

## **ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>AarizeRealtech LLP</b>	<b>&lt;Customer name:&gt;</b>
<b>3<sup>rd</sup> Floor, Unit no. 301-309,Spaze Boulevard-1,Sohna Road, Sector-47,Gurugram-122001</b>	<b>&lt;Address:&gt;</b>
<b>+91-124-4156000</b>	<b>&lt;Mobile:&gt;</b>
<b>info@aarize.in</b>	<b>&lt;Email id:&gt;</b>

**SUBJECT: Allotment of Retail/Commercial unit in project named as “Aarize The Tessoro” in revenue estate of villageBajghera, Sector-114, GurugramManesar Urban Complex,district Gurugram ,Haryana - 122017.**

1. Details of theAllottee:

<b>ALLOTTEE DETAILS</b>	
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.	

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Aarize The Tessoro
Project Location	Revenue estate of village Bajghera, Sector-114, GurugramManesar Urban Complex, district Gurugram,Haryana - 122017.
Nature of Project	Commercial Colony

For AarizeRealtech LLP1

Allottee(s)

Authorised signatory

Proposed date of Completion of the Project		28.02.2029
Proposed date of Possession of the unit		28.02.2029
License No.		38 of 2024 dated 12-03-2024
Name of Licensee		Shri. Ram Kishan Rana- Shri. Kuljish Rana- Shri Partap Singh in collaboration with Aarize Realtech LLP.
Name of Collaborator (if any)		Shri. Ram Kishan Rana- Shri. Kuljish Rana- Shri Partap Singh
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	License No.38 of 2024 dated 12-03-2024
		Memo. No- LC-5123/JE(RK)-2024/8899
		Dated: 12-03-2024
		Valid Upto11-03-2029
	Details of Building Plans approval	Memo. No-ZP- 1990/JD(RD)/2024/28095
		Dated – 06-09-2024
		Valid Upto– 05-09-2029
	Details of Environment Clearance approval	ID No: EC24C3C3802HR5726980N
		Dated: 25-06-2024
		Valid Upto: 24-06-2034

**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/firm has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Retail/Commercial unit
2	Unit No.	
3	Floor No.	
4	Carpet Area(sq. fts.) (Sq.mtrs.)	
5	Super Area (Sq.fts.)	
6	Rate of Carpet Area(sq. ft.)	
7	Total Consideration(all inclusive of BSP, EDC/IDC, PLC)	
8	GST @ 12% of Total Consideration	
9	Total Consideration(all inclusive of BSP, EDC/IDC, PLC, GST)(Sum 7+8)	
10	Number of covered parking spaces (if any) is being granted	

For AarizeRealtech LLP2

Allottee(s)

Authorised signatory

11	Rate of other Charges: a) Power Back Up b) EEC c) IFMS d) Maintenance charges e) Water Connection Charges f) Sewerage Connection Charges	
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\*(1 Sq ft.= 0.0929 Sq.m)

Note: - The Total Consideration Value as mentioned above is inclusive of

- a) Basic Sale Price (BSP)
- b) Preferential Location Charges (PLC), if any
- c) External Development Charges (EDC) & Infrastructure Development Charges (IDC)
- d) Goods and Service Tax (GST)
- e) Exclusive Car Parking spaces, if any
- f) Any other Govt. and other statutory charges, levies applicable, if any

In addition to the above the Applicant(s) shall be liable to pay Interest Free Maintenance Security (IFMS):Rs. 500/- per sq.ft. of Carpet Area to the nominated Maintenance Agency/Company.

In addition to the Total Consideration Value (TCV), the Allottee(s) shall be liable to pay the

- Water Connection Charges
- Sewerage Connection Charges and Storm Water Drainage Connection Charges
- Applicable Stamp Duty charges and Registration Charges towards registration of Conveyance Deed
- Applicable registration Charges towards Agreement for Sale as and when the same is to be registered
- Any Revision in EDC/IDC, GST and other statutory charges as communicated by the company/firm from time to time.

