

ALLOTMENT LETTER

Date: «SD_Printdate»

From	To
Promoter Name: DLF Limited	Customer Name:
Address: DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase I, Gurugram 122002, Haryana	Address:
Phone No.: 0124-4396005	Mobile:
Email Id: dlffloors-care@dlf.in	Email id:

SUBJECT: Allotment of an independent floor at “Independent Floors at DLF Gardencity Enclave Phase-2” situated at Village Hayatpur, Sector-93, 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 is 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.: RC/REP/HARERA/GGM/657/389/2023/01
	Dated: 02.01.2023

	Valid Upto: 30.10.2028	
Project Name	Plot No. __Independent Floors at DLF Gardencity Enclave Phase 2	
Project Location	DLF Gardencity Enclave, Sector 93, Gurugram (Haryana)	
Nature of Project	Independent Floors	
Proposed date of Completion of the Phase/Project	30.10.2028	
Proposed date of Possession of the Said Independent Floor	30.10.2028	
License No.	94 of 2021	
Name of Licensee	Sagardutt Builders and Developers Pvt. Ltd., Akina Builders and Developers Pvt. Ltd., Ophira Builders and Developers Pvt. Ltd. and DLF Home Developers Ltd. in collaboration with DLF Ltd.	
Name of Developer (if any)	DLF Ltd.	
APPROVAL DETAILS	Details of License approval	94 of 2021
		Dated: 12.11.2021
		Valid Upto – 11.11.2026
	Details of Layout Plans approval	Drawing No. 8166
		Dated: 21-02-2022
		Valid Upto: Not Applicable
	Details of Building Plans approval	Memo No.:
		Dated:
		Valid Upto:
	Details of Environment Clearance approval	Memo. No. EC22B039HR127912
		Dated: 28.04.2022
		Valid Upto: 27.04.2032

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 Said Independent Floor as per the details given below:

INDEPENDENT FLOOR AND BOOKING DETAILS		
1	Nature of the Independent Floor	Independent Residential Floor
2	Independent Floor	No.
		Parking No.
		Store No.

	Property Category	
3	Carpet Area (sq. mts.)	
4	Balcony area (sq. m) (not part of the carpet area)	
5	Basement store area (sq. m) (not part of the carpet area)	
6	Plot No.	
7	Floor No.	
8	Rate of carpet area (Rs/sq. m)	
9	Plot Area (sq.m) on which the Independent Floor to be constructed	
10	Total Price (Rs.) [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%}]	

2. Booking Amount :

1.	Booking Amount	Amount in Rs.	
		(10% of Total Price)	
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)	

Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	DLF Limited
Virtual Account Number	
Bank Name	ICICI Bank Limited
IFSC Code	

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 DLF 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 Independent Floor 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 Independent Floor 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 area of the Said Independent Floor are as per approved layout plans. If there is any increase in the area which is not more than 5% of the area of the Said Independent Floor

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 Independent Floor, the balance total unpaid amount shall be paid by the Allottee and thereafter the Allottee will execute the conveyance deed within 3 months and no 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 as shared along with this Allotment Letter.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to the Allottee, then the Allottee is advised to submit its consent in writing in the office of the Promoter along with the amount as demanded by the Promoter/Company in accordance with the Payment Plan, in its 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.
- 2.2 All cheques/demand drafts must be drawn in favour of "**DLF 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 Independent Floor and signing and registering of the '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, if any. 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 this Said Independent Floor.
- 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 Section 8 of the Haryana real estate (regulation and development) Rules by government of Haryana.

7. CONVEYANCE OF THE SAID RESIDENTIAL PLOT

The Promoter on receipt of Total Price of the Said Independent Floor, will execute a conveyance deed in favour of Allottee(s) within three months on receipt of the stamp duty/registration charges from the Allottee(s).

Best Wishes

Thanking You

Yours Faithfully

For **DLF 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.	Booking Amount Payment Receipt
3.	Floor plan of Independent Floor
4.	Copy of letter of approval of Layout and Building Plan
5.	Action plan of Schedule of Development (Duly approved by HARERA)
6.	Site Plan
7.	Copy of Environment Clearance
8.	Copy of Board Resolution vide which above signatory was authorized
9.	Copy of License
10.	Specifications (which are part of the Independent Floor) as per Haryana Building code 2017 or National Building Code
11.	Copy of draft Agreement for Sale
12.	Application for becoming member of the association of allottee