
 - c. Rate :
 - d. Total Price :
3. We have received Rs. as Booking Amount for the above said provisional allotment vide cheque no. dated drawn on from for setting up the production facility for ----- (Purpose).
4. The Payment Plan for the remaining amount of the Total Price is:

S. N.	Timelines	Payment	Payment Date
1.	10% of total Price (Booking Amount)	~ 10%	
2.	15% of Total Price on execution of “Agreement for Sale ” (AFS)	15%	
3.	Balance 75% in equal installment of 25% as under:		
4.	First Installment		

5.	Second Installment	25%	
6.	Third Installment	25%	

5. This provisional allotment is subject to the fulfilment of following terms and conditions:
- 5.1 You shall abide by all the undertakings given in the Application submitted by you failing which this provisional allotment shall be cancelled.
- 5.2 You shall make the payment of the next installment mentioned above on or before the due date and execute and register the Agreement for Sale (copy of the draft attached), unless otherwise extended by METL in writing for a period not exceeding 30 days, and upon payment of interest @ SBI Highest Marginal Cost of lending rate (MCLR) + 2% for delayed payment. In case SBI MCLR is not in use, it shall be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public. The interest will be compounded on quarterly rest.
- 5.3 You will authorize the Company to adjust/ appropriate all payments made by you under any head(s) of dues against any outstanding from you, including but not limited to outstanding interest amount, as per terms of this letter/agreement for sale, against the Plot, if any, in your name and you will undertake not to object/ demand/ direct the Company to adjust your payments in any manner other than as decided by the Company.
- 5.4 The execution and registration of the Agreement for Sale will make this provisional allotment letter binding and shall constitute the final allotment of the industrial plot in your favour. The cost of stamp duty and registration charges, as applicable, for registration of the for Sale shall be borne by you.
- 5.5 You shall abide by all the terms and conditions of the Agreement for Sale and upon fulfillment of the conditions of the Agreement for Sale will undertake to execute the Sale Deed along with Common Area Maintenance services agreement, Infrastructure Facilities and Services Agreement and other documents after making the payment of balance installments on or before the respective due dates mentioned above. In the event, you either do not make full payment and/or execute the sale deed and other agreements/documents as mentioned above with METL in the time stipulated in the Agreement for Sale, METL will forfeit the Booking Amount.
- 5.6 You shall abide by all the terms and conditions and obligations mentioned in the licenses, permissions, approvals and the registration certificate issued to METL by Haryana Real Estate (Regulation and Development) Authority at Panchkula under Real Estate (Regulation and Development) Act 2016, Haryana Real Estate (Regulation and Development) Rules 2017, Haryana Real Estate (Regulation & Development) Amendment Rules 2019 and the regulations made thereunder from time to time, as applicable to the Allottee of an industrial plot in the licensed industrial colony.
- 5.7 This letter does not confer upon you any right to take possession of the above mentioned plot nor does it authorise you to earmark or demarcate or start any work on the plot. The physical possession of the plot will be handed over to you after receipt of the Total Price of the Plot as per clause 2 (d) above, including interest, Government Charges, change/modification in taxes/charges/fee/levies and other dues, as applicable, and upon

execution and registration of the Sale Deed after having paid the Total Price within such period as mentioned in the Agreement for Sale.

- 5.8 This provisional allotment has been made to you on the basis of the application submitted by you. You will undertake to submit the required Project details on or before the execution of AFS and establish your industrial unit as per the Project details submitted by you and shall not deviate from the purpose as mentioned in AFS. In case of any deviation/ change, you shall intimate the change in writing to METL and implement such change after approval by METL in writing subject to the terms and conditions as prescribed by METL.
- 5.9 You shall complete the construction of atleast 25% of permissible area and commence production/commercial operations of the project on the Plot within period of 3 (three) years from the date of offer of possession of the said Plot unless extended mutually by the parties for two terms of one year each by payment of extension fee failing which the plot will revert back to METL @ 80% of the total price.
- 5.10 In case after execution of sale deed, you intend to sell, lease, convey , assign and/or transfer the Plot to third party, you shall take prior written permission of the Company subject to payment of transfer fee @ 10% (Ten percent) of the prevailing Price, before you have commenced production/ operations. Such permission will be granted if you have paid all the dues and the transferee agrees to sign all the documents/agreements which you have executed with the Company and further undertake to be bound by and adhere to all the terms and conditions provided therein.
- 5.11 You shall abide by the terms and conditions of the layout plans, zoning plans, environment clearances etc. received by the METL and submit all compliance reports to METL in time.
- 5.12 The Provisional Allotment is not transferable in favour of any other entity/person.
- 5.13 You shall be responsible to obtain the requisite building plan approvals, no objection certificate for consent to establish from air and water pollution angle from HSPCB and abide by the terms and conditions thereof.
- 5.14 METL is responsible to provide and maintain the essential services in the industrial colony and will be laying the requisite infrastructure for the same. You shall undertake to pay the requisite charges towards maintenance of the common area and facilities and execute a common area maintenance services agreement for the maintenance of common areas at the time of execution of sale deed.
- 5.15 METL will also be providing certain infrastructure services such as supply of water, waste water treatment, supply of recycled water, solid waste management, telecommunication and data services etc on user based charges or pay and use principle. You shall enter into infrastructure facilities and service agreement at the time of execution of sale deed and execute specific services related agreements before availment of those services and pay specific service charges in respect of such services.
6. You are requested to sign and stamp one copy of this Provisional Allotment Letter as a token of acceptance and return the same to METL within 7 days from date of this letter

Sincerely yours,

For Model Economic Township Limited

Authorized Signatory

Encl: Draft of Agreement for Sale