

ALLOTMENT LETTER

Date:

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

SUBJECT: Allotment of a commercial unit situated at 'Gardencity Arcade' in DLF Garden City, Sector- 92 Gurugram (Haryana)

1. Details of the allottee:

| ALLOTTEE DETAILS | | | |
|---|---------------------------|---------------------------|---------------------------|
| Application No. (If any) | | | |
| Date | | | |
| | 1 st APPLICANT | 2 nd APPLICANT | 3 rd APPLICANT |
| Name of the Allottee | | | |
| Son/Wife/Daughter of (whichever 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/537/269/2022/12 |
| | Dated: 21.02.2022 |
| | Valid Upto: 29.04.2025 |
| Project Name | 'Gardencity Arcade' in DLF Gardencity, Sector- 92, Gurugram (Haryana) |

| | | |
|---|---|---|
| Project Location | | 'Gardencity Arcade' in DLF Gardencity, Sector- 92, Gurugram (Haryana) |
| Nature of Project | | Commercial units |
| Proposed date of Completion of the Phase/Project | | 29.04.2025 |
| Proposed date of Possession of the Said Commercial Unit | | 29.04.2025 |
| License No. | | 59 of 2011 |
| Name of Licensee | | DLF Limited |
| APPROVAL DETAILS | Details of License approval | 59 of 2011, dated 28.06.2011 valid upto 27.06.2015 |
| | | Renewal of License Memo. No LC 2523(A+B+C+D)/Asstt(AK)/2020/6457 |
| | | Dated 11.03.2020 |
| | | Valid Upto 27.06.2024 |
| | Details of Building Plans approval | Memo No.: 296 |
| | | Dated: 13.01.2022 |
| | | Valid Upto: 12.01.2024 |
| | Details of Environment Clearance approval | Memo. No. SEIAA(126)/HR/2021/192 |
| | | Dated: 18.02.2021 |
| | | Valid Upto: 17.02.2028 |

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 Unit as per the details given below:

| SAID COMMERCIAL UNIT AND BOOKING DETAILS | | | |
|---|------------------------------------|--------------------|--------------------------------------|
| 1 | Nature of the Said Commercial Unit | | Shop <input type="checkbox"/> |
| | | | Restaurant <input type="checkbox"/> |
| | | | <i>(please tick the appropriate)</i> |
| 2 | Said Commercial Unit | Unit No./Floor No. | Unit No. _____ Floor No. _____ |
| | | Property Category | Shop <input type="checkbox"/> |

| | | |
|----|---|--------------------------------------|
| | | Restaurant <input type="checkbox"/> |
| | | <i>(please tick the appropriate)</i> |
| 3 | Carpet Area (sq. mts.) | |
| 4 | Super Area (sq. mts.) | |
| 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 | Plot Area (sq. mts.) on which the Said Commercial Unit is to be constructed | 1.42 acres or 5746.50 sq. mts. |
| 9 | Rate per sq. mts. | |
| 10 | Total Price amount [inclusive of 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 12% on Unit Price, which is 18% on 2/3rd on the Unit Price}] | |

Note: carpet area means the net usable floor area of a commercial unit, 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 commercial unit.

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 a commercial unit, 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 a commercial unit, meant for the exclusive use of the allottee;

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 (Inclusive of all charges/fees) (Copy attached) | Construction 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 Limited |
| Account Number | |
| 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 Commercial Unit 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 Unit 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 Commercial Unit 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 Commercial Unit 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 Unit, 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 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 Commercial Unit 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. 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 Commercial Unit.
- 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 COMMERCIAL UNIT

The Promoter on receipt of Total Price of the Said Commercial Unit, 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 / Application Form

| Sr. No | Annexures |
|--------|--|
| 1. | Payment plan |
| 2. | Action plan of Schedule of Development (Duly approved by HARERA) |
| 3. | Location Plan |
| 4. | Floor plan of Commercial Unit |

| | |
|------------|---|
| 5. | Copy of License Renewal |
| 6. | Copy of letter of approval of Building Plan |
| 7. | Copy of Environment Clearance: |
| 8. | Copy of draft Agreement for Sale |
| 9. | Copy of Board Resolution vide which above signatory was authorized |
| 10. | Specifications (which are part of the Commercial Unit) 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 |