

**ALLOTMENT LETTER**

Date: \_\_\_\_\_

| From   | To |
|--|----|
| <b>Promoter name: DLF Limited</b>  |    |
| <b>Address: 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase I, Gurugram - 122002, Haryana</b> |    |
| <b>Phone No.: 0124-4396005</b>   |    |
| <b>Email Id: dlfprivana-care@dlf.in</b>  |    |

**SUBJECT: Allotment of a Residential Apartment at “DLF Privana West”, Sector 76-77, Gurugram, District Gurugram (Haryana).**

1. Details of the allottee:

| <b>ALLOTTEE DETAILS</b>                     |                           |                           |                           |
|---|---------------------------|---------------------------|---------------------------|
| Application No.                             |                           |                           |                           |
| Date  |                           |                           |                           |
|   | 1 <sup>st</sup> Applicant | 2 <sup>nd</sup> Applicant | 3 <sup>rd</sup> Applicant |
| Name of the Allottee                        |                           |                           |                           |
| Son/Wife/Daughter of (Whichever applicable) |                           |                           |                           |
| Nationality/Residential Status              |                           |                           |                           |
| Correspondence Address                      |                           |                           |                           |
| Pin code                                    |                           |                           |                           |
| Permanent Address                           |                           |                           |                           |
| Pin code                                    |                           |                           |                           |
| Website (if any)                            |                           |                           |                           |
| Landline No.                                |                           |                           |                           |
| Mobile No.                                  |                           |                           |                           |
| Email                                       |                           |                           |                           |
| PAN (Permanent Account No.)                 |                           |                           |                           |
| Aadhar Card No.                             |                           |                           |                           |

| <b>PROJECT DETAILS</b>         |  |
|--------------------------------|--|
| Details of HARERA Registration | Reg. No.:RC/REP/HARERA/GGM/819/551/2024/46 |

|  |   |  |
|--|---|--|
|  | Dated: 22-04-2024   |  |
|  | Valid Upto: 31-12-2031  |  |
| Project Name   | DLF Privana West  |  |
| Project Location   | Sector 76-77, Gurugram, District Gurugram (Haryana)   |  |
| If project is developed in phases then, Phase Name       | DLF Privana West  |  |
| Nature of Project  | Group Housing under New Integrated Licensing Policy (NILP)  |  |
| Proposed date of Occupation Certificate                  | 31-12-2031  |  |
| Proposed date of Possession of the residential apartment | 31-03-2032  |  |
| License No.  | 219 of 2023   |  |
| Name of Licensee   | M/s DLF Limited, M/s Milda Buildwell Pvt. Ltd., M/s Vikram Electric Equipment Pvt. Ltd., Sh. Raj Kumar S/o Sh. Dayanand, Sh. Mahinder Singh S/o Sh. Dal Singh, Sh. Ishwar Singh-Bastiram Sh. Krishan Kumar Yadav, Mahenderpal Singh, Devender Singh Yadav, Giriraj Yadav, Virender Singh Yadav Ss/o Sh. Suraj Mal Yadav. Sh. Harsh Yadav, DheryaYadav Ss/o Sh. Surinder Singh Yadav. Sh. Rakesh Kumar S/o Sh. Amrit Lal. M/s Nadish Real Estates Developers Pvt Ltd., Sh. Malkhan Singh, Shribhagwan, Vijaypal, M/s Naja Estates Developers Pvt. Ltd., M/s Balaji Tirupatii Infrastructure Pvt. Ltd., M/s Invecon Pvt. Ltd., M/s Jayanti RealEstates Developers Pvt Ltd., M/s Ananti Builders and Construction Pvt. Ltd., M/s Uni International Pvt. Ltd., M/s Qabil Builders and Developers Pvt. Ltd., M/s Raeks Estates Developers Pvt. Ltd., Sh. Satbir S/o Garibu, Sh. Pawan S/o Pyare Lal, M/s Karida Real Estates Pvt. Ltd., M/s Gurgaon One Realty Pvt. Ltd. |  |
| Name of Collaborator (if any)                            | DLF Limited   |  |
| <b>APPROVAL DETAILS</b>                                  | Details of License approval   | License No. 219 of 2023                        |
|  |   | Memo. No.: Endst No. LC-5120/JE(SB)/2023/36210 |
|  |   | Dated.: 25.10.2023                             |
|  | Details of Building Plans approval  | Valid Upto: 24.10.2028                         |
|  |   | Memo No. ZP-1895/PA(DK)2024/12245              |
|  |   | Dated: 18-04-2024                              |
|  | Valid Upto: 17-04-2029  |  |

