

## ALLOTMENT LETTER

Date:

From	To
M/s. Signature Infrabuild Private Limited	<Customer name:>
Ground Floor, Tower A, Signature Towers, South City 1, Gurugram, Haryana – 122001	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

**SUBJECT: Allotment of Plot in project named as “SignatureGlobal City 92.” in in the revenue estate of village Mevka, Wazirpur, Sector- 92 District, 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	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	SignatureGlobal City 92
Project Location	<b>in the revenue estate of village Mevka,</b>

This is draft format hence actual agreement may differ from it Page **1** of **10**

		<b>Wazirpur, Sector- 92 District, Gurugram</b>
If project is developed in phases then, Phase Name		Not Applicable
Nature of Project		Plotted Colony
Proposed date of Completion of the Phase/Project as per Deen Dayal Jan Awas Yojana		5+2 years from the date of grant of licence
Proposed date of Possession		30 <sup>th</sup> April, 2023
License No.		12 of 2021
Name of Licensee		M/s. Signature Infrabuild Private Limited
Name of Collaborator (if any)		S. A. Township Private Limited and Ramprastha Estates Private Limited
Name of the BIP holder (if any)		Not Applicable
Name of the change of developer (if any)		Not Applicable
<b>APPROVAL DETAILS</b>	Details of License approval	12 of 2021
		Dated 12-03-2021
		Valid Upto 11-03-2026
	Details of Building Plans approval	Memo. No
		Dated
		Valid Upto
	Details of Environment Clearance approval	Memo. No
		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 Plot as per the details given below:

<b>UNIT/PLOT AND BOOKING DETAILS</b>			
1	Nature of the unit		Plot
2	Flat/Plot	Unit/Plot No.	
		Property Category	
3	Carpet Area /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/Area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Plot Area (sq.m)	Not Applicable
13	Rate per sq.m	Not Applicable
14	Net area of the commercial space	
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	1. Rate: 2. GST: 3. Administrative Charges at the time of issuance of allotment letter 4. Interest Free Operating Cost Security: 5. Operating Cost/Charges: 6. Stamp Duty 7. Registration Charges 8. Administrative Charges at the time of conveyance deed 9. Charges/fees for Electricity 10. Any other charge that may be charged from Developer/promoter 11. .... 12. .... 13. ....

2. We had received application fee/booking amount in terms of Deen Dayal Jan Awas Yojana as amended up-to-date in respect of the above referred Plot as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

### 3. Mode of Booking

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

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Payment Plan
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	
Account Number	
IFSC Code	

#### Annexure A:- 'Payment Plan'

Earnest money would be 10% of the total sale consideration as per the applicable laws, rules, regulations as amended up-to-date

#### PAYMENT PLAN\*

DEVELOPMENT LINKED INSTALLMENT PLAN			
S N o	Stages of Payment	Percentage of Total Sale Price	Extra Charges
1	On Booking	10 %	
2	Within one month of Allotment (simultaneously BBA has to be executed)	15%	
3	Within 6 Months from the Date of Booking or Clearance of Cheque (whichever is earlier)	20%	
4	Within 10 Months from the Date of Booking	20%	

	or Clearance of Cheque (whichever is earlier)		
5	Within 16 Months from the Date of Booking or Clearance of Cheque (whichever is earlier)	20%	
6	Within 22 Months from the Date of Booking or Clearance of Cheque (whichever is earlier)	10%	
7	On possession	5% of total Sales price + Possession Charges/Other Charges (if any) as applicable	+IFMS

\* In case of failure to pay the same within the timelines mentioned in the letter issued for such allotment, the Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017 as prescribed under the Policy. The Applicant (successful allottee(s)) shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the said amount. The Payment s Plan/ Schedule may be preponed if the Occupation/Completion Certificate (OC/CC) is received before the scheduled possession period.

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)  
(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**

**Dated:**

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

## **1. TERMS**

- 1.1 That the allotment of above plot 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 Plot, contrary to the applicable laws as amended up-to-date and without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon allotment, the allottee shall not only be liable to pay the consideration value of the Plot as shown in the payment plan as annexed but to execute BBA/Agreement/other documents within time informed/intimated.
- 1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. 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 Plot for Residential/ Commercial/ any other usage (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 area of the Plot are as per approved sanctioned/layout plans. If there is any increase in the area which is not more than 5% of the area of the apartment allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monitory 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 Plot, the balance total unpaid amount shall be paid the allottee and thereafter allottee 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. Administrative charges (Rs.15000/-) as approved by DTP Gurugram and applicable taxes/cess etc shall be levied by the promoter.
  - 3.5 Interest as applicable on instalment will be paid extra along with each instalment.

