

### ALLOTMENT LETTER

Dated: \_\_\_\_\_

From	To
Receptive Buildwell LLP	<Customer name:>
Address: 812, Ring Road Mall, Plot No. 21 Mangalam Place, Sector-3, Rohini, Delhi - 110085	<Address:>
Tel: +91-124-4235701/02	<Mobile:>
Email Id: receptivebuildwell@gmail.com	<Email id:>

Subject: Allotment of Unit No. \_\_\_\_\_ on \_\_\_\_\_ Floor in our project named as  
"VISTA CENTRE" situated at Village-Badha, Sector-89, District- Gurugram (Haryana).

#### 1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee(s)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN	
Aadhar Card No.	

For Receptive Buildwell LLP  
  
Authorised Signatory

PROJECT DETAILS		
Details of HARERA Registration		Reg. No.
		Dated:-
		Valid Upto:
Project Name		VISTA CENTRE
Project Location		Village-Badha, Sector-89, Gurugram, Haryana
If project is developed in phases then, Phase Name		NA
Nature of Project		Commercial Colony
Proposed date of Completion of the Phase/Project		31.12.2032
Proposed date of Possession of the unit		30.11.2032
License No.		License No.48 of 2022
Name of Licensee		RECEPTIVE BUILDWELL LLP
Name of Collaborator (if any)		NA
Name of the BIP holder (if any)		NA
Name of the transfer of License (if any)		
APPROVAL DETAILS	Details of License approval	License No. 48 of 2022
		Memo. No: LC-4612/Asstt. (MS)/2022/10787
		Dated: 20.04.2022
		Valid Upto: 17.04.2027
	Details of Building Plans approval	Memo No. ZP-2006/JD(RA)/2024/36886
		Dated: 28.11.2024
		Valid Upto: 27.11.2029
	Details of Environment Clearance approval	EC Identification NO.EC22B038HR110328
		Dated : 05.05.2022
		Valid Upto : 12.04.2032

For Receptive Buildwell LLP

*Abhishek*  
Authorised Signatory

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 Unit No. \_\_\_\_\_ on \_\_\_\_\_ floor (hereinafter referred to as the "Unit") in project namely **"VISTA CENTRE" in Village- Badha, Sector-89, District- Gurugram (Haryana)** as per the details mentioned hereinbelow.

UNIT AND BOOKING DETAILS		
1.	Nature of the Unit	<input type="checkbox"/> Shop <input type="checkbox"/> Restaurant <input type="checkbox"/> Office <input type="checkbox"/> Kiosk <input type="checkbox"/> Other
2.	Unit No.	
3.	Floor	
4.	Property Category	
5.	Carpet Area (Sq.ft/ Sq.Mtrs)	
6.	Open terrace area (if any)	
7.	Rate of carpet area (Rs/ Sq. Mtrs.)	
8.	Total Sale Consideration amount (inclusive of IDC & EDC and PLC, GST, Govt fees/taxes/levies)	

**Note:**

**"Carpet Area/ Unit Area** means the net usable floor area of the Unit, 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 and Columns of the Unit.

*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 Unit, 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 Unit, meant for the exclusive use of the Allottee;

For Receptive Buildwell LLP

  
Authorized Signatory



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:

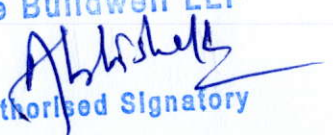
1.	Total Price	
2.	Earnest Money Amount	
3.	Amount deposited	
4.	Cheque No/DD No./RTGS	
5.	Dated	
6.	Bank Name	
7.	Branch	

**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)	As annexed as <b>Annexure - A</b>
<b>Bank Details of master account (100%) for payment</b>	
Payment in favour of	"Receptive Buildwell LLP Vista Centre Master Account
Account Number	0549202500000101
IFSC Code	KARB0000549
Bank Name & Address	Karnataka Bank Limited, Sector-9, Rohini Branch, Delhi-110085

For Receptive Buildwell LLP

  
Authorized Signatory

### 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.	Earnest Money /Booking Amount	<=10%				
2.	Within 15 days from the date of registration of Agreement for Sale	20%				
3.	At the time of offer of possession	70%				
	<b>Total Payable</b>	<b>100%</b>				

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 Receptive Buildwell 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(s)**

**For Receptive Buildwell LLP**

**Authorised Signatory**

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

**1. TERMS**

- 1.1 That the allotment of above commercial 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 Commercial Unit 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 monitory 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 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 Cheque/Demand Draft/RTGS drawn in favour of Receptive Buildwell LLP Vista Centre Master Account payable at New Delhi and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter.

**For Receptive Buildwell LLP**

**Authorised Signatory**



- 2.2 All cheques/demand drafts must be drawn in favour of "Receptive Buildwell LLP Vista Centre Master Account".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

### 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/ email id as given by the allottee 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 the required additional amount towards the total cost of the Unit and signing of 'agreement for sale' within the 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.

### 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

- 6.1 The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this unit.
- 6.2 That you are required to be present in person in the office of the Company on any working day during office hours to sign the 'agreement for sale' within 30 days.
- 6.3 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) Act.

### 7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of the total price of the unit for Commercial/Office Space/ Shop/ Restaurant /Kiosk/Other Commercial unit will execute a conveyance deed in favour of the allottee(s) within three months of possession and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes,

Thanking You

Yours Faithfully

**For Receptive Buildwell 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(s)**

**For Receptive Buildwell LLP**

**Authorised Signatory**