

ALLOTMENT LETTER

Date:

From	To
Promoter Name GSK Infratech LLP	
Address Registered office at : 006, Ground Floor, Park Centra, Sector-30, Gurugram 122002 Haryana	
Corporate office at : Unti No. 118, Tower -1, First Floor, DLF Corporate Green, Sector 74A, SPR Road Gurugram 122004 Haryana	
Contact No. 91+9211841666	
Email Id : compliance.gskinfra@gmail.com	

SUBJECT : Allotment of Plot in project named as “Jay Shree Royal Greens” in village Pataudi, Sector-03, 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 RC/REP/HARERA_____
	Dated -----

		Valid Upto -----
Project Name		Jay Shree Royal Greens
Project Location		Sector-03, Village Pataudi, Tehsil Pataudi, District Gurugram, Haryana.
If project is developed in phases then, Phase Name		Single Phase
Nature of Project		Affordable Residential Plotted Colony under DDJAY-2016
Proposed date of Completion of the Phase/Project		-----
Proposed date of Possession of the unit		-----
License No.		86 of 2025 (27-05-2025)
Name of Licensee		Affordable Residential Plotted Colony issued to M/s GSK Infratech LLP.
APPROVAL DETAILS	Details of License approval	License No. : 86 of 2025 (-----)
		Endst. No.: LC-5476/ -DS(AK)/2025/8909
		Dated : 12 th March, 2025 (12-03-2025)
		Valid Upto : 27 th May, 2030 (27-05-2030)
	Details of Demarcation cum Layout Plan Approval	Memo. No. : ZP-2159/SD(PK)/2025/30300
		Dated : 06 th August,2025 (06-08-2025)
		Valid Upto : -N.A.-
	Details of Environment Clearance approval	Memo. No. : -N.A.-
		Dated: -N.A.-
		Valid Upto : -N.A.-

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:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Affordable Residential Plot under DDJAY 2016
2	Plot No.	
3	Plot Area (sq. m)	
4	Block No.	

5	Total Consideration amount (inclusive of IDC & EDC, common areas (excluding applicable Govt. fees/taxes/levies/ GST which shall be payable / chargeable on actual basis)	
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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)	10%
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

3. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Down payment plan
Bank Details of master account (100%) for payment	
Payment in favour of	
Account Number	
IFSC Code	

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 GSK INFRATECH LLP

(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 unit 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 unit 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 excludes applicable Taxes (including but not limited to GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Shop-cum-Office Plot 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 allotted Plot area is as per approved Demarcation cum layout plan, If there is any increase in the allotted Plot area which is not more than 5% of the carpet area of the apartment allotted the promoter may demand the payment of such increased area from the allottee in next milestone of the payment plan. All the monitory adjustment shall be made at the same rate per sq. m as per agreement for sale.
 - 3.2 Interest as applicable on instalment will be paid extra along with each instalment the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.

- 3.3 On offer of possession of the unit, 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, registration and other ancillary charges shall be payable by the allottee at the time of registering the conveyance deed.

2. MODE OF PAYMENT

- 2.1 All cheques/demand drafts must be drawn in favour of "Action Constructwell Private Limited".
- 2.2 No third party payments are accepted, the Promoter reserve its right to immediately terminate or suspend the allotment of the allotted Plot with/without any advance notice, if the Allottee(s) is found to be involved or participating in violation of the Anti-Money Laundering Laws (Laws pertaining to the prevention of the money laundering, and the Rules/Regulations framed thereunder and guidelines issued by the competent govt. authority(s)).

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 as under :
- _____ Name of Allottee
_____ (Allottee Address)
_____ (Allottee e-mail address)
- b. The Allottee(s) shall inform us of any change in your address, telephone no., email ID for future correspondence, failing which the latest address in the records of the Promoter shall be considered as correct and any communication including notice etc. shall be deemed to be legally served upon the Allottee(s) on such last best known address.

4. 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 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 Allottee(s) 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 (90) days of such cancellation.

3. 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.

4. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee(s) will sign "agreement for sale" within 30 days of allotment of this unit.
- b. That Allottee(s) shall be required to present in person in the office of Promoter, 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 are as notified in pursuance of section 13 of the Real Estate (Regulation and Development) by government vide _____ date _____, Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017 by government of Haryana vide _____ date _____.

5. CONVEYANCE OF THE SAID SHOP-CUM-OFFICE PLOT

The Promoter on receipt of total price of Shop-cum-Office Plot for commercial usage, will execute a conveyance deed in favour of Allottee(s) within three months and administrative charges will be charged from the allottee.

Best Wishes

Thanking You

Yours Faithfully

For GSK INFRATECH LLP.

(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.	Copy of draft Agreement for Sale
3.	Copy of Board Resolution vide which above signatory was authorized
4.	KYC'S OF ALLOTTEE