

## **ALLOTMENT LETTER**

**Date:**

|                                                                                                      |                               |
|------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>From</b>                                                                                          | <b>To</b>                     |
| <b>Promoter name:</b> Signatureglobal (India) Limited                                                | <b>&lt;Customer name:&gt;</b> |
| <b>Address:</b> 13 <sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001 | <b>&lt;Address:&gt;</b>       |
| <b>Mobile:</b> 9810899381                                                                            | <b>&lt;Mobile:&gt;</b>        |
| <b>Email Id:</b> Compliance@signatureglobal.in                                                       | <b>&lt;Email id:&gt;</b>      |

**SUBJECT: Allotment of Plot in project named as "CITY OF COLOURS NH-8 EXTN. - 1" in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram (Haryana).**

**1. Details of the allottee:**

| <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                                       | CITY OF COLOURS NH-8 EXTN. - 1                        |
| Project Location                                   | Village Sidhrawali, Tehsil Manesar, District Gurugram |
| If project is developed in phases then, Phase Name | Not Applicable                                        |
| Nature of Project                                  | Industrial Plotted Colony                             |



|                                                  |                                           |                                    |
|--------------------------------------------------|-------------------------------------------|------------------------------------|
| Proposed date of Completion of the Phase/Project |                                           | 31.12.2028                         |
| Proposed date of Possession of the unit          |                                           |                                    |
| License No.                                      |                                           | 38 of 2025                         |
| Name of Licensee                                 |                                           | Sungold Heights and Developers LLP |
| Name of Collaborator (if any)                    |                                           | Signatureglobal (India) Limited    |
| 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 2025             |
|                                                  |                                           | Dated 25.03.2025                   |
|                                                  |                                           | Valid Upto 24.03.2030              |
|                                                  | Details of Building Plans approval        | Memo. No: NA                       |
|                                                  |                                           | Dated NA                           |
|                                                  |                                           | Valid Upto NA                      |
|                                                  | Details of Environment Clearance approval | Memo. No EC24B3813HR5678557N       |
|                                                  |                                           | Dated : 19.02.2025                 |
|                                                  |                                           | Valid Upto : 18.02.2030            |

**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:

| PLOT AND BOOKING DETAILS |                                                                                                                                                          |                   |                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------|
| 1                        | Nature of the Plot                                                                                                                                       |                   | Industrial                                     |
| 2                        | Plot                                                                                                                                                     | Plot No.          |                                                |
|                          |                                                                                                                                                          | Property Category |                                                |
| 3                        | Carpet Area (sq. m)                                                                                                                                      |                   |                                                |
| 4                        | Block/Tower No.                                                                                                                                          |                   |                                                |
| 5                        | Rate of carpet area (Rs/sq. m)                                                                                                                           |                   |                                                |
| 6                        | Plot Area (sq. m)                                                                                                                                        |                   |                                                |
| 7                        | Rate per sq. mt                                                                                                                                          |                   | Plot is being sold basis Basic Unit Cost (BUC) |
| 8                        | Net area of the commercial space                                                                                                                         |                   |                                                |
| 9                        | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST) |                   |                                                |



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

|    |                          |                                                           |  |
|----|--------------------------|-----------------------------------------------------------|--|
| 1. | Earnest Money Amount     | Amount in Rs<br>(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 |                                                           |  |

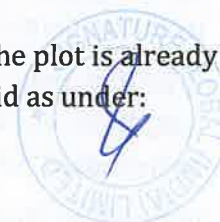
## 2. Mode of Booking

|    |                                                                         |  |
|----|-------------------------------------------------------------------------|--|
| 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) (Copy attached) | Time Linked Payment Plan and Milestone Linked Payment Plan           |
| Bank Details of master account (100%) for payment via RTGS   |                                                                      |
| Payment in favour of                                         | SIGNATUREGLOBAL INDIA LTD CITY OF COLOURS NH8 EXTN.-1 COLLECTION A/C |
| Account Number                                               | 53105138449                                                          |
| IFSC Code                                                    | SCBL0036025                                                          |

### Annexure A-: 'Payment Plan'

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



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 (Signatureglobal (India) Limited)  
(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**

**Dated:**

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

**1. TERMS**

- 1.1 That the allotment of above Plot 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 plot 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 plot 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 for Industrial usage (as the case may be) 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:

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:

- 2.1 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.

- 2.2 On offer of possession of the plot, 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.
- 2.3 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.
- 2.4 Interest as applicable on instalment will be paid extra along with each instalment.

## **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 plot, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'SignatureGlobal (India) Limited' 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.

## **3. 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.

#### **4. 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.

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

- a. The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this plot.
- b. That you are required to be present in person in the office, 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 \_\_\_\_\_ of the Haryana real estate (regulation and development) by government of Haryana vide \_\_\_\_\_ date \_\_\_\_\_.

#### **6. CONVEYANCE OF THE SAID PLOT**

The promoter on receipt of total price of plot for industrial usage, 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 (Signatureglobal (India) Limited)**

**(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**

**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.     | Site plan of Industrial Plot                                                                                                      |
| 5.     | Copy of License                                                                                                                   |
| 6.     | Copy of letter of approval of Zoning 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 Plot) 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 |

1. If the allottee does not appear for the signing of agreement for sale or depositing the amount, within 1 month of allotment letter, the promoter is entitled to cancel the allotment letter and fresh application will be applied by the applicant to seek allotment.
2. Whenever there is a refund, the refund should be with interest if applicable.
3. Allottee has the right to cancel the allotment of the Plot in the agreed terms only.
4. At the time of allotment letter, the allottee will pay administrative charges, hence when there is refund then the promoter will deduct the administrative charges, and other applicable charges/ taxes and any other amount. Thereafter refund the rest amount.
5. If the allottee does not want to cancel the allotment of the Plot as well as the promoter then the promoter will adjust the interest of delay months.
6. No amount whatsoever has to be paid in cash directly or indirectly to the Company or its employee(s) or its agent(s) etc.
7. If the allottee does not come within 1 month of allotment letter, then it will be deemed to be cancelled.
8. Booking can only be done after the registration certificate is obtained from the HARERA



## PAYMENT RECEIPT

Application Form No. \_\_\_\_\_

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

Received from Shri/Smt \_\_\_\_\_ S/o/D/W/o \_\_\_\_\_ for allotment of a Industrial Plot No. \_\_\_\_\_, in Block \_\_\_\_\_, in Zone \_\_\_\_\_ of Type \_\_\_\_\_, having area \_\_\_\_\_ Square Meters/ \_\_\_\_\_ Square Yards, in Industrial Plotted Colony proposed to be developed by **Signatureglobal (India) Limited** named as "**City of Colours NH-8 Extn. - 1**", situated in the Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana, along with booking amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) vide cheque/demand draft no \_\_\_\_\_ drawn on \_\_\_\_\_ towards booking amount subject to the terms and conditions attached with the said application.

| Date | Cheque/DD/RTGS) No. | Mode | Bank Name & Address | Amount (in Rs) |
|------|---------------------|------|---------------------|----------------|
|      |                     |      |                     |                |

Receipt Date: \_\_\_\_\_

For and on behalf of **Signatureglobal (India) Limited**  
Authorized Signatory

1. This receipt is subject to the detailed terms & conditions mentioned in the application form, allotment letter and agreement for sale. Although there shall not be any variation in the terms and conditions.
2. This receipt shall be dispatched to the allottee within 1 month from the date of submission of booking amount to the promoter.
3. This receipt is non-transferable without written consent of the company.
4. This receipt is subject to realization of Cheque/DD/RTGS etc.
5. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of (Promoter Name).

