

TO,

_____ (NAME)

S/D/W/o _____

R/o: _____

PAN: _____ UID _____

SUB: ALLOTMENT LETTER FOR "ROYAL GREEN COUNTY
THE SELECT" PROJECT

APPLICATION NO: _____ DATED _____

Dear Sir/ Madam,

This is with regard to your aforesaid Application expressing interest to buy Residential Plot in the proposed Residential Plotted Colony to be set up by **M/s Surepass Infra LLP** (hereinafter referred to as the "**Company**") in accordance with the granted License No. 199 of 2025 dated 15.10.2025 granted for setting up of DDJAY colony for an area measuring 13.75 Acers)

We hereby confirm that in terms of your application, we hereby grant you provisional allotment of following Plot to be developed by the Company as part of Residential Plotted Colony being developed over an area measuring 13.75 acers in the revenue estate of Village Jakhauli, Sector-70, Tehsil Rai, District Sonipat subject to the payment of amount demanded from time to time and confirmation of the terms and condition attached herein:

Plot No.: _____ Plot Size: _____ ("**the Property**")

Rate: INR _____ per sf Cost: INR _____

PLC: INR _____ Total Cost: INR _____

The Payment Plan is attached herewith as Annexure 1.

The terms and condition towards allotment is attached herewith as Annexure 2.

The demand letter is attached herewith as Annexure 3.

Thanking you,

for **Surepass Infra LLP**

Authorised Signatory

ANNEXURE 1

PAYMENT PLAN

<u>S.N.</u>	<u>STAGE</u>	<u>%AGE</u>	<u>AMOUNT</u>

UNDERSTOOD, AGREED, ACCEPTED & SIGNED BY

(ALLOTTEE)

DATE:

PLACE:

ANNEXURE 2

TERMS & CONDITIONS

1. This has been reference to you agreeing to the terms and conditions set out therein, applied for the allotment of the Property in a project developed by us i.e. M/s Surepass Infra LLP (hereinafter referred to as the "**Company**"). The said project is being developed under the granted License No. 199 of 2025 dated 15.10.2025 granted for setting up of DDJAY colony for an area measuring 13.75 Acers) along with its complete schedule granted under Deen Dayal Jan Awash Yojana 2016 with Haryana Development and Regulations of Urban Areas Act, 1975 for setting up of Residential Plotted Colony (hereinafter referred to as the "**Policy**").
2. Further, subject to fulfilment of the terms and conditions mentioned in the Policy and applicable laws, rules, regulations, bye-laws or orders made pursuant thereto or otherwise applicable, you have been selected for allotment of the aforesaid property.
3. Furthermore, you have full knowledge of the fact that the allotment and purchase of the Property is subject to various eligibility criteria and restrictive covenants prescribed under the Policy. You have represented and warranted that you fully meet all the eligibility criteria and undertake to abide by all the terms and conditions of the Application, the Policy and applicable laws.
4. This letter of allotment does not constitute any formal or binding allotment of the Property and the same shall be subject to the due execution and dispatch by you of the Buyer's Agreement and performance of all your obligations as mentioned under the Policy, this letter and the Buyer's Agreement, including your obligation to make timely and complete payment of all amounts due to the Company. The terms and conditions mentioned in this letter is only broad and indicative in nature. Detailed and conclusive terms and conditions for allotment and sale of the Property shall be provided in the Buyer's Agreement and to the extent of any conflict or inconsistency the terms and conditions as mentioned in the Buyer's Agreement shall prevail. "The Company shall shortly be sending you two sets of the Buyer's Agreement". You shall execute and deliver both the copies of the Buyer's Agreement to the Company within thirty (30) days of the receipt of the said Buyer's Agreement. On the failure to return both copies of the duly signed Buyer's Agreement within the aforementioned time, your Allotment may remain on hold by the Company, in its sole discretion, and you shall be left with no right, title or interest whatsoever in the Property and/or in the project or against the Company or any of its directors, shareholders, employees or agents.
5. Time is of essence with respect to your obligation to pay the agreed amounts to the Company. Your failure to make timely payment of any amount due from you shall give the Company unqualified right to terminate the allotment of the Property.
6. The total sale price for the final allotment and sale of the Property to you, subject to the terms and conditions as stipulated hereunder or as may further be more comprehensively mentioned in the Buyer's Agreement. which is exclusive of any applicable taxes, cess, levies or assessment or EDC/IDC.
7. You shall be liable to pay all such taxes, cess, levies, EDC, IDC, development or assessment including GST etc., whether already levied, or leviable now or in future in relation to the Property and/or construction and development of the project or otherwise in relation to the project.
8. The typical plans, layouts, specifications, dimensions, locations and all other vital aspects of the project and the Property, are tentative and indicative in as much as they are subject to such changes, alteration, modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority and/or on account of architectural design or advise. The Company shall have the right to effect suitable alterations such as but not limited to change/alteration of plans, layouts, dimensions and locations as well as in the number of units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned unit that has been allotted gets altered, the sale consideration shall be accordingly reduced/ increased, and the quantum of such reduction/increase shall be determined by the Company in accordance with the formulae originally applied for determination of the total price. You hereby unequivocally give your consent to such modifications/ alteration. Also in case where the Developer undertakes any of the aforesaid changes and adds/ alters any additional land/ license to the ongoing project, you, the Allottee, shall provide an no-objection specifically as and when desired. You hereby give your deemed no-objection to all/ any changes implemented by the Developer that is not detrimental to your interest so much so that the Developer shall be capable of giving no-objection under this para by furnishing an undertaking to this effect.

