

ALLOTMENT LETTER

Project Registration Certificate No.

RC/REP/_____ Dated _____

Allotment Date:

From	To
Mr.	<Customer name:>
Address:	<Address:>
Contact No.	<Mobile:>
Email Id:	<Email id:>

SUBJECT: ALLOTMENT OF RESIDENTIAL APARTMENT IN THE PROJECT ‘ANANTA VILASA 2.0’, SITUATED AT PLOT NO. GH 4, SECTOR- 28, GURUGRAM, HARYANA

Dear Sir/Madam,

This is in reference to your Application Form dated _____ (“**Application**”), whereby you have applied for the allotment of an residential apartment in our duly registered multi-storied Group Housing Project ‘**ANANTA VILASA 2.0**’ being developed by is on Plot No. GH-4, Sector-28, Gurugram, Haryana (“**Project**”).

1. Details of the Allottee(s):

ALLOTTEE(S) 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.	

CO-ALLOTTEE(S) 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.	

2. Details of the Project:

PROJECT DETAILS		
Details of HARERA Registration	Reg. No.	
	Dated:	
	Valid Up to:	
Project Name	ANANTA VILASA 2.0	
Project Location	Sector 28, Gurugram, Haryana	
Nature of Project	Group Housing Complex	
Proposed date of Completion of the Project		
Proposed date of Offer of Possession of the Apartment		
APPROVAL DETAILS	Details of allotment letter issued by Haryana Shehri Vikas Pradhikaran, Gurugram	Memo.No.ZO002/EO018/UE029/GALOT/00000001451
		Dated: 03.01. 2024
		Valid up to: Not Applicable
	Details of Building Plan approval	Memo. No: CTP/DTP(NN)/103231
		Dated: 01.04.2025
		Valid up to: 31.03.2030
	Details of environmental clearance approval	Memo. No: Not Applicable
		Dated:
		Valid up to:

3. Details of the Booking of the Apartment:

APARTMENT BOOKING DETAILS		
(1)	Nature of the Unit	
	Residential Apartment	
(2)	Apartment	No.
		Category
		4 BHK + U
(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)	
	Not Applicable	
(6)	Open terrace area (if any)	
(7)	Tower No/Name.	
	ANANTA VILASA 2.0	
(8)	Floor No.	
(9)	Rate of carpet area (Rs/sq. m)	
(10)	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
	Not Applicable	
(11)	Rate per square meter	
(12)	Total Price (inclusive of internal development charges and external development charges, preferred location charges, government fees/taxes/levies GST)	
(13)	Interest-Free Maintenance Security payable to the Maintenance Agency	
(14)	Advance Maintenance Charges for the initial 12 months (applicable from the commencement of the fourth month from the date of issuance of Offer of Possession Letter by Promoter) payable to Maintenance Agency	
	To be informed	

The Total Price and all other charges/deposits shall be payable as per the payment plan opted by you and as per the terms and conditions of this Allotment Letter and the Agreement for Sale.

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 areas, 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, means 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;

4. We have received the Booking Amount which is not exceeding 10% of the Total Price in respect of the above-referred Apartment as per the details given below:

(1)	Booking 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 Price		

5. Mode of Booking

(1)	Direct/Real estate agent	
(2)	If the booking is through a Real Estate Agent, then Real estate agent Reg. No	
(3)	Real Estate Agent Charges	

6. Details of Payment Plan Opted by the Allottee(s) in Booking Form

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached herewith as Annexure A)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account for payment via RTGS	
Payment in favour of	
Account Number	
IFSC Code	

'Payment Plan'

The Booking Amount, which does not exceed 10% of the Total Price of the Apartment is already paid at the time of Allotment. The balance amount shall be paid as follows:

DOWN PAYMENT PLAN (WITH REBATE)

Installment	Installment Payment Stage	Percentage of Total Price	Due Date	Amount (INR)
1 st	At the time of Booking	5%		
2 nd	Within 30 days of Booking	5%		
3 rd	Within 90 days of Booking subject to registration of Agreement for Sale	50%		

4 th	In August 2026	20%		
5 th	On Application of Occupation Certificate	15%		
6 th	On Offer of Possession (along with applicable IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%		

OR

DEVELOPMENT LINKED INSTALLMENT PLAN

Instalment	Payment Milestones	Percentage of Total Price
1 st	At the time of Booking	5%
2 nd	Within 30 days of Booking	5%
3 rd	Within 90 days of Booking subject to registration of Agreement for Sale	20%
4 th	On casting of First Basement Slab	5%
5 th	On casting of Second Floor Slab	5%
6 th	On casting of Fifth Floor Slab	5%
7 th	On casting of Eighth Floor Slab	5%
8 th	On casting of Twelfth Floor Slab	5%
9 th	On casting of Eighteenth Floor Slab	5%
10 th	On casting of Twenty Second Floor Slab	5%
11 th	On commencement of facade finishing work	10%
12 th	On commencement of plumbing work	5%
13 th	On commencement of internal finishing work	5%
14 th	On commencement of external work	5%
15 th	On Application of Occupation Certificate	5%
16 th	On Offer of Possession (along with IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%

