

## **ALLOTMENT LETTER**

**Date:**

<b>From</b>	<b>To</b>
<b>Promoter name: DLF Home Developers Limited</b>	<b>Customer name:</b>
<b>Address:</b> 2nd Flor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-L, Gurgaon, Haryana, India 122002	<b>Address:</b>
<b>Phone No.:</b>	<b>Mobile:</b>
<b>Email Id:</b>	<b>Email id:</b>

**SUBJECT: Allotment of a residential apartment at The Arbour, Sector 63, Gurugram, District Gurugram (Haryana)**

1. Details of the allottee:

<b>ALLOTTEE DETAILS</b>	
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.	

<b>PROJECT DETAILS</b>	
Details of HARERA Registration	Reg. No.:
	Dated:
	Valid Upto:
Project Name	The Arbour
Project Location	Sector 63, Gurugram, District Gurugram (Haryana)
If project is developed in phases then, Phase Name	Not Applicable
Nature of Project	Group Housing

Proposed date of Completion of the Project		31-03-2030
Proposed date of Possession of the residential apartment		31-03-2030
License No.		123 of 2012
Name of Licensee		DLF Home Developers Limited, Arlie Builders & Developers Pvt. Ltd., Afaaf Builders & Developers Pvt. Ltd., Zanobi Builders and Construction Private Limited, Vamil Builders and Developers Private Limited, Hoshi Builders & Developers Private Limited and Milda Buildwell Pvt. Ltd (Erstwhile Beyla Builders and Developers Pvt. Ltd.)
Name of Collaborator (if any)		DLF Home Developers Limited
Name of the BIP holder (if any)		Not Applicable
Name of the change of developer (if any)		Not Applicable
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-III/ PA(DK)/2024/ 27962
		Dated: 06.09.2024
		Valid Upto: 05.09.2029
	Details of Environment Clearance approval	Memo. No. EC24B3813HR5766675A
		Dated: 29.07.2024
		Valid Upto: 28.07.2034

**\*Note:** All columns being marked as Not Applicable shall be deleted at the time printing/finalization.

**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:

SAID APARTMENT AND BOOKING DETAILS			
1	Nature of the Said Apartment		Residential Apartment
2	Said Apartment	Unit No./Floor No.	Unit No._____ Floor No._____
		Parking No(s).	

		Property Category	___BHK
3	Carpet Area (sq. mts.)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Basement area (sq. m) (not part of the carpet area)		
6	Open terrace area (if any)		
7	Rate of carpet area (Rs/sq. m)		
8	Rate of Balcony area (Rs/sq. m) (only in affordable housing)		Not Applicable
9	Plot Area (sq.mts.) on which the Said Apartment is to be constructed		
10	Rate per sq .mts.		
12	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:** All columns being marked as Not Applicable shall be deleted at the time printing/finalization.

**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, mean 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	
		(percentage 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	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction linked plan/ Down payment plan/Any other plan
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	<b>DLF HOME DEVELOPERS LIMITED</b>
Account Number	
IFSC Code	

**Annexure A-: 'Payment Plan'**


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 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 The Allottee shall not transfer/resale this Said Apartment without prior consent of the Promoter.
- 1.4 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.
- 1.5 The Total Price (as defined in the terms and conditions in agreement for sale) shall be payable as per the "payment plan" as annexed.
- 1.6 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.
- 1.7 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.
- 1.8 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.
- 1.9 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.
- 1.10 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 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 \_\_\_\_\_ 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 "**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**

- 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 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.

**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 the Allottee will sign the "agreement for sale" within \_\_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 \_\_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.

**6. 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**

**(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 / Application Form**

<b>Sr. No</b>	<b>Annexures</b>
<b>1.</b>	Payment plan
<b>2.</b>	Action plan of Schedule of Development (Duly approved by HARERA)
<b>3.</b>	Location Plan
<b>4.</b>	Floor plan of Said Apartment
<b>5.</b>	Copy of License: Not applicable
<b>6.</b>	Copy of letter of approval of Building Plan
<b>7.</b>	Copy of Environment Clearance
<b>8.</b>	Copy of draft Agreement for Sale
<b>9.</b>	Copy of Board Resolution vide which above signatory was authorized
<b>10.</b>	Specifications (which are part of the Said Apartment) as per Haryana Building code 2017 or National Building Code
<b>11.</b>	Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code