## **2. MODE OF PAYMENT**

2.1 You are advised to execute and get registered 'Agreement for Sale' and make payment as per payment plan in this office through Cheque / Demand Draft/RTGS drawn as mentioned in application form the within \_\_\_\_ days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn as mentioned in application form.

2.3 Name, application number, allotted Plot and contact number of the allottee along with address and Project name shall be written on the reverse of the cheque/demand draft etc.

**NOTE:** In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect 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 consonances with the act

## **3. 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.

## **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 additional amount towards total cost of plot and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the as prescribed under the applicable laws, rules, regulations as amended up-to-date. Details of forfeiture amount has already been given in application form. Interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter shall also be forfeited from paid amount. The rate of interest payable by the allottee to the promoter shall be at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017. 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 \_\_\_\_ days of allotment of this Plot.

- b. That you are required to be present in person in the office of \_\_\_\_\_, on any working day during office hours to sign the 'agreement for sale' within \_\_\_\_ days.
- c. 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 vide \_\_\_\_\_ date \_\_\_\_\_.

## 6. CONVEYANCE OF THE SAID PLOT

The promoter on receipt of total price of Plot for residential/commercial colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and administrative charges of charges (Rs.15000/-) as approved by DTP Gurugram and applicable taxes/cess etc shall be charged from the allottee.

Best Wishes

Thanking You

Yours Faithfully

**For (Promoter Name)**

**(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**

**Dated:**

The Promoter hereby is showing the detail of various compliance of above as applicable on at project page of its website

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development approved by HARERA if any
3.	Location Plan
4.	Plan of allotted Plot
5.	Copy of License
6.	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>	Approved Specifications if any

1. If the allottee does not appear for the signing of BBA or depositing the amount, within 1 month of allotment letter, the promoter is liable to cancel the allotment letter and fresh application will be applied by the applicant.
2. Whenever there is a refund, the refund should be with interest if applicable.
3. Allottee has the right to cancel the Plot in the agreed terms only.
4. At the time of allotment letter, the allottee will pay administrative charges, hence when there is refund then the promoter will deduct the administrative charges, and other applicable charges/ taxes and any other amount. Thereafter refund the rest amount.
5. If the allottee does not want to cancel the Plot as well as the promoter then the promoter will adjust the interest of delay months.
6. No amount whatsoever has to be paid in cash directly or indirectly to the Company or its employee(s) or its agent(s) etc.
7. If the allottee does not come within 1 month of allotment letter, then it will be deemed to be cancelled.
8. Booking can only be done after the registration certificate is obtained from the HARERA

#### **PAYMENT RECEIPT**

**Application Form No** \_\_\_\_\_

**Dated**

Application Form Serial No. Shri/Smt \_\_\_\_\_ S/o/D/W/o \_\_\_\_\_ for allotment of a Plot/shop unit type \_\_\_\_\_ in Affordable Plotted colony proposed to be developed by **(Promoter Name)** named as **(Project Name)** at sector \_\_\_\_\_, Gurugram along with booking amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) vide cheque/demand draft no \_\_\_\_\_ drawn on \_\_\_\_\_ towards booking amount subject to the terms and conditions attached with the said application.

<b>Date</b>	<b>Cheque/DD/RTGS) No.</b>	<b>Mode</b>	<b>Bank Name &amp; Address</b>	<b>Amount (in Rs)</b>

**Receipt Date:**

**For (promoter Name)  
Authorized Signatory**

1. This receipt is subject to the detailed terms & conditions mentioned in the application form, allotment letter and agreement for sale. Although there shall not be any variation in the terms and conditions.
2. This receipt shall be dispatched to the allottee within 1 month from the date of submission of booking amount to the promoter.
3. This receipt is non-transferable without written consent of the company.
4. This receipt is subject to realization of Cheque/DD/RTGS etc.
5. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of (Promoter Name).