

## **ALLOTMENT LETTER**

To

<Customer name:>

<Address:>

<Mobile:>

<PAN: >

**Sub: Allotment of Unit C-2103 in the project namely "HighTown" Residences bearing RegistrationNumber22 of 2020, issued vide Registration Memo no. RC/REP/HARERA/GGM/406/138/2020/22 dated 01.09.2020, License No. 110 of 2013, situated at Sector-28, Gurugram, Haryana.**

We would like to convey our thanks for the keen interest taken by you in our venture. We are pleased to confirm having earmarked your request in our record for a Residential Apartment bearing <Unit No.> in <Tower\_>. The details of the unit allotted are as under:

Unit	
Tower	
Type of the Property	
Carpet Area (sq. ft/ sq. mt.) (approx.)	
Super Area (sq. ft/ sq. mt.) (approx.)	
Rate of the Unit as per Carpet Area (per sq. ft/ per sq.mt.)	
Rate of the Unit as per Super Area (per sq. ft/ per sq.mt.)	
No. of Car Parkings	
Total Sales Value inclusive GST*	

We have received the Total amount of **Rs. \_\_\_\_\_/-** till date against the captioned unit. Please find attached the terms and conditions and Payment plan as Annexure I.

All cheques/demand drafts must be drawn in favour of **"Silverglades Infrastructure Pvt. Ltd. A/c No.016166200000076"**.

<b>Bank Details</b>	
Payment in favour of	Silverglades Infrastructure Private Limited
Account Number	016166200000076
IFSC Code	YESB0000161

\*The Total Sales Value is excluding TPR (Timely Payment Rebate). The Final Total Sales Value will include TPR discount value if all the instalments are paid on time as per the attached payment plan.

Thanking you.  
Authorised Signatory

Silverglades Infrastructure Pvt. Ltd.  
Enclosed: Terms and Conditions and Payment Plan.

**This allotment is subject to the following conditions:**

**1. TERMS**

- 1.1 That the allotment of above Apartment/Commercial Space 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.
- 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.
- 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.
- 1.5 The Total Sales Value (as defined in the terms and conditions in agreement for sale) shall be payable on the date / as and when demanded as specifically mentioned in the "payment plan" as annexed.
2. The Total Sales Value includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the construction of the Project paid/payable by the Promoter up to the date of handing over the possession of the Apartment/ Commercial Space (as the case may be) alongwith 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:
3. 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.
- 3.1 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. 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 adjustment shall be made at the same rate per sq. m as per agreement for sale.
- 3.2 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.
- 3.3 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 as per provisions of Act/Rules.
- 3.4 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.
- 3.5 Interest as applicable on installment will be paid extra along with each installment.

**4. NOTICES**

- a. 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 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.

## **5.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 additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the Promoter is entitled to forfeit the entire application money or 10 % of the Total Sales Value as may be applicable 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 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.

## **6. SIGNING OF AGREEMENT FOR SALE**

- a. The Promoter shall provide and allottee shall sign "agreement for sale" within 30 days of allotment of this unit.
- b. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section of the Haryana real estate (regulation and development) by government of Haryana.

## **7.CONVEYANCE OF THE SAID UNIT**

The Promoter on receipt of Total Sales Value of unit for Apartment/Commercial Space, will execute a conveyance deed in favour of allottee(s) within three months and the allottee will pay stamp duty and other registration fee/charges relating thereto.

8. The Copy of License, Copy of Letter of approval of Building Plan, Copy of Environment Clearance, Copy of draft Agreement for Sale and Copy of Board Resolution vide which the Signatory was authorized are uploaded on the website <https://www.silverglades.com/hightown-residences/home.php> through link approval.

9. The specifications, amenities, facilities (which are part of the Apartment/ Commercial Space) as per Haryana Building code 2017 or National Building code and the Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building code are as per the brochure/ Agreement for Sale.

Thanking You

Yours Faithfully

**For Silverglades Infrastructure Pvt Ltd**

**(Authorised 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(s)**

**Dated:**

## Annexure I

### **Payment Plan (without TPR)**

Milestone	Percentage	TSV	GST	Total
On EOI				
On Booking	10%			
3 Months from Booking (Or Start of Excavation, whichever is later)	10%			
6 Months from Booking (Or casting Basement Slab, whichever is later)	10%			
On Half Structure Completion or 18 Months from Booking (whichever is later)	15%			
On Full Structure Completion or 30 Months from Booking (whichever is later)	15%			
On commencement of Finishing work or 42 Months from Booking (whichever is later)	15%			
On Application of OC	15%			
On Offer of Possession	10%			
Total Sales Value				

### **Payment Plan (with TPR)**

Milestone	Percentage	TSV	GST	Total
On EOI				
On Booking	10%			
3 Months from Booking (Or Start of Excavation, whichever is later)	10%			
6 Months from Booking (Or casting Basement Slab, whichever is later) Less TPR 30%	10%			
On Half Structure Completion or 18 Months from Booking (whichever is later)	15%			
On Full Structure Completion or 30 Months from Booking (whichever is later) Less TPR 30%	15%			
On commencement of Finishing work or 42 Months from Booking (whichever is later)	15%			
On Application of OC	15%			
On Offer of Possession (Less TPR 40%)	10%			
Total Sales Value				

#### **T&C:**

- GST and other Taxes/Levies as applicable, shall be chargeable on each instalment.
- Government Charges include EDC/IDC/TOD Charges Subject to revision from time to time as per government policy.
- All delayed payments will be subject to interest at prescribed rates.
- All Bookings will be subject to terms and conditions as per "Agreement for Sale"
- 10% of TSV considered as Earnest Money and subject to Terms and Conditions of Company.
- TPR Discount (Timely Payment Rebate) conditional on timely payment by customer of each instalment due.
- IFMD (Rs 200/sqft), Registration and Other charges extra
- 1 Sq Mtrs= 10.764 sq ft.