

Date: [●]

Customer Name < >

Co-applicant1< >

Co-applicant2 < >

Co-applicant3< >

Co-applicant4< >

Address [●]

Contact No. [●]

**Reference: Plot No. [●] at Green Hill City, Sector- 2, Sohna.**

**Subject: Acceptance of Allotment letter**

Dear Sir/Madam,

Greetings from Devatwal and Devatwal Developer!

With reference to the captioned Plot, please find enclosed the Allotment Letter for your records.

Should you find any discrepancy in the said Allotment Letter, we would request you to highlight the same within 48 hours of receipt of this letter. In the absence of your revert, it would deem the said Allotment Letter is accepted by you.

We again thank you for choosing Devatwal and Devatwal Developer and are proud to have you as part of our family.

In case of any further clarification, please feel free to write to us at [●], alternatively you may call your Relationship Manager for an immediate support. Your feedback and suggestions are welcome.

Thanking You,

Yours Faithfully,

**For Devatwal and Devatwal Developer Private Limited**

**Authorized Signatory**

Encl.: (1) Allotment Letter

**ALLOTMENT LETTER****Date: [●]. 2025**

<b>From</b>	<b>To</b>
<b>Devatwal and Devatwal Developers Private Limited</b>	<b>Customer Name [●]</b>
<b>Plot No. W-99, Uppal South End, Sector- 48, Sohna Road, Gurugram, Haryana</b>	<b>Address [●]</b>
<b>Contact No.: 9873780007</b>	<b>Contact No. [●]</b>
<b>Mail Id: Info@devatwaldevelopers.com</b>	<b>Mail id [●]</b>

**SUBJECT: Allotment of Plot No [●], in the Project “Green Hill City” (“Project”) located at Sector- 2, Sohna, Haryana.**

1. Details of the Allottee:

<b>ALLOTTEE DETAILS</b>			
Application No. (If any)	NA		
Application Date	[●]		
	First Applicant	Second Applicant	Third Applicant
Name of the Allottee			
Son/Wife/Daughter of (if applicable)			
Nationality			
Address (Correspondence)			
Address (Permanent)			
Website (if any)	NA	NA	NA
Landline No.	-	-	-
Mobile No.			
Email			
PAN (Permanent Account No.)			
Aadhar Card No.			

PROJECT DETAILS		
Details of HARERA Registration		RERA NO.:
		DATED:
		VALID UPTO :
Project Name		Green Hill City
Project Location		Sector- 2, Sohna
If project is developed in phases then, Phase Name		NA
Nature of Project		Residential Plotted colony under DDJAY
Proposed date of Completion of the Phase/Project		30-11-2028
Proposed date of Possession of the unit		
License No.		258 of 2023 dated 04-12-2023
Name of Licensee		Shripal S/o Munhi, Bhim Singh- Balbir Singh- Samay Singh Ss/o Balbir Singh, Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan Lal, Devatwal and Devatwal Developer Private Limited
Name of Collaborator (if any)		Devatwal and Devatwal Developer Private Limited
Name of the BIP holder (if any)		NA
Name of the change of developer (if any)		NA
APPROVAL DETAILS	Details of Layout Plan cum Demarcation Plan	Drg. No. DTCP- 10870 dated 13.02.2025
	Details of Demarcation cum Zoning Plan	Drg. No. DTCP- 10871 dated 13.02.2025
	Details of Forest Noc	LTU-3HE-J73M dated 27-10-2023

**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	Plot Number	
2	Area (sq. yd./sq. mtr.)	
3	Rate per sq. yd./sq. mtr.	
4	Total Sales Value	

**Note: -**

- Any other additional charges shall inter alia on Offer of Possession.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

We have received earnest money amount Rs. [●] (Including GST) 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 or Booking Amount	Amount in Rs.	
		(Percentage of TSV)	10%
2.	Amount deposited		
3.	Cheque No/DDNo./RTGS		
4.	Dated		
5.	Bank name		
6.	Branch		
7.	Total Sales Value		

**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	As per agreement signed with Real estate agent

<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	<b>“DEVATWAL AND DEVATWAL DEVELOPER PRIVATE LIMITED GREEN HILL CITY COLLECTION ACCOUNT”</b> payable at Gurugram
Account Number	
IFSC Code	

**Annexure- A: ‘Payment Plan’**

Earnest Money which is not exceeding 10% of the Total Sales Value of the Plot is already been paid - Total Sale Value and other charges shall be paid as under:

<b>Particulars</b>	<b>Percentage</b>
At the time of Booking	10% of TSV
Within 30 days of Agreement for sale Registration	10% of TSV
Within 60 days of Agreement For sale Registration	10% of TSV
On Commencement of Levelling Work*	10% of TSV
On Commencement of Demarcation*	10% of TSV
On Commencement of Sewage/Drainage*	10% of TSV
On Commencement of Water Lines*	10% of TSV
On Commencement of Internal Roads*	10% of TSV
On Commencement of Street Poles*	10% of TSV
On Offer of Possession	10% of TSV + Stamp duty + Registration Charges + etc.

