

ALLOTMENT LETTER

Date:

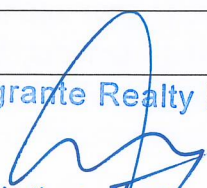
From	To
Agrante Realty Ltd	<Customer name:>
122, IST Floor Suncity Trade Tower, Sector-21 Gurugram	<Address:>
<Mobile:> 8800499329	<Mobile:>
<Email Id:> agrantefinance@gmail.com	<Email id:>

SUBJECT: Allotment of Plot in project named as "Vanmaya Premium Residencies" in Sector- 106 , 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.	

For Agrante Realty Ltd.


Authorized Signatory

PROJECT DETAILS	
Details of HRERA Registration	Reg. No
	Dated:
	Valid Upto
Project Name	Vanmaya Premium Residencies
Project Location	Sector-106 , Gurugram
Nature of Project	Independent Floors under Affordable Plotted Colony Under DDJAY
Proposed date of Completion of the Project	31.12.2030

2.

Proposed date of Possession of the Floor		With in 4 month of Completion Certificate.
License No.		106 of 2023
Name of Licensee		Sh Arvinder Singh S/o Sh Rabhubeer Singh, Agrante Realty Ltd, Sh, harpal S/o Sh. Parlad, Smt Samta Yadav w/o Sh harpal Singh, Sh mukul Yadav-vitul Yadav S/o Sh harpal Singh
Building Plan		Details to be filled plot wise (Plot 01 to 47) at the time of Allotment
A P P R O V A L D E T A I L S	Details of License approval	License No. -106 of 2023
		Dated- 13.05.2023
		Valid Upto-12.05.2028
	Details of Layout Plan approval	Memo no. 10677 dated 09.12.2024

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:


For Agrante Realty Ltd.

 Authorized Signatory

3.

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Plot/shop
2	Floot	Floor No.	
		Property Category	
3	Floor area (sq. ft)		
4	Rate per sq.ft		
5	Basic Sale Price		
6	PLC		
7	Maintenance Charges / IFMS / Possession / Filing Charges		
8	EDC		
9	Total Consideration amount (inclusive of IDC & EDC, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST) and any other statutory charges as may be applicable.		

For Agrante Realty Ltd.


Authorized Signatory

4.

A. We have received earnest money amount - 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		
7.	Total sale consideration		


B. 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	

C. Payment Details

PAYMENT DETAILS	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	
Account Number	
IFSC Code	

For Agrante Realty Ltd.


Authorized Signatory

Note

1. All cheques/demand drafts must be drawn in favour of "." With account number - and IFSC Code - This is 100% HRERA collection account of VK & Sons Infratech Private Limited.
2. Name and contact number and Unit Number of the allottee shall be written on the backside/reverse of the cheque/demand draft.

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:

This allotment is subject to the following conditions:

1. TERMS

- 1.1. That the allotment of Floor unit is subject to the detailed terms & conditions mentioned in the application form and Agreement for sale/Builder Buyer Agreement. The terms and conditions contained in the Builder Buyer Agreement shall be final.
- 1.2. That the terms & conditions provided in 'agreement for sale/Builder Buyer Agreement' that shall be executed hereinafter shall be final and binding on both parties. In the event there is any inconsistency between the provisions of the allotment letter and the provisions of the 'Agreement for sale/Builder Buyer Agreement' that will be executed, the provisions of the 'Agreement for sale/Builder Buyer Agreement' shall prevail.
- 1.3. The allottee shall not transfer/resale of this unit without prior consent of the developer till the agreement for sale/Builder Buyer Agreement is registered. The transfer of the Unit/Floor either before or after the execution of BBA/ Agreement To Sale shall be subject to payment of transfer chargers.
- 1.4. Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit in the manner shown in the payment plan annexed.
- 1.5. The total price (as defined in the terms and conditions in agreement for sale/Builder Buyer Agreement) shall be payable on the date as specifically mentioned in the "payment plan" annexed.

- 1.6. In case, the allottee fails to pay to the promoter as per the payment plan, then in such

For Agriate Realty Ltd



Authorized Signatory

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. Rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017, prescribes such rate of interest payable to be the SBI 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.

- 1.7. That if the Buyer/Allottee does not make the payment as prescribed in the payment schedule as and when such payment becomes due and payable, the Buyer/Allottee shall be deemed to have defaulted. That in the event of a default for the first time on the part of the Buyer/Allottee, the Developer shall be entitled to levy interest on the default amount at a rate of the prevailing SBI highest marginal cost of lending rate plus two percent, for the first thirty days since the date of default. After the efflux of thirty days since the date of default, in the event the payment of the default amount and the interest so levied remains unpaid, the Developer shall be at liberty to cancel the allotment. That in the event of a default for a second time on the part of Buyer/Allottee, the Developer shall be at liberty to cancel the allotment instantly.
- 1.8. Subject to provisions of clause 18 hereinabove, the Buyer/Allottee shall clear the entire balance payment on offer of possession of the unit and a conveyance deed will be executed within 3 months thereafter as per provisions of Act/Rules.
- 1.9. The stamp duty and registration charges will be payable by the allottee at the time of registration of BBA and conveyance deed with the Sub Registrar Office/Tehsil Pataudi, District Gurugram. The Allottee/Buyer shall also be liable to pay administrative charges towards registration of BBA and conveyance deed.
- 1.10. Interest at the rate of 12% per annum compounded quarterly shall be charged extra along with each instalment in case of delay in making payments.
- 1.11. The price of the Unit/Floors does not include charges payable towards club membership

2. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the allottee by registered post at the address and email Id provided in the application form by the Allottee.
- b. The Allottee is under an obligation to inform us of any change in its 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 'BBA'/agreement for sale' within given time, then the promoter is entitled to forfeit the 10 % of total consideration 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 SBI highest marginal cost of lending rate plus two percent, as prescribed in Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017. The balance amount of money paid by the allottee shall be returned within ninety days of such cancellation.

For Agrante Realty Ltd

Authorized Signatory

4. SIGNING OF AGREEMENT FOR SALE/BBA

- a. The promoter and allottee will sign "agreement for sale"/'BBA' within 15 days of allotment of this unit.
- b. That the allottee is required to be present in person in the office of sub registrar/ Tehsil, Pataudi. On the date and time which shall be communicated to the allottee by the developer for execution and registration of agreement to Sale/BBA. The allottee shall be liable to pay administrative charges/costs for registration of the BBA/agreement for sale.

5. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential/commercial/industrial/IT colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months. The Allottee/Buyer shall also be liable to pay administrative charges towards registration of conveyance deed.

Best Wishes
Thanking You

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	Location Plan

For Agrante Realty Ltd

Authorized Signatory

