

ALLOTMENT LETTER

Date:

From	To
Vatika Limited	<Customer name:>
Unit No. - A-002, INXT City Centre, Ground Floor, Block -A, Sector -83, Vatika India Next, Gurugram -122012	<Address:>
9810566938	<Mobile:>
vatika.rera@vatikagroup.com	<Email id:>

SUBJECT: Allotment of Residential/Commercial Plot in affordable project, named as "Horizon 82", situated at village Shikohpur, Sector 82A, 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
	Dated
	Valid Upto
Project Name	Horizon 82
Project Location	Sector-82A, Village Shikohpur, District Gurugram
If project is developed in phases then, Phase Name	N/A

For Vatika Limited


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Nature of Project		Plotted
Proposed date of Completion of the Phase/Project		31.12.2029
Proposed date of Possession of the Plot		
License No.		19 of 2024
Name of Licensee		M/s. Crazy Properties Pvt. Ltd. M/s. Mendell Developers Pvt. Ltd. M/s. Vatika One India Next Pvt. Ltd. M/s. Sahar Land and Housing Pvt. Ltd.
Name of Collaborator (if any)		Same as Above M/s Vatika Limited
Name of the BIP holder (if any)		N/A
Name of the change of developer (if any)		N/A
APPROVAL DETAILS	Details of License approval	License No. 19 of 2024
		Memo. No. LC- 4774/JE (SK)/2024/4925
		Dated: 09.02.2024
		Valid Upto: 08.02.2029
	Details of Building Plans approval	Memo. No N/A
		Dated: N/A
		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		Plot
2	Plot	Plot No.	
3	Plot Area (sq. yds.)		
4	Plot Area (Sq. Mtr.)		
5	Block No.		
6	Rate of Plot area (Rs/ Sq. yds.)		
7	Rate of Plot area (Rs/ Sq. Mtr.)		

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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 Plot 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		

3. 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	

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

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the Plot is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	10%				
2.	On BBA	40%				
3.	On Possession	50%				
	Total Payable					

OR

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2. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	On Signing of Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rain water harvesting and completion of water line and underground tank	
4	On completion of electric sub-station, laying of cables and erection of street lights, renewable energy systems, security and firefighting services.	
5	On completion of roads and pavements/parking	
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	

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 (Vatika 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 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 Plot 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.

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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 Plot for Residential/ Commercial usage (as the case may be) 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 if there is any increase in the plot area which is not more than 5% of the plot area 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 Plot, the balance total unpaid amount shall be paid by 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 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, then you are advised to submit your consent in writing in this office along with Rs.____ towards 25% of the total cost of the plot, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Vatika Limited" payable at Gurugram 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 "Vatika 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

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- 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 ___days of allotment of this unit.
- b. That you are required to be present in person in the office of_____, on any working day during office hours to sign the '**agreement for sale**' within ___ 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 PLOT

The promoter on receipt of total price of plot for residential/commercial usage , 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 (Vatika Limited)

For Vatika Limited


Authorised Signatory

(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.	Layout plan of Plot
5.	Copies of License
6.	Copy of draft Agreement for Sale
7.	Copy of Board Resolution vide which above signatory was authorized
8.	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per DDJAY Scheme and Haryana Development and Regulation of Urban Areas Act, 1975 Building code 2017 or National Building Code
9.	Specifications, amenities, facilities (which are part of the project) as per DDJAY Scheme and Haryana Development and Regulation of Urban Areas Act, 1975 Building code 2017 or National Building Code

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