

## ALLOTMENT LETTER

**Date:**

<b>From</b>	<b>To</b>
<b>Godrej Properties Limited</b>	<Customer name:>
Reg. off.: Godrej One, 5 <sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079 Regional Office at: 2 <sup>nd</sup> Floor, UM House, Tower A, Plot No 35, Sector 44, Gurugram - 122002	<Address:>
<b>+91 9999-770-756</b>	<Mobile:>
<a href="mailto:gupta.anuj@godrejproperties.com">gupta.anuj@godrejproperties.com</a>	<Email id:>

**SUBJECT: Allotment of apartment No. \_\_\_\_\_ in project named as Godrej Samaris at Plot No. 24, Sector 53, Urban Estate Gurgaon-II, Village Wazirabad, Tehsil Wazirabad, 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	<b>Godrej Samaris</b>
Project Location	<b>Sector-53, Gurugram</b>
If project is developed in phases then, Phase Name	No
Nature of Project	Group Housing Colony
Proposed date of Completion of the Phase/Project	31.08.2033
Proposed date of Possession of the Apartment	31.08.2033
Proposed date of Occupancy Certificate of the Phase/Project	30.05.2033
License No.	NA
Name of Licensee	NA
Name of Collaborator (if any)	NA
Name of the BIP holder (if any)	NA
Name of the change of developer (if any)	NA



<b>APPROVAL DETAILS</b>	Details of Allotment Letter	ZO002/EO018/UE029/GALOT/0000000546dated March 31, 2025 and clarification bearing memo No.697 dated 02.02.2026.
	Details of Zoning Plan approval	Drawing no. CTP (HSVP) 158/2026
		(i) Dated Jan 21, 2026
	Details of Building Plan approval	Memo no. CTP/STP(LH)/PT/92263
		Dated (i) Mar 30, 2026
		Valid Upto (i) 29.03.2031
	Details of Environment Clearance approval	Identification no. EC25B3812HR5752453N
		Dated Mar 09, 2026
		Valid Upto (i)

**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 Promoter has allotted you the following Apartment as per the details given below:

<b>APARTMENT AND BOOKING DETAILS</b>		
1	Nature of the unit	Apartment
2	Apartment	Unit No.
		Property Category
3	Carpet Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	
6	Open terrace area (if any)	
7	Block/Tower No.	
8	Floor No.	
9	Rate of carpet area (Rs/sq. m)	
10	Total Price amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST)	

Note: Carpet Area means the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Allottee and and exclusive open terrace area but includes the area covered by the internal partition walls of the 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 the Unit, and 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 the Unit, meant for the exclusive use of the Allottee;



1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred Apartment as per the details given below:

1.	Earnest Money 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 sale consideration		

## 2. 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)	As per Annexure A
<b>Bank Details of master account (100%) for payment via RTGS</b>	
Payment in favour of	GODREJ SAMARIS MASTER COLLECTION ACCOUNT
Account Number	99909667754503
IFSC Code	HDFC0003676

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

An amount as mentioned above (Point 1) Earnest money which is not exceeding 10% of the Total Price of the Apartment is already paid at the time of allotment. Balance Price amount shall be paid as under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	≤10%				
2.	On BBA	10%				
3.	On Possession	80%				
	Total Payable	100%				

OR

2. In case of Construction Linked plan



<b>Installment</b>	<b>Particulars</b>	<b>Percentage</b>
1 <sup>st</sup>	At the time of Booking along and allotment letter	≤10%
2 <sup>nd</sup>	On signing of Agreement for Sale i.e. on commencement of construction whichever is later	10%
3 <sup>rd</sup>	On completion of substructure	20%
4 <sup>th</sup>	On completion of super-structure	30%
5 <sup>th</sup>	On completion of MEP	10%
6 <sup>th</sup>	On completion of finishing	10%
7 <sup>th</sup>	On completion of Internal development works	10%
8 <sup>th</sup>	On possession	5%

**OR**

3. Any other plan duly approved by HARERA

The Allottee(s) 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 Godrej Properties 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 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 application form and allotment letter.
- 1.3 The Allottee shall not transfer/resale of this Apartment without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this Allotment letter, the Allottee(s) shall be liable to pay the consideration value of the 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 on the milestone as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Apartment along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:
3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/decreased based on such change/modification:
  - 3.1 That the carpet area, balcony area and verandah area of the 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 apartment allotted the Promoter may demand that from the Allottee(s) 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.
  - 3.2 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.
  - 3.3 On offer of possession of the Apartment, the balance total unpaid amount shall be paid the Allottee(s) and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
  - 3.4 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, Guru gram. No administrative charges shall be levied by the promoters.
  - 3.5 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 and hereby agree to make payment of the total cost of the Apartment as per the payment plan. Cheque / Demand Draft/RTGS drawn in favour of 'Godrej Samaris Master Collection Account' payable at Gurugram and sign the 'Agreement for Sale' within 30 days from the date of issue of this Allotment Letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "Godrej Samaris Master Collection Account".
- 2.3 Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

**NOTE:** In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter.

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the act.

## **3. NOTICES**

- a. All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee(s) 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 cost of Apartment and signing of 'Agreement for Sale' within given time, then the Promoter is entitled to forfeit the 10 % of total price of the apartment 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(s) 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(s) shall be returned within ninety days of such cancellation.

## **5. COMPENSATION**

Compensation shall be payable by the Promoter to the Allottee(s) 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(s) will sign "Agreement for Sale" within 15 days of allotment of this Apartment.



- b. That you are required to be present in person in the office of sub-registrar, on any working day during office hours to sign the '**Agreement for Sale**' within 15 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 13 of the Haryana real estate (regulation and development) by government of Haryana vide Gazette dated July 28, 2017\_.

7. **CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of Total Price of Apartment along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

**For Godrej Properties 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:**



