

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.:	Mobile:
Email Id:	Email id:

SUBJECT: Allotment of a commercial plot in 'Arcade 68' situated at Sector-68, 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	Arcade 68
Project Location	Sector 68, Gurugram (Haryana)
If project is developed in phases then, Phase Name	Not Applicable
Nature of Project	Commercial Plots

Proposed date of Completion of the Phase/Project		
Proposed date of Possession of the Said Commercial Plot		
License No.		185 of 2022
Name of Licensee		DLF Home Developers Ltd.
Name of Developer (if any)		DLF Home Developers Ltd.
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	185 of 2022
		Dated : 11.11.2022
		Valid Upto: 10.11.2027
	Details of Layout Plans approval	Drg No.: 8741
		Dated: 15.11.2022
		Valid Upto: -
	Details of Environment Clearance approval	Memo. No. Not Applicable
		Dated: Not Applicable
		Valid Upto: Not Applicable

***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 Said Commercial Plot as per the details given below:

SAID COMMERCIAL PLOT AND BOOKING DETAILS		
1	Nature of the Said Commercial Plot	Shop Cum Office Plot
2	Said Commercial Plot Block No.	
3	Plot Area (sq. mts.)	
4	Plot Area (sq. yards.)	
5	Balcony area (sq. mts.) (not part of the carpet area)	Not Applicable
6	Verandahs area (sq. mts.) (not part of the carpet area)	Not Applicable
7	Open terrace area (if any)	Not Applicable
8	Rate of plot area (Rs./sq. mts.)	

9	Rate of Balcony area (Rs/sq. mts.) (only in affordable housing)	Not Applicable
10	Project Area (sq.mts.) on which the Said Commercial Plot is to be developed	2 acres (8093.71 sq. mts.)
11	Rate per sq.mts.	
13	Total Price amount	

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

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	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Development linked plan/Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	DLF Home Developers Limited
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 Commercial Plot 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 Commercial Plot 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 The area of the Said Commercial Plot 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 Commercial Plot 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 Commercial Plot, the balance total unpaid amount shall be paid by the Allottee and thereafter the Allottee will execute the conveyance deed within 3 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.

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 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 Commercial Plot 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.

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 Allottee will sign "agreement for sale" within ___ days of allotment of this Said Commercial Plot.
- 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 COMMERCIAL PLOT

The Promoter on receipt of Total Price of the Said Commercial Plot, will execute a conveyance deed in favour of Allottee within three months on receipt of the 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

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Site plan of Commercial Plot
5.	Copy of License
6.	Copy of letter of approval of Layout Plan
7.	Copy of Environment Clearance: -
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which above signatory was authorized
9.	Specifications (which are part of the Commercial Plot) 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