

ALLOTMENT LETTER

Date:

Subject: Allotment of plot bearing no. _____ in the Project _____ Situated at Sector 70, Sonipat, Haryana.

Ref: Your Booking Application dated _____

Details of the Allottee(s):

ALLOTTEE DETAILS	
Name of the Allottee	
Address (Correspondence)	
Address (Permanent)	
Contact Details:	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

CO-ALLOTTEE DETAILS	
Name of the Co- Allottee	
Address (Correspondence)	
Address (Permanent)	
Contact Details:	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

Dear Sir/Madam,

We refer to your Application Form dated ____ (“Application Form”) and are pleased to inform you that we have allotted you the Plot subject to the following terms and conditions:

PLOT AND BOOKING DETAILS	
Nature of the Plot	Residential : [___] Commercial: [___]
Plot No.	
Plot Type	
Area(Sq mtr)	

Area(Sq yards)	
Total Price of the Plot	
Interest Free Maintenance Security (IFMS):	
PROJECT DETAILS	
Details of HARERA Registration	__ of 20__
	Dated: __.__.____
Project Name	
Project Address	village Jakholi and Aterna, Sector 70, Sonipat, Haryana
Google Coordinates	
Nature of Project	DDJAY Residential Plotted Colony
Proposed date of Possession of the Plot	30.06.2029
Name of Promoter	South West Bliss Pvt. Ltd.

We have received the below-mentioned amount towards the Total Price in respect of the above referred Plot:

1	Booking Amount	Amount in Rs.	Rs.
		(Percentage of Total Price)	10%
2	Received Amount		
3	Cheque No / DD No/ RTGS/UPI		
4	Bank Name		
5	Dated		
6	Total Price		

Mode of Booking

1	Direct / Real estate agent/Channel Partner	
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	Direct / Real estate agent/Channel Partner RERA Registration Number	
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You are requested to pay instalments as per the Payment Plan opted by you, annexed herewith as Annexure-A. It is pertinent to mention herein that timely payment of instalments as per the Payment Plan annexed herewith as Annexure-A is the essence of the allotment of the Plot.

Bank Details of Master Account (100%) for payment	
Payment in Favor of	
Account Number	
IFSC Code	
Bank Name	
Branch Name	

For any further clarifications / suggestions you can reach out to us at _____, or call us at _____.

For **South West Bliss Private Limited**

(Authorized Signatory)

ANNEXURE-A

Down Payment Plan / Milestone Linked Payment Plan

We would like to take this opportunity to thank you for the trust that you have reposed in the Company and always assure you of our best service.

You are requested to quote the Plot Number (as referred to herein in this Allotment Letter), given above in all your future communication with us.

Thanking You,

For **South West Bliss Private Limited**

(Authorized Signatory)

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of the above Plot is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale.
- 1.2 All definitions, terms and conditions set out in your Application Form, including Payment Plan and all Schedules annexed thereto shall be deemed to have been reproduced hereunder and binding on you.
- 1.3 Please note that terms of the allotment of the Plot are binding on you from the date hereof.
- 1.4 Upon execution of the 'Agreement for Sale', the terms & conditions provided in 'Agreement for Sale' shall be final and binding on both the Parties and shall supersede all conditions in this Allotment Letter.
- 1.5 The Allottee(s) understands and agrees that he/she shall not transfer/assign his/her rights/allotment in favour of any third party before making minimum payment of 25% of the Total Price by the Allottee in favour of the Promoter and the Allottee has obtained prior written consent from the Company.
- 1.6 The Promoter has also at the time of registration of the Project under RERA, made certain additional disclosures and has also filed a declaration for the same. The Allottee agrees and confirms that the Allottee has reviewed the disclosures which have been included in the Application Form, the said declaration and the contents thereof and has agreed to purchase the Said Plot after thoroughly verifying the said condition and after obtaining proper and complete legal and technical advise.
- 1.7 The Total Price (as defined in the terms and conditions of the Agreement for Sale) shall be payable on the date as specifically mentioned in the "Payment Plan" as annexed hereto as Annexure A.
- 1.8 In case, the Allottee(s) fails to pay to the Company as per the Payment Plan, then in such case, the Allottee(s) 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. Notwithstanding the aforesaid and without prejudice to its other rights and entitlements, the Company shall have the right to terminate the allotment in accordance with the terms and conditions provided in the Application Form.
- 1.9 The stamp duty and registration charges will be payable by the Allottee(s) prior to the execution and registering the conveyance deed and Agreement for Sale with the Sub Registrar Office along with ancillary charges as may be charged by the Company.
- 1.10 Interest on delayed payment shall be applicable on instalment and will be payable along with each instalment.
- 1.11 The project " _____ " proposed to be developed on land admeasuring 19.4625 acres is duly registered under the RERA Act, read with H-RERA Rules and the Haryana Real Estate Regulatory Authority Regulations framed thereunder by the Government of Haryana, with the Haryana Real Estate Regulatory Authority at Panchkula vide Registration ____ of _____ dated _____.
- 1.12 The Layout plans have been sanctioned from DGTCP dated 16.08.2024. The Company has also obtained an approval from the DTCP in relation to the change of developer of the said

residential plotted colony on the Said Land, in favour of the Company, vide memo no LC-5223-JE(MK)-2024/5829 dated 13th February 2025.