FLEXI PAYMENT PLAN

Instalment	Payment Milestones	Percentage of Total Price
1 st	At the time of Booking	5%
2 nd	Within 30 days of Booking	5%
3 rd	Within 90 days of Booking subject to registration of Agreement for Sale	20%
4 th	On casting of Ground Floor Slab	5%
5 th	On casting of Eighth Floor Slab	10%
6 th	On casting of Sixteenth Floor Slab	10%
7 th	On casting of Twenty Second Floor Slab	10%
8 th	On commencement of external facade finishing work	15%
9 th	On Application of Occupation Certificate	15%
10 th	On Offer of Possession (along with IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%

The Allottee(s) 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(s)

Date:

This allotment is subject to the following terms and conditions:

1. TERMS

1.1. The allotment of the above mentioned Apartment is subject to the detailed terms &

conditions mentioned in the '**Application Form**' and '**Agreement for Sale**', although there shall not be any variation in terms and conditions.

- 1.2. Terms & conditions provided in the '**Agreement for Sale**' shall be final and binding on Both parties you and the Promoter, subject to any conditions in the allotment letter.
- 1.3. That you shall not transfer/resale the apartment/unit without the prior consent of the Promoter till the Agreement For Sale is registered.
- 1.4. Upon issuance of this Allotment Letter, you shall be liable to pay the Total Price/ Consideration Value of the Apartment as per the opted Payment Plan annexed herewith.
- 1.5. 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 Apartment for residential usage alongwith car parking spaces, after obtaining the necessary approvals from competent authority for the purposes of such possession;

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:

- 1.6. The Total Price (as defined in the terms and conditions in the Agreement for Sale) shall be payable as per the 'Payment Plan'.
- 1.7. That the carpet area, balcony area, and verandah area of the apartment 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 the next milestone of the Payment Plan. All the monetary adjustments shall be made at the same rate per square meter as per the Agreement for Sale.
- 1.8. In case you fail to make the payment as per the opted Payment Plan, then in such case, you will be liable to pay interest from the due date at the rate as prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017. Interest as applicable on instalment will be paid extra along with such instalment.
- 1.9. On offer of possession of the Apartment, the total balance unpaid amount shall be paid by you and thereafter you will execute the Conveyance Deed preferably within 3 (three) months but not later than 6 (six) months from possession.
- 1.10. The applicable stamp duty and registration charges will be payable by you on or before the execution of the Conveyance Deed with the Jurisdictional Sub Registrar Office, Gurugram.

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 to us along with the required payment as per the payment plan,

through Cheque/Demand Draft/RTGS in favor of '**Ananta Vilasa 2.0 Collection Account**' payable at Gurugram. Additionally, you must execute and register the '**Agreement for Sale**' within 15 days from the date of issuance of this Allotment Letter.

- 2.2. All cheques/demand drafts must be drawn in favour of '**Ananta Vilasa 2.0 Collection Account**', Please ensure that your name and contact number are mentioned on the reverse side of the Cheque/Demand Draft.

3. NOTICES

- 3.1. All notices shall be deemed duly served if sent to you by registered post and email at the address and email ID provided by you in the Application.
- 3.2. You will inform us of any change in your address, telephone no., or email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If you propose to cancel or withdraw from the Project without any fault on our part, we are entitled to forfeit the Booking Amount paid for the allotment, along with the interest component on any delayed payments (payable by you for breach of the Agreement and non-payment of any dues owed to us). The rate of interest payable by you to us shall be the State Bank of India's highest marginal cost of lending rate plus two percent (2%). The remaining amount paid by you shall be returned within ninety (90) days of such cancellation.

5. COMPENSATION

Compensation shall be payable by us to you in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016), as adjudged by the adjudication officer in the manner provided in the Act and Rules.

6. SIGNING OF AGREEMENT FOR SALE

- 6.1. The parties will sign the Agreement for Sale' within 15 days of allotment of the Apartment.
- 6.2. That you are required to be present in person in our office on any working day during office hours to sign the 'Agreement for Sale' within 15 days from the date of allotment.
- 6.3. All the terms and conditions mentioned in the Agreement for Sale as notified in pursuance of section 8 of the Haryana Real Estate (Regulation and Development) Act by the Government of Haryana.

7. CONVEYANCE OF THE SAID APARTMENT

Upon receipt of the Total Price of the Apartment, applicable Stamp Duty, Registration Charges, IFMS, and Advance Maintenance Charges, a Conveyance Deed will be executed

by the Promoter in favour of the Allottee(s) preferably within three months but not later than six months.

You are kindly requested to accept this Allotment Letter by signing a duplicate copy and quoting the allotment number for future communication with us.

For any assistance or clarifications, kindly visit our office at Plot 5P, 2nd Floor, Sector 43, Golf Course Road Gurugram, or email us at crm@mnbbuildfab.com. We would be happy to assist you.

For and on behalf of **MNB BUILD FAB PRIVATE LIMITED**

Mr. Ankit Chadha
(Authorized Signatory)

Documents attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Site Plan
4.	Floor plan of Residential Apartment
5.	Copy of letter of approval of Building Plan
6.	Copy of Environment Clearance – Applied / to be granted
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which the above signatory was authorized
9.	Specifications (which are part of the Apartment) as per Haryana Building Code 2017 or National Building Code
10.	Specifications, amenities, and facilities (which are part of the project) as per the Haryana Building Code 2017 or National Building Code