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

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:**

**For Devatwal and Devatwal Developer Private Limited**

**(Authorized Signatory)**

**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(s) shall be liable to pay the Total Sales Value of the Plot as shown in the payment plan as annexed.
- 1.5** The Total Sale Value (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.
- 1.6** The Total Sale Value includes BSP+ EDC, IDC, PLC, if applicable and TDC @ 1%. Any 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) imposed prospectively or retrospectively) paid/payable by the Promoter up to the date of handing over the possession of the Plot for Residential use by the allottee(s), after obtaining the necessary approvals from competent authority for the purposes of such possession shall be paid by the Allottee(s);
- 2.** Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee(s) to the Promoter shall be increased/decreased based on such change/modification:
  - 2.1** In case, the Allottee(s) fails to pay to the Promoter 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.
  - 2.2** On Offer of Possession of the Plot, the balance total unpaid amount shall be paid by the allottee(s) and thereafter you will execute the Conveyance Deed within the time as prescribed under the HRERA Act and Rules and offer of possession.
  - 2.3** The Allottee(s) on the offer of possession shall have to pay other charges including but not limited to Stamp duty + Registration Charges + administrative Expenses + connection charges and taxes/cess/levies etc..
  - 2.4** The stamp duty and registration charges will be payable by the allottee(s) at the time of registering the agreement for sale and the conveyance deed with the Sub Registrar Office, Gurugram. Other administrative charges, if any, shall also be levied by the Promoter and shall be paid by the allottee(s) to the Promoter.
  - 2.5** Interest as applicable on installment will be paid extra along with each installment.
  - 2.6** The Allottee(s) shall execute maintenance agreement and pay the maintenance charges in advance for one year and IFMS. In case the allottee(s) fails to pay timely payment of maintenance charges the charges shall be appropriate from IFMS. The allottee(s) shall also keep deposited the sinking fund and the same shall be appropriate for replacement/repair of fixed assets.

### **3. MODE OF PAYMENT**

**3.1** 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 10% of the TSV of the Plot, in this office through Cheque / Demand Draft/RTGS drawn in favour of **“DEVATWAL AND DEVATWAL DEVELOPER PRIVATE LIMITED GREEN HILL CITY COLLECTION A/C”**, payable at Gurugram and sign and registered the agreement for sale within 30 days from the date of booking.

**3.2** Name and contact number of the allottee(s) shall be written at the back of the cheque/demand draft.

### **4. NOTICES:**

- a)** All the notices shall be deemed to have been duly served if sent to the main allottee only by registered post at the address given by the main allottee to us and e-mail Id provided in the application form
- b)** You will inform us of any change in your address, telephone no., email ID for future correspondence.

### **5. COMPENSATION**

Compensation shall be payable by the Promoter to the allottee(s) as per provisions of the Act or as adjudged by the Adjudication officer/Adjudicating Officer HRERA, Gurugram in the manner as provided in the Act & Rules.

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

- a)** The Allottee(s) will sign and register “Agreement for sale” within 30 days of booking of this Plot.
- b)** 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) by Government of Haryana.

### **7. CONVEYANCE OF THE SAID UNIT/PLOT**

The Promoter on receipt of Total Sale Value and other charges as mentioned in the payment plan of Plot for residential, will execute a Conveyance deed in favour of allottee(s) within the time as prescribed in the provisions of HRERA act and Rules and other administrative charges, if any, will be charged from the allottee(s).

- 8.** The Applicant(s) hereby give irrevocable consent to become a member of the body of the owners/Association of allottees to be formed in accordance with the applicable laws of State and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by Promoter and to pay such charges, fees, expenses as may be incurred during the process of formation of such owner’s association/association of allottees.

**Thanking You,**

**Yours Faithfully**

**For Devatwal and Devatwal Developer Private Limited**

**(Authorized Signatory)**

**Application Declaration:**

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 Signature)**

**Dated:**