

ALLOTMENT LETTER

Date:

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

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:

ALLOTTEE 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.	

PROJECT DETAILS	
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	Residential
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	
		(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:



<u>City of Colours Extn. -1 Payment Plan - SIDHRAWALI - Residential</u>	
Payment Schedule	Instalment to be paid
Amount on application	INR 5 Lakhs
Booking Amount (within 15 days of application)	9% (less INR 5 Lakhs) Simultaneously execution & registration of BBA
Within 90 days (3 months) of booking	16% of Total Price
On or before March 31 st 2026	10% of Total Price
On Application of CC	60% of Total Price
On Offer of Possession	5% + Other Charges payable at the time of Possession.

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 Residential 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 residential 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 Residential 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 Residential 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).



