

ALLOTMENT LETTER

Date:

From	To
M/s Silver-X Projects India Pvt Ltd.	<Customer name:>
Registered Address- Unit 543, 5 th Floor, Tower B3, Spaze I-Tech Park, Sohna Road, Sector-49 Gurugram, Haryana-122018 Office Address- Unit 312,312A,314 , Third Floor Spaze Boulevard , Sohna Road , Sector-47 Gurugram, Haryana-122018	<Address:>
	<Mobile:>
	<Email id:>

SUBJECT: Allotment of Apartment in project named as “Rajvik Greens” in the revenue estate of village Nurangpur, Sector 79-B, 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 Upton
Project Name	Rajvik Greens
Project Location	SEC-79-B, Gurugram
Nature of Project	Affordable Group Housing

Proposed date of Completion of the Project		02.10.2027
Proposed date of Possession of the unit		02.10.2027
License No.		159 of 2022 dated 03.10.2022
Name of Licensee		Beem Singh & Inder Singh S/o Sultan Singh and Forsythia Propbuild Pvt. Ltd. in collaboration with M/s Silver-X Projects India Pvt Ltd..
Name of Collaborator (if any)		M/s Silver-X Projects India Pvt Ltd.
APPROVAL DETAILS	License No.	License No. 159 of 2022
	Dated	Dated 03.10.2022
	Valid Upto	Valid up to 02.10.2027
	Memo. No.	Memo. No.
	Dated	Dated
	Valid Upto	Valid up to
	Memo. No	Memo. No.
	Dated	Dated
		Valid up to

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 unit as per the details given below:

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Flat
2	Flat	Unit No.	
		Property Category	
3	Carpet Area (sq. m)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Block/Tower No.		
6	Floor No.		
7	Rate of carpet area (Rs/sq. ft.)		4200/-
8	Rate of Balcony area (Rs/sq. ft.)(only in affordable housing)		1000/-

9	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	
---	--	--

Note: carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

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	Direct/Real estate agent
2.	If booking is through Real estate agent, then Real estate agent Reg. No	Submitted as per the norms in future.
3.	Real estate agent Charges	Submitted as per the norms in future.

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction Linked Plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	M/s Silver-X Projects India Pvt Ltd.
Account Number	922020061961541

IFSC Code	UTIB0003942
-----------	-------------

Annexure A:- 'Payment Plan'

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the Time of Submission of the Application	5% of the Total Price
At the Time of Allotment of Unit	20% of the Total Price
At the Time of start of Construction	12.5% of the Total Price
On the Completion of Plinth Work	12.5% of the Total Price
On the Completion of 25% Of Super Structure	12.5% of the Total Price
On the Completion of 50% Of Super Structure	12.5% of the Total Price
On the Completion of 75% Of Super Structure	12.5% of the Total Price
On Completion of MEP/ Finishing work	7.5% of the Total Price
On offer of Possession	5% of the Total Price

- The cost of the flat is always subject to amendment by the concerned Govt. Authority.
- Stamp duty, registration charges, legal expenses and other miscellaneous charges shall be separately borne and paid by the Applicant, as applicable, at the time of registration of the conveyance deed / sale deed.
- Government taxes and levies like GST, service tax, VAT, CESS, etc., as applicable from time to time will be extra.
- In case of any levy of EDC (as revised or added from time to time or as may become separately additionally recoverable) or imposition of IDC or other charges including any enhancement of the permissible basic per square foot charges for the built-up area) or levies that were not applicable at the time of making the application for allotment but became subsequently applicable, such as EDC or IDC or other charges including additional basic per square foot charges for the built-up area shall be applicable to and be paid by the allottee(s) on a pro-rata basis as and when so demanded, the amount for which shall be calculated by the Company.

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 (M/s Silver-X Projects India 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

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above flat 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/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) along with 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 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. No administrative charges shall be levied by the promoters.
- 3.5 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 25% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favor of 'M/s Silver-X Projects India Pvt Ltd.' payable at **GURUGRAM** and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter.

2.2 All cheques/demand drafts must be drawn in favor of "M/s Silver-X Projects India Pvt Ltd.".

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

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

- 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.
- You will inform us of any change in your address, telephone no., email ID for future correspondence.

3. CANCELLATION BY ALLOTTEE

Sr. No	Particulars	Amount to be forfeited
(a)	In case of surrender of flat before commencement of project	25,000/-
(b)	up to 1 year from the date of commencement of the project:	25,000/- + 1% of the cost of flat;
(c)	up to 2 years from the date of commencement of the project:	25,000/- + 3% of the cost of flat;
(d)	after 2 years from the date of commencement of the project	25,000/- + 5% of the cost of flat;

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

- The promoter and allottee will sign "agreement for sale" within **30** days of allotment of this unit.

- b. That you are required to be present in person in the office of M/s Silver-X Projects India Pvt Ltd., on any working day during office hours to sign the '**agreement for sale**' within **30** 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 UNIT

The promoter on receipt of total price of unit for residential along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

**For (M/s Silver-X Projects India 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

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Apartment) as per Haryana Building code 2017 or National Building Code

11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code
------------	---

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
3. Allottee has the right to cancel the unit only before the issuance of allotment letter and till booking.
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 refund the rest amount.
5. If the allottee does not want to cancel the unit as well as the promoter then the promoter will adjust the interest of delay months.
6. No cash payment will be taken by the promoter.
7. If the allottee does not come within 1 month of allotment letter, then it will be deemed to be cancelled.
8. Allotment letter will be issued within 1 month of allotment letter.
9. Booking can only be done after the registration certificate is obtained from the HARERA