9. Further, if there is any increase in the amount of the sale consideration or any component thereof owing to any decision or approval of the government or any of its competent agencies, then such revised amount shall become the sale consideration for the allotment and sale of the said Property, and you shall be obligated to pay such revised sale consideration. In such an event, the schedule of payment shall be appropriately revised.
10. You have opted for allotment by undertaking to strictly adhere, at all times, to the terms (including the times line) of the same read with Policy, rules and regulation of the appropriate Government. It is clearly agreed and understood by you that it shall not be obligatory upon the Company to send demand notices/reminders regarding the payments to be made by you as per the schedule of payments or obligations to be performed by you. It is hereby expressly and unconditionally accepted and agreed to by you that time is of the essence with respect to your obligations to make any and all payments hereunder including the payment of any part of the total price, payment of any and all other applicable charges, considerations, interest, deposits, penalties and other payments such as applicable stamp duty, registration fee etc. and other charges as hereinunder or shall be stipulated under the Buyer's Agreement, to be paid as per the demand or notice by the Company or as per the agreed payment schedule.
11. In the event of any delay in making timely payment of any amount due, you shall be liable to pay an interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on Home Loan of State Bank of India + 2% P.A. prescribed under the Act and rules made there under or as mutually agreed between the Parties, as applicable for the period of the delay. Upon the failure on your part to clear the entire due amount within this additional period of 15 (fifteen) days, your allotment of the Property shall be put on hold without the need for the Company to do or undertake any more steps.
12. In addition to the other charges/ amounts payable, you shall pay, as and when demanded by the Company, is applicable as and when the initial electricity connection charges, power back up charges (if applicable) and any similar infrastructure or utility-based charges as may be reasonably required from you in respect of the Property or the project. Such charges/ payments shall be charged on a pro-rata basis at the time of handing over the possession of the Property. The amount of the stamp duty, registration charges, legal fee and all other incidental charges relating to execution and registration of the sale deed for the Property shall also be borne by you additionally.
13. Please update your name, Address, phone no and email ID and intimate to our customer care.
14. You are requested to kindly quote your Customer Code as mentioned above for all future correspondence.
15. For any assistance/enquiry please write to the Company's customer Care on Email ID _____ or contact on telephone no(s) _____.

UNDERSTOOD, AGREED, ACCEPTED & SIGNED BY

(ALLOTTEE)

DATE:

PLACE:

ANNEXURE 3

DEMAND LETTER

DATED: