

ALLOTMENT LETTER

Date:

From	To
Promoter name: DLF Home Developers Limited	Customer Name:
Address: 1st Floor, DLF Gateway Tower R Block, DLF City, Phase-III Gurugram, Haryana 122002	Address:
Phone No.: 0124-4396005	Mobile:
Email Id: thearbour-customer@dlf.in	Email id:

SUBJECT: Allotment of a Residential Apartment at “The Arbour”, Sector 63, Gurugram, District Gurugram (Haryana)

1. Details of the allottee:

ALLOTTEE DETAILS			
Application No.			
Date			
	1st Applicant	2nd Applicant	3rd Applicant
Name of the Allottee			
Son/Wife/Daughter of (whichever applicable)			
Nationality/Residential status			
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.: RC/REP/HARERA/GGM/671/403/2023/15
	Dated: 23.01.2023
	Valid Upto: 31.03.2030

Project Name		The Arbour
Project Location		Sector 63, Gurugram, District Gurugram (Haryana)
Nature of Project		Group Housing
Proposed date of Completion of the Project		31.03.2030
Proposed date of Possession of the residential apartment by		31.03.2030
License No.		123 of 2012
Name of Licensee		DLF Home Developers Limited, Archie Builders & Developers Pvt. Ltd., Afaaf Builders & Developers Pvt. Ltd., Zanobi Builders and Constructions Pvt. Ltd., Vamil Builders and Developers Pvt. Ltd., Hoshi Builders & Developers Pvt. Ltd. and Beyla Builders and Developers Pvt. Ltd.
Name of Collaborator (if any)		DLF Home Developers Limited
APPROVAL DETAILS	Details of License approval	License No. 123 of 2012
		Memo. No.: Endst. No. LC-1994-JE (S)-2012/26407
		Dated.: 20.12.2012
		Valid Upto: 19.12.2025
	Details of Building Plans approval	Memo. No: ZP-1524/AD(RA)/2023/2097
		Dated: 20.01.2023
		Valid Upto: 19.01.2028
	Details of Environment Clearance approval	Memo. No. EC22B039HR137715
		Dated: 11.06.2022
		Valid Upto : 10.06.2032
		Remarks: Expansion EC applied via Proposal No. SIA/HR/INFRA2/418473/2023 on 15.02.2023.

Dear Sir/Madam,

With reference to your application as per details above submitted in our office and other required documents, it is intimated that the Company has allotted you the following residential apartment as per the details given below:

SAID APARTMENT AND BOOKING DETAILS			
1	Nature of the Said Apartment		Residential Apartment
2	Said Apartment	Unit No./Tower/Floor No.	Unit No.: Tower : Floor No.:
		Parking No(s).	
		Property Category	4 BHK + Utility
3	Carpet Area (sq. mts.)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Rate of carpet area (Rs/sq. m)		
6	Project Area (sq.mts.) on which the Said Apartment is to be constructed		101523.487 Sq. Mtrs.
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%}] (Rs.)		

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	
		(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	As applicable

PAYMENT PLAN	
Payment Plan (Copy attached)	Standard Payment Plan
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	DLF HOME DEVELOPERS LIMITED
Virtual Account Number	
Bank Name	ICICI Bank
IFSC Code	

Best Wishes

Thanking You
Yours Faithfully

**For DLF HOME DEVELOPERS
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 as per 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 monetary 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 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.
- 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, Gurugram.
- 1.9 Interest as applicable on instalment will be paid extra along with each instalment.
- 1.10 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.

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 Plan, in this office through Cheque / Demand Draft/RTGS drawn in favour of '**DLF HOME DEVELOPERS LIMITED**' payable at New Delhi 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 "**DLF HOME DEVELOPERS LIMITED**".
- 2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

- 3.1 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.
- 3.2 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 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.

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

- 6.1 The Promoter and the Allottee will sign the "Agreement For Sale" within 45 days of allotment of this Said Apartment.
- 6.2 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.
- 6.3.1 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.

7. 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 HOME DEVELOPERS 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

Sr. No	Annexures
1.	Payment Receipt
2.	Payment plan
3.	Demand-cum invoice for second instalment
4.	Floor plan of Said Apartment
5.	Copy of letter of approval of Building Plan
6.	Action plan of Schedule of Development (Duly approved by HARERA)
7.	Tentative Site Plan
8.	Copy of Environment Clearance
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Copy of draft Agreement for Sale
11.	Copy of Licenses and renewal thereof
12.	Specifications (which are part of the Said Apartment) as per Haryana Building code 2017 or National Building Code
13.	Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code