

ALLOTMENT LETTER

Customer Code No. [●]

Date:

From	To
ROF Housing and Infrastructure Private Limited	<Customer name:>
M-18, M Block Market, Greater Kailash-II, New Delhi- 110048	<Address:>
<Mobile:>	<Mobile:>
<Email Id:> info@rof.co.in	<Email id:>

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	ROF I CITY
Project Location	Village –Murthal, Distt. Sonipat
If project is developed in phases then, Phase Name	N.A.
Nature of Project	Industrial Plotted Colony
Proposed date of Completion of the Phase/Project	05.05.2027
Proposed date of Possession of the unit	05.05.2027
License No.	53 of 2022
Name of Licensee	ROF Housing and Infrastructure Private Limited
APPROVAL DETAILS	Details of License approval
	53 of 2022
	Memo No. LC-4630-JE(MK)-2022/12162
	Dated: 06.05.2022
	Valid Upto : 05.05.2027
	Details of Layout Plans approval
	Drawing No. 8289
	Dated: 06.05.2022

		Valid Upto : NA
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Ref.: Your Application Form bearing no. [●] dated [●] (“Application Form”)

Sub: Allotment of a industrial plots in the industrial plotted colony named as “ROF I CITY” situated in Village- Murthal, Distt. Sonipat, Haryana (“Project”) under Industrial Licensing Policy of the Town and Country Planning Department, Government of Haryana (“Policy”)

Dear Sir/Madam,

This is with reference to your Application Form submitted in this office and other required documents, for allotment of a industrial plot in the industrial plotted colony named as ROF I CITY (“**Project**”) to be developed in terms of the Policy by M/s. ROF Housing and Infrastructure Private Limited, a Company incorporated vide CIN: U45400DL2010PTC198652 under the Companies Act, 1956 and existing under the Companies Act, 2013 and rules framed thereunder (“**Promoter**”), on a land parcel admeasuring approximately 33.75 acres situated in Village- Murthal, Distt. Sonipat (“**Project Land**”),

We are pleased to inform you that you have been allotted an industrial plot situated on [●] of Plot No. [●], having plot area of [●] sq. meters the said plot (“**Unit**”) for a total consideration of Rs. [●]/- (“**Total Price**”) as per the details given below:

RESIDENTIAL UNIT AND BOOKING DETAILS		
1	Nature of the unit	Industrial Plot
2	Flat	Unit No.
		Property Category
3	Plot Area (sq. m)	
4	Block No.	
5	Rate (Rs/sq. m)	
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit 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)	As Per Annexure- 2
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	
Account Number	
IFSC Code	

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above unit 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 till the agreement for sale is registered.
- 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 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 of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Unit for residential purpose 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 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.
 - 3.2 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
 - 3.3 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, Sonipat. No administrative charges shall be levied by the promoters.
 - 3.4 Interest as applicable on instalment will be paid extra along with each instalment.

2. MODE OF PAYMENT

2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs. _____ towards 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at

_____ and sign the 'Agreement for Sale' within ____ days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "Promoter Name".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee thinks 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 10% of application money paid for the allotment 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.

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/unit.

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 13 of the Real Estate (Regulation and Development) by government vide _____ date ____ Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017 by government of Haryana vide _____ date _____.

6. CONVEYANCE OF THE SAID UNIT

You are required to pay the requisite stamp duty and registration charges on the Agreement for Sale to be executed between the Promoter and the Allottee and get the same registered with the concerned authority within 5 days as and when intimated by the Promoter. Any delay in registration of the Agreement for Sale shall be solely at your risk, cost and consequences.

You shall also be liable to pay the applicable government rates, cesses, charges, taxes, etc. of all and any kind by whatever name called, whether levied now or leviable in future, as the case may be, from the date of allotment of the Unit till the date of execution and registration of conveyance deed thereof in your name.

The allotment of the Unit is subject to the terms and conditions stated in the Application Form signed and submitted by you as well as the Agreement for Sale (as per the draft

provided to you before submission of the Application Form) to be executed in terms of Section 13 of the Real Estate (Regulation & Development) Act, 2016 and Rules made thereunder by the State Government of Haryana (*collectively referred to as "RERA"*). The terms and conditions stated in the Application Form shall form an integral part of the Agreement for Sale, and the Agreement for Sale together with the Application Form constitutes the entire agreement with respect to allotment of the Unit to you. In case of any inconsistency between the terms of the Application Form and the Agreement for Sale, the terms of the Agreement for Sale shall prevail, be final and binding upon you.

7. The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Please quote your customer code number in all your future correspondence with us.

For any further assistance, kindly write back to us on [●] or call us on [●] and we shall be glad to assist you.

Thank you for choosing us to serve you.

Best Wishes

Thanking You

Yours Faithfully

For ROF Housing and Infrastructure Private
Limited

(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:

ANNEXURE-1
DETAILS OF THE UNIT, LAYOUT
& SPECIFICATIONS OF THE UNIT

ANNEXURE-2
TOTAL PRICE&PAYMENT PLAN

Development Link Payment Plan	
Stage's	Particulars
At The Time Of Booking	<10% OF BSP
Within 30 Days Of Booking	10% OF BSP
On Commencement Of Leveling Roads	20% OF BSP
On Commencement Of Demarcation Work	20% OF BSP
On Commencement Of Sewage/ Drainage	20% OF BSP+25% OF EDC/IDC
On Application Of Part Completion	10% OF BSP+25% OF EDC/IDC
On Offer Of Possession	10% OF BSP+ IFMS+ 50% EDC/IDC

Time Linked Payment Plan	
Stage's	Particulars
Application Amount	<10% OF BSP
On or Within 30 Days Of Booking	20% OF BSP
On or Within 60 Days Of Booking	10% OF BSP
On or Within 6 months from Booking	10% OF BSP+25% OF EDC/IDC
On or Within 9 Months from Booking	20% OF BSP+25% OF EDC/IDC
On or Within 12 Months from Booking	20% OF BSP+25% OF EDC/IDC
On Offer Of Possession	10% OF BSP+ 25% OF EDC+ IFMS+EEC

Down Payment Plan	
Stage's	Particulars
On Booking	<10% OF BSP
On or Within 30 Days Of Booking	80% OF BSP+ 50% OF EDC/IDC
On Offer Of Possession	10% OF BSP+ 50% OF EDC+ IFMS+EEC