**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 Residential Apartment as per the details given below:

| <b>SAID APARTMENT AND BOOKING DETAILS</b> |   |                          |
|---|---|--------------------------|
| 1   | Nature of the Said Apartment                      | Residential Apartment    |
| 2   | Said Apartment                                    | Unit No./Tower/Floor No. |
|   |   | Parking No(s).           |
|   |   | Property Category        |
| 3   | Carpet Area (sq. mts.)                            |                          |
| 4   | Balcony area (sq. m) (not part of the carpetarea) |                          |
| 5   | Rate of carpet area (Rs/sq. m)                    |                          |

|   |  |  |
|---|--|--|
| 6 | Project Area (sq.mts.) in which the Said Apartment is to be constructed  |  |
| 7 | Total Price [inclusive of parking charges, Govt fees/levies/ common areas/taxes {which includes GST payable by the allottees at rates as specified from time to time, which at present is 5%}] |  |

**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. | Booking Amount         | Amount in Rs<br>(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  |  |

| <b>PAYMENT PLAN</b>   |  |
|---|--|
| Payment Plan (Inclusive of all charges/fees) (Copy attached)      |  |
| <b>Bank Details of master account (100%) for payment via RTGS</b> |  |
| Payment in favour of  |  |
| Virtual Account Number  |  |
| Bank Name   |  |
| IFSC Code   |  |

**Best Wishes**

Thanking You  
Yours faithfully

**For DLF Limited**

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)

**(Authorised Signatory)**

**Applicant  
Dated:**

This allotment is subject to the following conditions:

**a. TERMS**

- i. 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.
- ii. Terms & conditions provided in 'Agreement For Sale' shall be final and binding on both Parties subject to any conditions in the Allotment Letter.
- iii. 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.
- iv. The Total Price (as defined in the terms and conditions in Agreement For Sale) shall be payable as per the "Payment Plan" as annexed.
- v. That the carpet area and balcony 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 the 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.
- vi. 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.
- vii. On offer of possession of the Said Apartment, the balance total unpaid amount shall be paid by the Allottee and thereafter you will execute the conveyance deed within 3 months and not later than 6 months as per provisions of Act/Rules.
- viii. 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.
- ix. Interest as applicable on instalment will be paid extra along with each instalment.
- x. The Allottee shall enroll himself as a member of association of allottee to be formed for this Project and shall sign a copy the application form for membership.

**b. MODE OF PAYMENTS**

- i. 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 Plan, in the office through Cheque / Demand Draft/RTGS drawn in favour of '**DLF LIMITED**' payable at New Delhi and sign the 'Agreement for Sale' within 45 days from the date of issue of this Allotment Letter.
- ii. All cheques/demand drafts must be drawn in favour of "DLF LIMITED".
- iii. Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

**c. 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.

**d. 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 defined 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.

**e. COMPENSATION**

Compensation shall be payable by the Promoter to the Allottee as per the provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

**f. SIGNING OF AGREEMENT FOR SALE**

- a. The Promoter and the Allottee will sign the "Agreement For Sale" within 45 days of allotment of this 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.

**g. CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of Total Price of Said Apartment along with parking spaces, will execute a conveyance deed in favour of Allottee within three months on receipt of stamp duty/registration charges from the Allottee.

Best Wishes

Thanking You

Yours Faithfully

**For DLF Limited**

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:**

**(Authorised Signatory)**

## **DOCUMENTS ATTACHED ALONG WITH ALLOTMENT LETTER**

| <b>Sr. No</b> | <b>Annexures</b>  |
|---------------|---|
| <b>1.</b>     | Payment Plan  |
| <b>2.</b>     | Payment Receipt   |
| <b>3.</b>     | Demand-cum invoice for Second Instalment  |
| <b>4.</b>     | Floor plan of Said Apartment  |
| <b>5.</b>     | Copy of letter of approval of Building Plan   |
| <b>6.</b>     | Action plan of Schedule of Development (Duly approved by HARERA)  |
| <b>7.</b>     | Site Plan   |
| <b>8.</b>     | Copy of Board Resolution vide which the signatory is authorized   |
| <b>9.</b>     | Copy of draft Agreement for Sale  |
| <b>10.</b>    | Copy of License   |
| <b>11.</b>    | Specifications (which are part of the Said Apartment) as per Haryana Building code 2017 or National Building Code                 |
| <b>12.</b>    | Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code |
| <b>13.</b>    | Application for becoming member of the association of allottee  |