Note: carpet area means the net usable floor area of a Retail/ Commercial Unit, excluding the area covered by the external walls, areas under services shafts, and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.

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.	
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For AarizeRealtech LLP3

Allottee(s)

Authorised signatory

		(percentage of Total Consideration Value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	TotalConsideration Value (TCV)		

### 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	

Bank Details of Master account (100%)for payment via RTGS	
Payment in favour of	Aarize Realtech LLP The Tessoro Master Collection A/C
Account Number	777705052028
IFSC Code	ICIC0001651
Branch address	Universal Trade Tower, Sector-49, Gurugram-122101

### 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. Total consideration Value (TCV) shall be paid as per the opted/applicable payment plan:

#### 1. Payment Plan (A)

CONSTRUCTION LINKED PAYMENT PLAN (CLP)		
S.no	Particulars	Percentage
1	ON APPLICATION OF BOOKING	10% OF TCV
2	AFTER SIGNING, EXECUTION AND REGISTRATION OF BBA	10% OF TCV
3	ON START OF EXCAVATION	10% OF TCV
4	ON CASTING OF GROUND FLOOR SLAB	10% OF TCV
5	ON CASTING OF 2ND FLOOR SLAB	10% OF TCV
6	ON CASTING OF TOP FLOOR SLAB	10% OF TCV
7	ON COMPLETION OF MEP	10% OF TCV
8	ON COMMENCEMENT OF FINISHING WORK	10% OF TCV

For AarizeRealtech LLP4

Allottee(s)

Authorised signatory

9	ON APPLICATION OF OC	10% OF TCV
10	ON OFFER OF POSSESSION (ON RECEIPT OF OC)	10% OF TCV +100% OF IFMS+ OTHER CHARGES

**OR**

2. Payment Plan (B)

<b>TIME LINKED PLAN (TLP)</b>		
<b>S.no</b>	<b>Particulars</b>	<b>Percentage</b>
1	BOOKING AMOUNT	10% OF TCV
2	AFTER SIGNING,EXECUTION AND REGISTRATION OF BBA	15% OF TCV
3	WITHIN 6 MONTHS FROM BOOKING	10% OF TCV
4	WITHIN 1 YEAR FROM BOOKING	15% OF TCV
5	ON COMPLETION OF SUPER STRUCTURE	30% OF TCV
6	ON APPLICATION OF OC	10% OF TCV
7	ON OFFER OF POSSESSION	10% OF TCV + 100% OF IFMS+ OTHER CHARGES

**OR**

3. Payment Plan (C)

<b>POSSESSION LINKED PAYMENT PLAN (PLP)</b>		
<b>S.no</b>	<b>Particulars</b>	<b>Percentage</b>
1	ON APPLICATION OF BOOKING	10% OF TCV
2	AFTER SIGNING,EXECUTION AND REGISTRATION OF BBA	20% OF TCV
3	ON COMPLETION OF SUPER STRUCTURE	40% OF TCV
4	ON APPLICATION OF OC	30% OF TCV
5	ON OFFER OF POSSESSION (ON RECEIPT OF OC)	100% OF IFMS+ OTHER CHARGES

**OR**

4. Payment Plan (D)

<b>DOWN PAYMENT PLAN (DP)</b>		
<b>S.no</b>	<b>Particulars</b>	<b>Percentage</b>
1	ON APPLICATION OF BOOKING	10% OF TCV
2	AFTER SIGNING,EXECUTION AND REGISTRATION OF BBA	40% OF TCV
3	ON APPLICATION OF OC	50% OF TCV
4	ON OFFER OF POSSESSION (ON RECEIPT OF OC)	100% OF IFMS+ OTHER CHARGES

For AarizeRealtech LLP5

Allottee(s)

Authorised signatory

The allottee will abide by all the detailed Terms & Conditions mentioned in the Agreement for Sale which is annexed with the allotment letter. The Allottee (s) will execute Agreement for Sale within 30 days of dispatch by the company/firm.

