

ALLOTMENT LETTER

Date: 29th December 2022

From	To
ROF Infratech and Housing Pvt. Ltd.	Mr.
Building No. 80, 1st Floor, Sector-44, Gurugram, Haryana	
Mobile: 01244399399	
Email Id: info@rof.co.in	_____@gmail.com

SUBJECT: Allotment of apartment in project named as "ROF ANTARES" in Village-Sohna, Sector-7, Sohna District Gurugram (Haryana)
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. ___ of 2025	
	Dated: / /2025	
Project Name	Antares by ROF	
Project Location	Village-Sohna, Sector 7, Sohnna, Gurugram, Haryana	
If project is developed in phases then, Phase Name	N.A.	
Nature of Project	Affordable Group Housing Project	
Proposed date of Completion of the Project (Subject to the grant of Occupancy Certificate)	31/05/2032 or 6 years from the date of Environment Clearance or Approval of Building Plan (Commencement Date), whichever is later.	
Proposed date of Possession of the unit	31/05/2032	
License No.	182 of 2024	
Name of Licensee	ROF Infratech and Housing Pvt. Ltd.	
Name of Collaborator (if any)	N.A	
APPROVAL DETAILS	Details of License approval	License No. 182 of 2024
		Memo. No.: LC-5305/JE(SK)-2024/39084
		Dated: 10.12.2024
		Valid Upto: 09.12.2024
	Details of Building Plans approval	Memo. No.: ZP-2059/JD(RA)/2025/39819
		Dated: 15/10/2025
	Details of Environment Clearance approval	File 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 as per the details given below:

UNIT AND BOOKING DETAILS		
1.	Nature of the unit	Flat
2.	Unit No.	
	Flat Property Category	_ BHK (Type _)
3.	Carpet Area (sq. ft.)	
4.	Balcony area (sq. ft.) (not part of the carpet area)	
5.	Open terrace area (if any)	N.A
6.	Tower No.	Tower ___
7.	Floor No.	_th FLOOR
8.	Rate of carpet area (Rs/sq. ft.)	___/-
9.	Rate of Balcony area (Rs/sq. m)(only in affordable housing)	___/-
10.	GST	
11.	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST)	___/-

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, meant 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;

We have received earnest money amount which is not exceeding 5 % of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs.	___/-
2.	Cheque No/DD No./RTGS	_____	
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees)	CONSTRUCTION LINKED PAYMENT PLAN
Bank Details of master account (100%)	
Payment in favour of	ROF Infratech and Housing Private Limited
Account Number	
IFSC Code	

ANNEXURE A-: 'PAYMENT PLAN'

Antares by ROF		
Payment Plan		
S. No.	Construction Milestones	Installments to be Paid
1st	At the time of Application	5% + GST*
2nd	At the time of Allotment	20% + GST*
3rd	On Commencement of Substructure	12.5% + GST*
4th	On Completion of 20% Superstructure (3th Floor)	12.5% + GST*
5th	On Completion of 40% Superstructure (7th Floor)	12.5% + GST*
6th	On Completion of 60% Superstructure (11th Floor)	12.5% + GST*
7th	On Completion of 100% Superstructure	12.5% + GST*
8th	On Completion of MEP (Mechanical, Electrical and Plumbing)	7.5% + GST*
9th	On Offer of Possession	5% + GST* + Stamp Duty* + Other Charges*

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 ROF Infratech and Housing Pvt. Ltd.

Authorized 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 unit 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 That the Allottee shall not transfer/resale of this unit without prior consent of the Promoter till the agreement for sale is registered.
- 1.4 That 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 Unit alongwith two wheeler 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 carpet area, balcony 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 That in case of surrender /withdraw of a flat by a successful allottee an amount of Rs.25,000/- paid by the Allottee in addition to the amount as calculated in the following manner shall be treated as earnest money ("Earnest Money") in accordance with the Affordable Group Housing Policy date: 19.08.2019 and as amended by the notification dated: 05.07.2019.

S. No.	Particulars	Amount to be forfeited as Earnest Money
1.	In case of surrender of flat before commencement of Project	Nil
2.	In case of surrender of flat upto 1 year from the date of commencement of the project	1% of the cost of flat*

3.	In case of surrender of flat upto 2 years from the date of commencement of the project	3% of the cost of flat*
4.	In case of surrender of flat after 2 years from the date of commencement of the project	5% of the cost of flat*

*Note:- The cost of the flat shall be the total cost as per the rate fixed by the department in the policy as amended from time to time.

- 3.4 On offer of possession of the Unit, the balance total unpaid amount shall be paid the Allottee and thereafter the Allottee will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 3.5 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.
- 3.6 Interest as applicable on instalment will be paid extra along with each instalment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you (Allottee), then you are advised to submit your consent in writing in this office along with 25% of the total cost of the Unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'ROF Infratech and Housing Private Limited' payable at Gurugram 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 "ROF Infratech and Housing Private 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 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.
- b. That you are required to be present in person in the office of the Competent Authority, 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 unit along with parking (if applicable), will execute a conveyance deed in favour of Allottee(s) within 3 (three) months and no administrative charges will be charged from the Allottee except stamp duty.

7. All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder (“Act”) and the exercise of such rights and obligations shall be subject to the provisions of the Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Allotment Letter and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.”

Best Wishes

Thanking You
Yours Faithfully
For ROF Infratech and Housing Pvt. Ltd.

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: