**ALLOTMENT LETTER**

**Date:**

| **From** | **To** |
|---|---|
| **Promoter name: International Green Scapes Limited, a wholly owned subsidiary of L&T Realty Properties Limited** | **<Customer name:>** |
| **Address:** C/o L&T Realty Properties Limited, 1st Floor, World Trade Tower, Barakhamba Lane, New Delhi – 110001 | **<Address:>** |
| **<Mobile:>** | **<Mobile:>** |
| **<Email Id:>** | **<Email id:>** |

**SUBJECT: Allotment of apartment in project named as "L&T Realty ARAVISTA Phase 1" which is part of the larger development/residential colony known as "L&T Realty ARAVISTA" situated at Sectors 81 and 86, in revenue estate of Villages Nawada Fatehpur and Naharpur Kasan, Gurugram Manesar Urban Complex, District Gurugram, Haryana, admeasuring 19.975 acres / 8.0836 hectares approximately.**

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 |
| | Dated |
| | Valid Upto |

| | | |
|---|---|---|
| Project Name | | "L&T Realty ARAVISTA Phase 1" which is part of the larger development/residential colony known as "L&T Realty ARAVISTA" |
| Project Location | | Sectors 81 and 86, in revenue estate of Villages Nawada Fatehpur and Naharpur Kasan, Gurugram Manesar Urban Complex, District Gurugram, Haryana. |
| If project is developed in phases then, Phase Name | | L&T Realty Aravista Phase-1 |
| Nature of Project | | Group housing colony (99.5% residential and 0.5% commercial) |
| Proposed date of Completion of the Phase/Project | | 31/12/32 |
| Proposed date of Possession of the unit | | 31/03/2033 |
| License No. | | License bearing no. 47 of 2009, License bearing no. 104 of 2012, License bearing no. 24 of 2026 dated February 9, 2026 |
| Name of Licensee | | International Green Scapes Limited |
| Name of Collaborator (if any) | | Nil |
| Name of the BIP holder (if any) | | N.A |
| Name of the change of developer (if any) | | Nil |
| **APPROVAL DETAILS** | Details of License approval | License No. 47 of 2009 |
| | | Memo. No LC-1218-JE(SK)/2025/40112-15 and LC-1218-JD(BS)-2009/8747 |
| | | Dated August 21, 2009 |
| | | Valid Upto August 20, 2029 |
| | Details of License approval | License No.104 of 2012 |
| | | Memo. No LC-1218-B-II-JE(SK)/2025/41309 and LC-1218 B-JE(VA)-2012/21432 |
| | | Dated October 6, 2012 |
| | | Valid Upto October 5, 2029 |
| | Details of License approval | License No. 24 of 2026 |
| | | Memo. No. LC-1218-E-JE (SK)-2026/4804 |
| | | Dated February 9, 2026 |
| | | Valid Upto February 8, 2031 |
| | Details of Building Plans approval | Memo. No ZP-585/PA(DK)/2026/36796 |
| | | Dated 15/10/2026 |
| | | Valid Upto 14/10/2031 |
| | Details of Environment Clearance approval | Memo. No **APPLIED** |
| | | 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 as per the details given below:

| **UNIT AND BOOKING DETAILS** | | | |
|---|---|---|---|
| 1 | Nature of the unit | | Residential Apartment |
| 2 | Flat | Unit No. | |
| | | Property Category | <2BHK/3BHK/4BHK> |
| 3 | Carpet Area (sq. m) | | |
| 4 | Balcony area (sq. m) (not part of the carpet area) | | |
| 5 | Verandahs area (sq. m) (not part of the carpet area) | | |
| 7 | Open terrace area (if any) | | |
| 8 | Number of Car Parking | | |
| 9 | Block/Tower No. | | |
| 10 | Floor No. | | |
| 11 | Rate of carpet area (Rs/sq. m) | | |
| 12 | Rate of Balcony area (Rs/sq. m) (only in affordable housing) | | |
| 13 | Plot Area (sq.m) | | |
| 14 | Rate per sq.m | | |
| 15 | Net area of the commercial space | | |
| 16 | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST) | | |
| 17 | Interest-Free Maintenance Security | | |

Note: carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, mean for the exclusive use of the allottee; and ' exclusive open terrace area'

means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

1. We have received earnest money amount/booking amount which is equivalent to 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 | | |

**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 applicable |

**3. Bank Details of master account (100%) for payment via RTGS**

| | |
|---|---|
| Payment in favour of | IGSL L&T Realty Aravista Phase-1 Master A/C |
| Account Number | 925020029390821 |
| IFSC Code | UTIB303622 |

# Annexure A

## 'Payment Plan'

Earnest money/Booking Amount which is equivalent to 10% of the total consideration of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

| SL No | Proposed Milestones | | %age of Total Consideration | Stage |
|---|---|---|---|---|
| 1 | Booking Amount | Application Money | Ra 10 Lakhs | Timelink |
| 2 | | Within 30 days of Application date | 10% - Rs 10 Lakhs | Timelink |
| | Execution and registration of Agreement for Sale within 90 days of Application date | | NA | |
| 3 | Within 120 days of Application date | | 10% | Timelink |
| 4 | Within 270 days of Application date | | 10% | Time link |
| 5 | On Completion of 5$^{th}$ Floor Slab or 90 days from previous instalment (whichever Is later) | | 10% | CLP |
| 6 | On Completion of 15th floor slab | | 10% | CLP |
| 7 | On Completion of 25th Floor slab | | 10% | CLP |
| 8 | On Completion of Terrace Slab | | 10% | CLP |
| 9 | On Completion of Internal finishes of said Flat | | 10% | CLP |
| 10 | On Receipt of Occupancy Certificate | | 10% | |
| 11 | On Offer of Possession | | 10%+IFMS+Advance Maintenance Security Deposit | CLP |

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 International Green Scapes Limited, a wholly owned subsidiary of L&T Realty Properties 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 apartment 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 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 Apartment for residential usage (as the case may be) along with parking 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 carpet area, balcony area and verandah area of the unit are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment 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 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 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 unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at _____and sign the 'Agreement for Sale' within __ days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "Promoter Name".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case allottee thinks 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 apartment and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the entire booking amount/earnest money equivalent to 10% (ten percent) of the Total Price 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.
b. That you are required to be present in person in the office of the Promoter, on any working day during office hours to sign the **'agreement for sale'** within 30 days.

c. Upon execution of the agreement for sale, the allottee shall present himself/herself/itself before the concerned Sub-Registrar for registration of the agreement for sale within 30 days from the date of such execution, or, in the alternative, furnish to the promoter all necessary authorizations, powers of attorney and documents as may be required to enable the promoter to get the agreement for sale registered on your behalf. In case of failure to comply with any of the foregoing, the Promoter reserves the right to forthwith cancel this allotment without prior notice, and the amounts paid shall be forfeited as per the provisions of the Act. The Promoter shall also be entitled to take any actions prescribed under the terms and conditions of the application form.

d. 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) act, 2016 by government of Haryana vide MISC-107(A)/ED(R)/196 dated 28.07.2017.

**6. 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 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.** | Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit |
| **5.** | Copy of License |
| **6.** | Copy of letter of approval of Building 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 Apartment) 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 |