If the Allottee (s) fails to execute and deliver to the Promoter, Agreement for Sale within 30 days from the date of dispatch of the said Agreement for sale and or fails to appear before the office of the concerned sub-registrar, the Promoter shall be entitled to cancel the provisional allotment and recalls/cancel the draft of the Agreement For Sale at its sole discretion. Furthermore, upon occurrence of this eventuality, promoter shall be entitled to forfeit the Earnest money as defined by Haryana real estate regulatory Authority (HARERA) along with the non-refundable amounts as explained in terms and conditions forming an integral part of the application form.

Upon termination/ Cancellation of allotment the allottee (s) shall have no right whatsoever with the respect to the unit, except the right to receive refund amount, if any

Best Wishes

Thanking You  Yours Faithfully	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)
<b>For (AarizeRealtech LLP) (Authorised Signatory)</b>	<b>Allottee:</b>
	<b>Dated:</b>

**This allotment is subject to the following conditions:**

**1. TERMS**

- 1.1 The Allottee(s) will strictly abide by all the terms and conditions duly accepted by the Allottee(s) at the time of submission application form. The present provisional allotment is also subject to strict compliance with the detailed terms and conditions mentioned in the application for, already executed by the allottee (s). As well as those contained in the Agreement for sale to be executed by and between the company/firm and the Allottee (s) and registered before the office of the concerned sub registrar within the prescribed period at the cost of the Allottee (s).
- 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.

For AarizeRealtech LLP6

Allottee(s)

Authorised signatory

- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to make timely Payment of the agreed Total Consideration Value(TCV) together with the applicable government charges as specified in the allotment letter and levies as per the Payment plan Specified in "Annexure"
- 1.5 The Total Consideration Value(TCV)(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.
- 1.6 That the carpet area of the unit areas 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 commercial colony project allottedthe promoter may demand that from the allottee as per next milestone of the payment plan.All the monitory adjustment shall be made at the samerate per sq. m as per agreement for sale.
- 1.7 In case, the allottee failsto pay to the promoter as per the payment plan, then in such case, the allottee shallbe 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. Further, Interest as applicable on instalment will be paid extra along with each instalment.
- 1.8 On offer of possession of the unit, the balance total unpaid Total Consideration Value(TCV) and other charges shall be paid bythe allotteeand thereafter the allottee will execute the Conveyance Deed within 3 months as per provisions of Act/Rules.  
The stamp duty and registration charges will be payable by the allotteeat the time of registering the Conveyance Deed with the Sub Registrar Office, Gurugram.
- 1.9 No administrative charges shall be levied by the promoters.
- 1.10 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 earnest amount throughCheque / Demand Draft/RTGS drawn in favour of 'AarizeRealtechLLP The TessoroMaster Collection A/C' payable at Gurugram and sign and execute 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 favour of "AarizeRealtech LLP The Tessoro Master Collection A/C".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

## **3. NOTICES**

For AarizeRealtech LLP7

Allottee(s)

Authorised signatory

- 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 through whatsapp 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.

#### **4. 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 Earnest money amounting to 10 % as defined by Haryana Real Estate Regulatory Authority (HARERA) and interest due if any on delayed payment (payable by the customer for breach of agreement and non-payment of any due (s) 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.

#### **5. 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.

#### **6. SIGNING OF AGREEMENT FOR SALE**

- a. 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 Aarize Realtech LLP, 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 13 of the Haryana real estate (regulation and development) by government of Haryana.

#### **7. CONVEYANCE OF THE SAID UNIT**

The promoter on receipt of Total Consideration Value (TCV) and other charges of unit for Retail/Commercial unit, will execute a conveyance deed in favour of allottee(s) within three months.

Best Wishes

Thanking You

For Aarize Realtech LLP8

Allottee(s)

Authorised signatory



Yours Faithfully

**For (AarizeRealtech LLP)**

**(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)

**Allottee:**

**Dated:**

For AarizeRealtech LLP9

Authorised signatory

Allottee(s)