

ALLOTMENT LETTER

Date:

From	To
Anant Raj Limited	<Customer name:>
H-65, Connaught Place, New Delhi - 110001	<Address:>
	Mobile no. of Customer
	Email Id of Customer

SUBJECT: Allotment of Residential Plot No. _____ in project named as “Anant Raj Estate” in Sector-63A, 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. 142 of 2017	Reg. no.58 of 2021
	Dated 28-Aug-2017	Dt. 14-Sep-2021
	Valid Upto 27-Feb-2024	Valid upto 31-Mar-2024
Project Name	Anant Raj Estate	
Project Location	Sector-63A, Gurugram, Haryana	
If project is developed in phases then, Phase Name	IV	
Nature of Project	Residential Plotted Colony	

Proposed date of Completion of the Project	_____
Proposed date of Possession of the Plot	_____
License Nos.	119 of 2011, 71 of 2014 , 104 of 2019 & 211 of 2023.
Name of Licensee	<p>License No.119 of 2011 : (1) Rose Realty Pvt Ltd (2) Anant Raj Industries Limited (3) Glaze Properties Pvt Ltd (4) Hamara Realty Pvt Ltd (5) Four Construction Pvt Ltd (6) Sartaj Developers & Promoters Pvt. Ltd. (7) Excellent Inframart Pvt. Ltd. (8) North South Properties Private Limited, (9)Sovereign Buildwell Private Limited, (10)Alka Gupta w/o Ranjan Gupta, (11)Tara Chand s/o Chhotel Lal, (12)Usha Gehlot w/o Chander Prakash, C/o Anant Raj Limited</p> <p>License No.71 of 2014: (i) Anant Raj Limited, (ii) Glaze Properties Private Limited, (iii) Sovereign Buildwell Private Limited, (iv) Hamara Realty Private Limited, (v) Sartaj Developers & Promoters Private Limited, (vi) Four Construction Private Limited, (vii) North South Properties Private Limited, (viii) Advance Buildcon Private Limited, (ix) Kausar Leasing Limited, (x) Asha Rani w/o Baru Ram, (xi) Bal Raj, Devi Chand, Rajinder, Parhlad s/o Sukhbir, C/o Anant Raj Limited</p> <p>License No.104 of 2019: (1) Hamara Realty Pvt Ltd, (2) Four Star Realty Pvt. Ltd. & (3) Kausar Leasing Ltd., all C/o Anant Raj Limited</p> <p>License No.211 of 2023 : (1) Sovereign Buildwell Private Limited, (2) Glaze Properties Pvt Ltd (3) Four Construction Pvt Ltd (4) Fourstar Realty Pvt Ltd (5) North South Properties Private Limited, (6) Destination Properties Pvt Ltd.,</p>

		(7) Mr. Kapil Dayma (8) Mr. Jeet Singh (9) Mr. Sajneev Jain (10) Smt . Bina Rani, (11)Smt. Pushpa Garg, (12)Mr. Manoj Singla
	Name of Collaborator (if any)	Anant Raj Limited
APPROVAL DETAILS	Detail of License approval	License No.(a)119 of 2011 (b) 71 of 2014 & (c) 104 of 2019 (d) License No. 211 of 2023
		(a) Memo No. - LC-2543-V-JE (VA)- 2021/25849 (b) Memo No. - LC-2543-B-JE (VA)- 2019/24896 (c) Memo no. - LC-2543-C-JE (VA)- 2019/21912 (d) Memo No. - LC-2543- D/JE(SB)/2023 /35099
		Dated (a) 12/10/2021 (b) 04/10/2019 (c) 07/09/2019 (d) 18/10/2023
		Valid Upto dt. (a) 27/12/2024 (b) 28/07/2024 (c) 06/09/2024 (d) 17/10/2028
	Details of Environment Clearance approval	Memo. No. _____
		Dated : _____
		Valid Upto : _____

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/plot as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Residential Plot
2	Plot	No.
		Block
	

3	Location	Anant Raj Estate, Sec-63A, Gurugram, Haryana.
4	Plot Area (sq.m)	
5	Plot Area (Sq yds)	
Consideration Amount		
Total Consideration Including EDC/IDC & Possession charges (A)		

<u>Total price excludes registration & stamp duty charges</u>		

2. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit 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		

3. 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)	Down payment plan/ Development Lined Plan
Bank Details of master account (100%)for payment via RTGS	
Payment in favour of	M/S ANANT RAJ LIMITED
Account Number (SBI Bank)
IFSC Code

Annexure A-: 'Payment Plan'

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

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Balance Payable (in Rs.)
1.	On Booking	..%			
2.	After execution of PBA	...%			
3.	On Offer of Possession	...%			
	Total Payable				

2. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking /allotment Letter%
2	At the time of signing of Agreement for Sale i.e. on commencement of development	To Complete% of Consideration amount including Booking Amount
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	...%
4	On laying of cables and erection of street lights, renewable energy systems, security and firefighting services%
5	On completion of roads and pavements/parking%
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.%
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)%

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 Anant Raj 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 **Residential** 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 **Residential** 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 **Residential** 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 along with parking (if applicable) 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:
3. 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:
 - 3.1 That the **Residential** Plot area mentioned are as per approved Layout plan. If there is any increase in the **Residential** Plot area which is not more than 5% of the **Residential** Plot area allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
 - 3.2 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.

- 3.3 On offer of possession of the **Residential** 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.
- 3.4 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.
- 3.5 Interest as applicable on installment will be paid extra along with each installment.

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% of the total cost of the **Residential** plot, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Anant Raj Limited' payable at Delhi and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "Anant Raj Limited".
- 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 **Residential Plot** 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 unit/ **Residential Plot**.
- b. That you are required to be present in person in the office of_____, 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 UNIT

The promoter on receipt of total price of Plot for residential usage with parking (if applicable), 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 (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

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.	Layout plan of Colony
5.	Copy of License
6.	Copy of Approved 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 Residential 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

PAYMENT RECEIPT

Application Form No_____

Dated

Application Form Serial No. Shri/Smt _____S/o/D/W/o_____ for allotment of a residential plot situated in Plotted Colony being developed by '**Anant Raj Limited**' named as- 'Anant Raj Estate', at Sec-63A, 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 Anant Raj 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 company.
3. This receipt is nontransferable without written consent of the company.
4. This receipt is subject to realization of Cheque/DD/RTGS.
5. The customer liability towards payment of dues shall be discharged on the date of credit of funds in the bank account of Anant Raj Limited.

