

ALLOTMENT LETTER

Date:

From	To
GLS Infratech Private Limited (' <u>Company</u> ' or ' <u>Promoter</u> ')	< Customer name: > (' <u>Allotee</u> ')
707, 7 th Floor, JMD Pacific Square, Sector 15, Part II, Gurugram-122001, Haryana	[insert Customer Address]
[insert mobile no.]	[insert mobile no.]
[insert email id]	[insert email id]

Subject: Allotment of Plot in project named **GLS Lansdowne** located in the Revenue estate of village Dhumaspur, Tehsil Badshapur, in Sector 67 A, District Gurugram, Haryana ('Project').

Details of the Allotee:

Allotee DETAILS	
Application No. (If any)	
Date	
Name of the Allotee	
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	GLS Lansdowne
Project Location	Revenue estate of village Dhumaspur, Tehsil Badshapur, in Sector 67 A, District Gurugram, Haryana
If project is developed in phases then, Phase Name	NA

Nature of Project		Plotted
Proposed date of Completion of the Phase/Project		02.02.2028
Proposed date of Possession of the unit		02.02.2028
License No.		22 of 2023
Name of Licensee		1. Precision Realtors Pvt. Ltd IN COLLABORATION WITH GLS INFRATECH PVT. LTD. 2. Madeira Conbuild Pvt. Ltd IN COLLABORATION WITH GLS INFRATECH PVT. LTD.
Name of Collaborators		GLS INFRATECH PVT. LTD.
Name of the BIP holder (if any)		GLS INFRATECH PVT. LTD.
Name of the change of developer (if any)		GLS INFRATECH PVT. LTD.
APPROVAL DETAILS	Details of License approval	License No. 22 of 2023
		Dated 03.02.2023
		Valid Upto 02.02.2028
	Detail of Layout approval	Memo. No.
		Dated
		NA
	Details of Environment Clearance approval	NA
		NA
		NA

Dear Sir/Madam,

1. With reference to your Application form no.____ dated ____ ('Application Form'), whereby you have applied for allotment of a unit in the Project, it is intimated that the Company has allotted you the following unit ('Unit') as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Plot
2	Plot No. & Dimension	
	Property Category	
3	Plot Area in Sq.yards	
4	Balcony area (sq. m) (not part of the carpet area)	NA
5	Verandahs area (sq. m) (not part of the carpet area)	NA

7	Open terrace area (if any)	NA
8	Block/Tower No.	
10	Rate of sq.yard (Rs/sq.yard)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	NA
12	Plot Area (sq.yard)	
13	Rate per sq.yard	
14	Net area of the commercial space	NA
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

Note (if applicable): 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, mean for the exclusive use of the Allotee; 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 Allotee;

2. The Company has received earnest money amount which is not exceeding 10% of the total cost ('Earnest Money') 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. The allotment of the Unit in your favor, is subject to timely payment as per the **Payment Plan (as provided in Annexure 1)** and execution of an agreement for sale ('Agreement for Sale') within 30 (thirty) days of allotment of the Unit. The Agreement for Sale stipulates the detailed terms and conditions of the contemplated sale of the Unit in your favor. In the

event of non-compliance with any of the above stated obligations from your end, we will be entitled to cancel the allotment of the Unit and you shall stand forfeited of the entire Earnest Money, interest component on delayed payment and any statutory charges paid.

4. The Promoter confirms that: (i) the Project is licensed under Deen Dayal Jan Awas Yojna-2016 (DDJAY Policy); and (ii) the Project complies with the parameters prescribed in the DDJAY Policy and specified in **Annexure 2**.
5. You are kindly requested to accept the Allotment Letter by returning the duplicate copy of this letter duly signed by you. Please quote the Unit/Plot No. as mentioned above in your future correspondence with us.

6. 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 Annexure 1)	Construction linked plan/Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	M/s GLS Infratech Pvt. Ltd
Account Number	
IFSC Code	

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

7. This allotment is subject to the following conditions:

7.1. Terms

- i. The allotment of above plot unit is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale.
- ii. Terms & conditions provided in Agreement for Sale shall be final and binding on both parties subject to any conditions in this allotment letter.
- iii. The Allotee shall not transfer/resale this unit without prior consent of the Company till the Agreement for Sale is registered.

- iv. Issuance of this non-transferable allotment letter does not create a binding obligation on the part of the Company or the Allottee until, firstly, the Allottee signs and delivers the Agreement for Sale with all the schedules and annexures along with the payments due as stipulated in the Payment Plan.
- v. 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.
- vi. 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.

7.2. Total Price.

- i. 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) paid/payable by the Company up to the date of offer of possession of the Plot for Residential usage 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:
- ii. Provided that, in case there is any change/modification in the taxes/charges/fees/levies/cess etc., the subsequent amount payable by the Allottee to the Company shall be increased/decreased based on such change/modification:
 - a. The area of the unit is as per approved layout/demarcation/zoning plan. If there is any increase in the area which is not more than 5% of the Plot allotted, the Company 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. yard as per Agreement for Sale.
 - b. In case, the Allottee fails to pay to the Company 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. The Allottee agrees that any payment made by the Allottee shall be first adjusted towards any interest on delayed payments and thereafter, the balance payment, if any, shall be adjusted towards any amount outstanding in accordance with the Payment Plan.
 - c. On offer of possession of the unit, the balance total unpaid amount shall be paid by the Allottee and thereafter, the Allottee and the Company shall execute a conveyance deed within 3 (three) months from the date of receipt of total price for the Unit.
 - d. 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, Badshahpur, District Gurugram
 - e. Interest as applicable on instalment will be paid extra along with each instalment.