- 1.13 The Company has obtained and shall be further obtaining (as required at the relevant time) necessary sanctions, permissions and approvals from the concerned authorities/ Competent Authority(ies) for the said Project.
- 1.14 The Allottee shall also have a right in the Common Area as provided under Rule 2(1)(f) of Rules, 2017 of the State, after execution of the Conveyance Deed.
- 1.15 That the Allottee(s) shall make all payments to the Company and/or as per the instructions of the Company from its own bank account only and not from and through the bank accounts of any third party. The Allottee(s) alone shall be responsible and liable in relation to the payments made by any third party. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Plot shall always be issued in favor of the Allottee(s) only.
- 1.16 That the terms of the allotment of the Plot are binding on you from the date hereof. Further, you shall execute/sign and submit to us the duplicate copy of the duly signed Allotment Letter within 15 (Fifteen) days of the date hereof along with Rs._____ towards __% of the Total Price of the Plot, vide Cheque / Demand Draft/RTGS drawn in favour of ' _____ ' payable at _____.
- 1.17 That the Allottee is required to send us the duly signed Allotment letter within the timelines mentioned herein.
- 1.18 That the name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

2. NOTICES

- a) All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee to us and email Id provided in the Application Form.
- b) The Allottee(s) will inform the Company of any change in address, telephone no., email ID for future correspondence.
- c) That in the event of more than one Allottee all demands/notices etc. shall be sent to the particulars of the First Allottee whose name appears first in the Application/Agreement and it shall be deemed to have been served to all the Allottee(s).

3. CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) fails in the submission of consent or seeks cancellation/withdrawal from the Project without any fault of the Company or fails in payment of required additional amount towards Total Price of the Plot and or fails to execute 'Agreement for Sale' within the given time, then the Company is entitled to forfeit Booking Amount paid for the allotment, and Non Refundable Amounts 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(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent.

Non Refundable Amounts shall collectively mean (i) Interest on any overdue payments; (ii) brokerage paid by the Promoter to the channel partner/ broker in case the booking is made

by the Allottee through a channel partner/ broker, (iii) all taxes/charges/penalty/interest paid by Promoter to the statutory authorities, and (iv) administrative charges as per Promoter's policy; (v) amount of stamp duty and registration charges paid on this Agreement, (vi) any other taxes, charges and fees payable by the Promoter to the Government authorities.

4. SIGNING OF AGREEMENT FOR SALE

- a) If the Allottee(s) fails to execute and deliver to the Promoter the Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and register the said Agreement before the Sub-Registrar, then the Promoter shall be entitled to serve a notice to the Allottee(s) for rectifying the default, which if not rectified within sixty (60) days from the date of its receipt by the Allottee(s), the application/allotment of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the Booking Amount shall be returned to the Allottee(s) without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the Allottee(s) to get the Agreement executed, the Allottee(s) does not come forward or is incapable of executing the same, then in such a case the Promoter has a right to forfeit the Booking Amount. The Allottee(s) shall be solely responsible and liable for compliance of the provisions of the Indian Stamp Act, 1899, the Registration Act, 1908 and/or other Applicable Laws, including any actions taken or deficiencies/ penalties imposed by the Competent Authority, on the Agreement including ancillary charges to be paid by the Allottee(s) to the Promoter in this regard. The Allottee(s) agree(s) and undertake(s) to be present before the Competent Authorities for the execution and registration of the Agreement.
- b) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Plot in your favor. A draft of Agreement for Sale has been duly submitted with Haryana Real Estate Regulatory Authority, Panchkula and is also available at the Project Site office. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

5. CONVEYANCE OF THE SAID PLOT

The Company on receipt of Total Price of the Plot along with other dues/charges for the said Plot will execute a conveyance deed in favour of Allottee(s) within three months from receipt of obtaining the occupation certificate/ part occupation certificate/ part completion/ completion certificate from the competent authority, as the case may be for the Project. The stamp duty, registration charges and other ancillary charges shall be paid by the Allottee(s).

6. TDS ON PROPERTY

According to the section 194-IA of Income Tax Act, 1961 where Total Price of the Plot exceeds Rs 50,00,000/- (Fifty Lakhs Only) the Allottee is required to comply with Provisions of Section 194IA of the Income Tax Act, 1961 (effective from 1st June 2013) by deducting TDS at Source (TDS) @ 1% (one Percent) from each Instalment/Payment. Allottee shall be required to submit the TDS Certificate and challan showing proof of deposit of the same within 7 (Seven) days from the date of tax deposited to the company so that appropriate credit may be allowed to the account of the Allottee.

Any delay in depositing TDS attracts penalty and the Allottee shall be solely responsible for any such delay & shall be liable to pay penalty as prescribed by the relevant authority.