

ALLOTMENT LETTER

Date:

From	To
M/s. S.V Infra Management Solutions Private Limited	<Customer name:>
Plot No. 8, Sector-44, Gurugram, Haryana-122001	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

SUBJECT: Allotment of Apartment no. _____ in Tower no. _____ in project named as “LEVANTE Residences” situated at Sector-104, 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	LEVANTE Residences
Project Location	Sector-104, Gurugram
Nature of Project	Mix Land Use Colony (98%Residential +2 % Commercial)

Proposed date of Completion of the Phase/Project		
Proposed date of Possession of the unit		
License No.		140 of 2024
Name of Licensee		M/s. S.V Infra Management Solutions Private Limited
APPROVAL DETAILS	Details of License approval	License No. 140 of 2024
		Memo. No. LC-5386/JE(AK)2024 /34095
		Dated: 11.11.2024
		Valid Upto: 10.11.2019
	Details of Building Plans approval	Memo. No
		Dated
		Valid Upto
	Details of Environment Clearance approval	Memo. 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:

APARTMENT AND BOOKING DETAILS			
1	Nature of the unit		Residential Apartment
2	Apartment	Unit No.	
		Property Category	<3BHK/4BHK/5BHK>
3	Carpet Area (sq. m)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Tower No.		
6	Floor No.		
7	Rate of carpet area (Rs/sq. m)		
8	Project Area (sq.m) in which the said apartment is to be constructed		
9	Rate per sq.m		

10	Total Price (inclusive of parking charges, Govt fees/taxes/levies, common areas/taxes (Which includes GST payable by the allottees at rates as specified from time to time, which at present is 5%))	
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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;

2. Booking Amount:

1.	Earnest Money Amount	Amount in Rs	
		(10% of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total Price		

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	

PAYMENT PLAN		
S.no	Particulars	Percentage
1	Booking Amount	2.50%
2	With in 30 days of Booking or execution of BBA whichever is later	7.50%
3	Within 120 Days of Booking	10.00%
4	Start foundation or 9 month whichever is later	10.00%
5	Completion of G Roof slab or 18 months	10.00%
6	On 10 th floor or 27 months	10.00%
7	On 24 th floor or 36 months	10.00%
8	On Completion of Top Floor Roof Slab OR 42 Months from the date of Booking whichever is later	15.00%
9	On application of OC	10.00%
10	On Receipts of OC	10.00%
11	On Offer of Possession	5.00%
		100.00%

Best Wishes

Thanking You
Yours Faithfully

**FOR S.V Infra Management Solutions
Private 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 Said 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 Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the Total price of the Said Apartment as shown in the payment plan as annexed.
- 1.4 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.

- 1.5 That the carpet area, balcony area and verandah area of the Said Apartment 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 Said apartment allotted the promoter may demand that from the Allottee as per 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.
- 1.6 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.
- 1.7 On offer of possession of the Said Apartment, the balance total unpaid amount shall be paid by Allottee and thereafter you will execute the conveyance deed within 3 months and not later than 6 months as per provisions of Act/Rules.
- 1.8 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, Kadipur, Gurugram, Haryana.
- 1.9 Interest as applicable on installment will be paid extra along with each installment.
- 1.10 The Allottee shall enrol himself as a member of association of allottee to be formed for this Project and shall sign the application form for membership.

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 the amount as demanded by the company in accordance with the Payment Paln, in the office through Cheque / Demand Draft/RTGS drawn in favour of '**S.V Infra Management Solutions Private Limited**' payable at Gurugram, Haryana and sign the 'Agreement for Sale' within 45 days from the date of issue of this allotment letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "**S.V Infra Management Solutions Private Limited**".
- 2.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

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.

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 price of the Said Apartment and signing of 'agreement for sale' within given time, then the Promoter is entitled to forfeit the Booking Amount (as define in the Application) 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.

5. 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.

6. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee will sign "Agreement For Sale" within 45 days of allotment of Said Apartment.
- 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 45 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of Rule 8 of the Haryana Real Estate (regulation and development) Rules by government of Haryana.

4. CONVEYANCE OF THE SAID APARTMENT

The promoter on receipt of total price of Said Apartment along with parking (if applicable), will execute a conveyance deed in favour of Allottee(s) within three months on receipt of stamp duty/registration charges from the Allottee(s).

Best Wishes

Thanking You

Yours Faithfully

**For S.V Infra Management Solutions Private
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:

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 Said 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