7.3. Mode of Payment

- i. In case the above terms & conditions are acceptable to the Allottee, then the Allottee is advised to submit their 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 Gurugram and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter .
- ii. All cheques/demand drafts must be drawn in favour of "GLS Infratech Pvt. Ltd.".
- iii. 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 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.

7.4. Notices

- i. 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.
- ii. The Allottee will inform us of any change in their address, telephone no., email ID for future correspondence.

7.5. Cancellation by Allottee

If the Allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the Company or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the Company is entitled to forfeit the earnest money and non-payment of any due payable to the Company). The rate of interest payable by the Allottee to the Company shall be the 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.

7.6. Additional Terms

- i. Whenever there is a refund, the refund should be with interest.
- ii. Allottee has the right to cancel the unit only before the issuance of allotment letter and till booking.
- iii. 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.
- iv. If the Allottee doesn't not want to cancel the unit as well as the Promoter, then the Promoter will adjust the interest of delay months.
- v. No cash payment will be taken by the Promoter.

vi. If the Allottee doesn't not come within 1 month of allotment letter, then it will be deemed to be cancelled.

vii. Allotment letter will be issued within 1 month of allotment letter.

viii. Booking can only be done after the registration certificate is obtained from the HRERA.

7.7. 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.

7.8. Signing Of Agreement For Sale

- i. The Promoter, Collaborators and Allottee(s) will sign "agreement for sale" within 30 days of allotment of this Unit.
- ii. That you are required to be present in person in the office of M/s GLS Infratech Pvt. Ltd., on any working day during office hours to sign the 'agreement for sale' within 30 days.
- iii. All the terms and conditions mentioned in the draft agreement for sale are in accordance with the provisions of Real Estate (Regulation & Development) Act, 2016 (read with the Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder).

7.9. Dispute Resolution

All or any disputes arising out or touching upon or in relation to the terms and conditions of this allotment letter shall be settled amicably by mutual discussion within 30 (thirty) days, failing which the same shall be settled through the adjudicating officer appointed under the provisions of Real Estate (Regulation & Development) Act, 2016 (read with the Haryana Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder).

7.10. Conveyance of the Said Unit

The Promoter and the Collaborators on receipt of total price of the Plot for residential colony 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 (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:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Parameters under the DDJAY Policy
3.	Location Plan
4.	Copy of License
5.	Copy of letter of approval of Layout
6.	Copy of draft Agreement for Sale

Annexure 1-: 'Payment Plan'

[To be inserted]

Annexure 2:- 'Parameters under the DDJAY Policy

1. Sitting Parameters:

- a. The projects under this policy shall be allowed only in the residential zone of the notified Development Plans of Low and Medium Potential towns of the State. Further, in any residential sector not more than 30% of the net planned area under residential zone, inclusive of the 20% area limit allowed for group housing projects, can be allowed for projects under this policy. However, if a residential sector has an area of less than 50 acres, one such project shall be allowed upto 15 acres.
- b. The minimum and maximum net planned area for such projects shall be 5 acres and 15 acres respectively irrespective of the Development Plan where such project is proposed. Not more than 10% of the licensed area should fall under sector roads.
- c. The first license may be obtained for an area of 5 acres or more and additional license for minimum 2 acres can be obtained to take the aggregated area of colony upto 15 acres.
- d. Grant of license shall be considered under this policy, initially, against 20% group housing area limit in such sector. Once the area under 20% limit stands exhausted on account of either group housing licenses or affordable housing policy 2013 projects or under the present policy; grant of any further license under this policy shall be considered only upto a further limit of 10% of the net planned area under residential zone of such sector.

2. Planning and Area Parameters:

- a. Max area of plots to be permitted: 150 sqm.
- b. Min. and Max. density permitted: 240 to 400 persons per acre (PPA).
- c. Max. area allowed under Res. & Comm. Plots: 65% of the licensed area
- d. Area under Commercial Use: Max. 4% of licensed area.
- e. Max. FAR on Res. plot of upto 150 sqm: 2.00
- f. Min. width of Internal roads in the colony: 9 meter
- g. Minimum Area under organized Open Space: 7.5% of the licensed area. The entire area prescribed under organized open space shall preferably be provided in a single pocket of regular shape. At least one organized open space pocket, in each colony, shall be of not less than 0.3 acre area.
- h. No separate EWS/NPWL category plots shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of plots made available under this policy.
- i. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the present policy.
- j. The colonizer will transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in optimal utilization of the area.
- k. Registration of independent floors in plots shall be allowed.
- l. The stilt parking shall be allowed.

PAYMENT RECEIPT

Application Form No _____

Dated

Application Form Serial No. Shri/Smt _____ S/o/D/W/o _____ for allotment of a residential plot no. _____ in affordable residential plotted colony to be developed by **(GLS Infratech Pvt. Ltd.)** named as **(GLS Lansdowne)** located in the Revenue estate of village Dhumaspur, Tehsil Badshapur, in Sector 67 A, District Gurugram, Haryana, 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.

Date	Cheque/DD/RTGS) No.	Mode	Bank Name & Address	Amount (in Rs)

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 nontransferable without written consent of the company.
4. This receipt is subject to realization of Cheque/DD/RTGS.
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).