

## ALLOTMENT LETTER

Date:

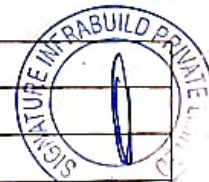
From	To
M/s. Signature Infrabuild Private Limited	<Customer name:>
Corp. Office: Ground Floor, Tower A, Signature Towers, South City 1, Gurugram, Haryana - 122001	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

**SUBJECT:** Allotment of apartment/Flat in project named as "Signature Global Apire Ext." in village Dhorka, Sector-95 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



This is draft format. Hence, actual copy may differ from it

	Valid Upto	
Project Name	Signature Global Aspire Extn.	
Project Location	Village Dhorka, Sector-95, District Gurugram (Haryana)	
If project is developed in phases then, Phase Name	Not Applicable	
Nature of Project	Affordable Group Housing	
Proposed date of Completion of the Phase/Project	.....	
Proposed date of Possession of the unit	.....	
License No.	73 of 2019 dated 04-07-2019 and 13 of 2021 dated 12-03-2021	
Name of Licensee	Signature Infrabuild Private Li	
Name of Collaborator (if any)	Not Applicable	
Name of the BIP holder (if any)	Not Applicable	
Name of the change of developer (if any)	Not Applicable	
APPROVAL DETAILS	Details of License approval	73 of 2019 dated 04-07-2019 and 13 of 2021 dated 12-03-2021
		Memo. No Not Applicable
		Dated 12-03-2021
		Valid Upto 11-03-2026
	Details of Building Plans approval	Memo. No: ZP-1339/PA(DK)/2023/29485
		Dated 06.09.2023
		Valid Upto The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multi-storied buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
	Details of Environment Clearance approval	Memo. EC21B038HR190622
		Dated 17.11.2021
		Valid Upto 16.11.2028





Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that following unit as per the details given below stands allotted as per the procedure under the Affordable Housing Policy-2013 notified on 19.08.2013 as amended up-to-date:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Residential Unit in Affordable Group Housing
2	Flat	Unit No.
		Property Category
3	Carpet 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 (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Plot Area (sq.m)	
13	Rate per sq.m	
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 of Apartment per square feet: 2. Rate of balcony per square feet 3. GST: 4. Administrative Charges at the time of issuance of allotment letter 5. Administrative Charges for sale/conveyance deed



	execution and registration #
	6. Electricity Meter cost
	7. Interest Free Operating Cost Security:
	8. Charges for Operating and Running Cost for Utility Services*:
	9. Water Meter Connection Charge*
	10. Stamp Duty
	11. Registration Charges
	12. Administrative Charges at the time of conveyance deed
	13. Charges/fees for Electricity
	14. Any other charge that may be charged from Developer/promoter
	15. ....
	16. ....

\* Maintenance services as prescribed in Section 3 (3) (iii) of The Haryana Development and Regulation of Urban Areas Act, 1975 and the licence are free in term of the Haryana Affordable Housing Policy 2013. However, operating and Running Cost for Utility Services has to be paid

# The same would be informed at the time of conveyance deed as its actual rate cannot be ascertained now or applicable as on date however this may be change at the relevant point of time as mandated by the concerned

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, mean 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;

1. 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:

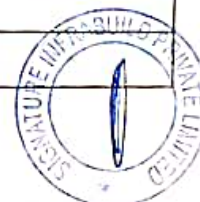
1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

## 2. 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 in terms of Affordable Group Housing
<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 the maximum money, which has been allowed to be forfeited under the Affordable Group Housing Policy 2013 as amended up-to-date

:

#### PAYMENT PLAN FOR ALLOTTEES

S.No.	Particulars	Description
1	At the time of submission of application	5 %of total price
2	Only after the signing, executing and registration of Builder Buyer Agreement (BBA)	20 %of total price
3	On the completion of substructure	12.5 %of total price
4	On the completion of 1/3 <sup>rd</sup> slab of superstructure	12.5 %of total price
5	On the completion of 2/3 <sup>rd</sup> slab of superstructure	12.5 %of total price
6	On the completion of superstructure	12.5 %of total price
7	On the completion of MEP	10 %of total price
8	On the completion of Finishing	10 %of total price
9	On Possession	5 %of total price

\* In case of re-allotment of flat resulting after surrender of flats as well as allotment of left over flats, the amount payable by the Allottee as per the timelines mentioned in the letter issued for such allotment shall be equivalent to the amount payable by other allottees of respective category of flats after main draw i.e. 1ST draw in the project at that stage of payment plan. 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 certificate (OC) is received before the scheduled possession period.

**PAYMENT PLAN FOR PMAY ALLOTTEE:**

1	At the time of Application	5% OF TOTAL UNIT COST
2		
3		
4		
5		
6		
7		
8		
9	Upon completion of flooring & UPVC windows	
10	On offer of possession	

**Note: Any default in payment shall invite interest at the rate of 15% per annum on delayed 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 Residential Unit in Affordable Group Housing is subject to the detailed terms & conditions mentioned in the Affordable Housing Policy-2013 notified on 19.08.2013 as amended up-to-date, application form and agreement for sale. Although there shall not be any variation in the terms and conditions thereof.
- 1.2 Terms & conditions provided in the Affordable Housing Policy-2013 notified on 19.08.2013 as amended up-to-date and the '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 in violation of the Affordable Housing Policy-2013 notified on 19.08.2013 as amended up-to-date.
- 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 residential Unit in Affordable Group Housing 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 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. 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 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 partment 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".



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

c **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 flat and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the amount in terms of the Affordable Housing Policy-2013 notified on 19.08.2013 as amended up-to-date 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 rate prescribed 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 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 \_\_\_\_\_ 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 residential Unit in Affordable Group Housing along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and Administrative charges (Rs.15000/-) as approved by DTP Gurugram and applicable taxes/cess etc shall be levied by the promoter besides applicable 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**

<b>Sr. No</b>	<b>Annexures</b>
<b>1.</b>	Payment plan
<b>2.</b>	Action plan of Schedule of Development (Duly approved by HARERA)
<b>3.</b>	Copy of License
<b>4.</b>	Copy of letter of approval of Building Plan
<b>5.</b>	Copy of Environment Clearance
<b>6.</b>	Copy of draft Agreement for Sale
<b>7.</b>	Copy of Board Resolution vide which above signatory was authorized
<b>8.</b>	Specifications (which are part of the residential Unit in Affordable Group Housing as per Haryana Building code 2017 or National Building Code

