

(A)

20

ALLOTMENT LETTER

Date:

| From | To |
|---|------------------|
| Vanessa Builders & Developers Pvt. Ltd. | <Customer name:> |
| Garhi Bolni Road Pilot Chowk Rewari | <Address:> |
| 9812163840 | <Mobile:> |
| Vanessa.builders@gmail.com | <Email id:> |

SUBJECT: Allotment of apartment/Plot/Villa/Floor/Commercial unit/IT unit in project named as "Sirsa Greens" in village Kanganpur, Sector- 1__, Sirsa (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 Sirsa Greens | |
| Project Location-Sirsa | |
| If project is developed in phases then, Phase Name | |
| Nature of Project | Affordable Residential Plotted Colony (DDJAY- For Vanessa Builders and Developers Private Limited |


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| | | |
|--|---|--|
| | | 2016) |
| Proposed date of Completion of the Phase/Project | | |
| Proposed date of Possession of the unit | | |
| License No. | | LC-5124 |
| Name of Licensee | | Affordable Residential Plotted Colony (DDJAY-2016) |
| Name of Collaborator (if any) | | Vanessa Builders & Developers Pvt. Ltd. |
| Name of the BIP holder (if any) | | NA |
| Name of the change of developer (if any) | | NA |
| APPROVAL DETAILS | Details of License approval | License No.- LC 5124 |
| | | Memo. No- LC 5124/Asstt(MS)/2023 |
| | | Dated-23/08/2022 |
| | | Valid Upto -29/10/2028 |
| | 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 unit as per the details given below:

| UNIT AND BOOKING DETAILS | | | |
|--------------------------|--|-------------------|------------------|
| 1 | Nature of the unit | | Plot |
| 2 | Flat | Unit No. | |
| | | Property Category | <2BHK/3BHK/4BHK> |
| 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. | | |

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| | | |
|----|--|--|
| 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) | |

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;

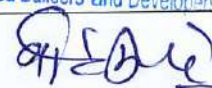
2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

| | | | |
|----|--------------------------|---|--|
| 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 | |
| 2. | If booking is through Real estate agent, then Real estate agent Reg. No | |
| 3. | Real estate agent Charges | |

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| PAYMENT PLAN | |
|---|---|
| Payment Plan (Inclusive of all charges/fees) (Copy attached) | 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 Vanessa Builders & Developers Pvt. Ltd. | |
| Account Number 18791020000003865 | |
| IFSC Code | |

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

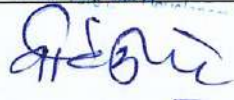
1. In case of Down Payment Plan

| S.no. | Installment | Percentage of total consideration | Amount (in Rs.) | Due Date | Interest | Balance Payable (in Rs.) |
|-------|---------------|-----------------------------------|-----------------|----------|----------|--------------------------|
| 1. | On Booking | 10% | | | | |
| 2. | On BBA | 40% | | | | |
| 3. | On Possession | 50% | | | | |
| | Total Payable | | | | | |

OR

2. In case of Construction linked plan

| Installment | Particulars | Percentage |
|-----------------|---|------------|
| 1 st | At the time of Booking along and allotment letter | <10% |
| 2 nd | On Signing of Agreement for Sale i.e. on commencement of construction | <15% |
| 3 rd | On completion of sub- structure | |
| 4 th | On completion of super- structure | |

For Vanessa Builders and Developers Pvt. Ltd.


| | | |
|-----------------|---|--|
| 5 th | On completion of MEP | |
| 6 th | On completion of finishing | |
| 7 th | On completion of Internal development works | |
| 8 th | On Possession | |

OR

3. In case of Development linked installment plan

| S. No | Stage of Payment | Percentage |
|-------|--|------------|
| 1 | At the time of Booking along and allotment letter | <10% |
| 2 | On Signing of Agreement for Sale i.e. on commencement of construction | <15% |
| 3 | On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank | |
| 4 | On completion of electric sub-station, laying of cables and erection of street lights, renewable energy systems, security and firefighting services. | |
| 5 | On completion of roads and pavements/parking | |
| 6 | On completion of landscaping and development of parks and playgrounds, black top of internal road. | |
| 7 | On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.) | |

4. Any other plan duly approved by HARERA


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 Vanessa Builders & Developers Pvt. Ltd

(Authorised Signatory)

For Vanessa Builders and Developers Private Limited

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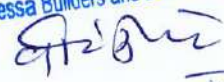
I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant
Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above flat/plot/commercial unit/IT 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) 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. No administrative charges shall be levied by the promoters.



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3.5 Interest as applicable on installment will be paid extra along with each installment.

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 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 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.

5. CANCELLATION BY ALLOTTEE

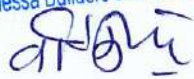
If the allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the promoter or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 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.

6. 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. SIGNING OF AGREEMENT FOR SALE

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

For Vanessa Builders and Developers Limited

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- 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 _____.

8. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential/commercial/industrial/IT 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 Vanessa Builders & Developers Pvt. Ltd.

(Authorised Signatory)

For Vanessa Builders and Developers Private Limited

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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)

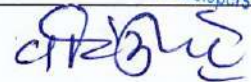
Applicant

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/Plot/Commercial Unit/IT Unit) 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 |

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