

ALLOTMENT LETTER

Date:

From	To
Oberoi Realty Limited	<Customer name:>
4th Floor, One Horizon Center, Golf Course Rd, Horizon Colony, Sector 43, Gurugram, Haryana 122009	<Address:>
022 6677 3333	<Mobile:>
hrera@oberoiirealty.com	<Email id:>

Subject: Allotment of a residential apartment in project known as “Three Sixty North Tower A” (“Project”) situated at Village Ghata, Tehsil Wazirabad, Sector 58, District Gurugram, Haryana.

1. Details of the allottee(s) (“Allottee(s)“):

ALLOTTEE(s) DETAILS	
Application Letter Date (“Application Letter”)	
Name(s) of the Allottee(s)	
Nationality	
Address (Correspondence)	
.Pin code	
Address (Permanent)	
Pin code	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HRERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Three Sixty North Tower A
Project Location	Village Ghata, Tehsil Wazirabad, Sector 58, District Gurugram, Haryana
If project is developed in phases then, Phase Name	Three Sixty North Tower A
Nature of Project	Residential Building
Proposed date of Completion of the Project	31/12/2033
Proposed date of Occupancy Certificate	On or before 30/09/2033
Proposed date of offer of possession	On or Before 30/11/2033
License No.	69 of 2025
Name of Licensee	Oberoi Realty Limited
Name of Collaborator (if any)	Not applicable
Name of the BIP holder (if any)	Not applicable
Name of the change of developer (if any)	Oberoi Realty Limited

DETAILS OF APPROVALS



Details of License approval	License No.: 69 of 2025
	Memo. No.: LC-5281/JE(RK)/2025/17659
	Dated: 12.05.2025
	Valid Upto: 11.05.2030
Details of Building Plans approval	Memo. No. ZP-2279/PA(DK)2026/17520
	Dated- 19/05/2026
	Valid Upto 18/05/2031
Details of Environment Clearance approval	Memo. No- SIA/HR/INFRA2/571130/2026
	Dated- 08/06/2026
	Valid Upto- 07/06/2036

Dear Sir/Madam,

With reference to the above referred Application Letter submitted in our office alongwith other required documents, it is intimated that the Promoter has allotted the Said Apartment in favour of the Allottee(s) subject to the terms and conditions of the Application Letter, the details of the allotment is set out in the **First Schedule** hereto.

APARTMENT AND BOOKING DETAILS			
1.	Nature of the Apartment ("Said Apartment")		Residential
2.	Apartment	No.	
		Property Category	Not Applicable
3.	Carpet Area (in sq. m & equivalent sq. ft.)*		
4.	Balcony area (sq. m) (not part of the carpet area)		
5.	Verandahs area (sq. m) (not part of the carpet area)		
6.	Open terrace area (if any)		
7.	Block/Tower No.		Three Sixty North Tower A
8.	Floor No.		
9.	Rate of carpet area (Rs/sq. ft.)		
10.	Total Price (inclusive goods and services tax, IDC, EDC, parking charges, Govt fees/taxes/levies etc)		

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;

1. The Promoter has received earnest money amount which is not exceeding 10% of the Total Price in respect of the above referred Apartment as per the details (“**Booking Amount**”) given below:

1.	Earnest Money Amount (Booking Amount)	Amount in Rs. (percentage of Total Price)	10%
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total Price		

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No.	

3. Payment Plan and Schedule:

Booking Amount, which is 10% of the Total Price of the Said Apartment, and constitutes as earnest money, has already been paid by the Allottee(s) to the Promoter before the date of this Allotment Letter. Balance consideration of the Total Price shall be paid as per the Payment Plan as set out in **Annexure 1** hereto.

PAYMENT PLAN	
Payment Plan for the Total Price	As per Annexure 1
Bank Details of master account (100%)	
Payment in favour of	Oberoi Realty Limited-Three Sixty North - Tower A Master Collection Account
Account Number	924020042122822
IFSC Code	UTIB0005051

4. The Allottee(s) agree and undertake to abide by all the detailed terms and conditions mentioned in the agreement for sale which is annexed with the allotment letter.

Yours faithfully



**For Oberoi Realty Limited
(the Promoter)**

(Authorised Signatory)

I/We have read and understood the contents of this Letter, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Allottee(s)

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of the said Apartment is subject to all the terms and conditions mentioned in the Application Letter 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(s) shall not transfer/resale of the Said 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 Total Price of the Said Apartment as per the Payment Plan as annexed hereto at Annexure 1.
- 1.5 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 Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) alongwith 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:
Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.
- 1.6 That the carpet area of the Said Apartment shall be 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 shall demand from the allottee as per next milestone of the Payment Plan annexed as Annexure 1. All the monetary adjustment shall be made at the same rate per sq. m as per agreement for sale.
- 1.7 In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan (Annexure 1), then in such case, the Allottee(s) shall be liable to pay interest on the due date at the prescribed rate as per 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(s) and thereafter the Allottee(s) will execute the conveyance deed within 3 (three) months as per provisions Act/Rules.
- 1.9 The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram.
- 1.10 Interest as applicable on instalment will be paid along with each instalment.



2. **MODE OF PAYMENT**

- 2.1 In case the above terms & conditions are acceptable to the Allottee(s), then the Allottee(s) are advised to submit his/her/their 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 (Annexure 1) towards the Said Apartment, in the office of the Promoter through Cheque / Demand Draft/RTGS drawn in favour of '**Oberoi Realty Limited-Three Sixty North-Tower A Master Collection Account**' payable at 924020042122822 and sign the 'Agreement for Sale' within thirty (30) days from the date of issue of this allotment letter or any other date as per the intimation shared by the Promoter.
- 2.2 All cheques/demand drafts must be drawn in favour of "**Oberoi Realty Limited-Three Sixty North- Tower A 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 the Allottee(s) think that any of the aforesaid condition are not reasonable, not suitable to the Allottee(s) and the Allottee(s) expect any modification from the Promoter and in case if the promoter does not modify the terms and conditions, the Allottee(s) may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the RERA Act.

3. **NOTICES**

- 3.1 All the notices to be served on the Allottee(s) and the Promoter shall be deemed to have been duly served if sent to the Allottee or the Promoter by speed post at the address and email ID given hereinabove.
- 3.2 The Parties will inform each other of any change in its address, telephone no., email ID for future correspondence.

4. **CANCELLATION BY ALLOTTEE**

If the Allottee(s) fails in submission of consent as per Clause 2.1 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 paid for the allotment and interest component on delayed payment, if any. 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 as per provisions of the Real Estate (Regulation and Development) Act, 2016 as adjudged by the adjudication officer in the manner as provided in the Real Estate (Regulation and Development) Act, 2016/ Haryana Real Estate (Regulation and Development) Rules, 2017.

6. **SIGNING OF AGREEMENT FOR SALE**

- 6.1 The Promoter and Allottee(s) will sign "agreement for sale" within 30 (thirty) days of the allotment of the Said Apartment.



- 6.2 That the Allottee(s) is/ are required to be present in person in the office of registrar or sub-registrar on the date fixed for registration on a working day during office hours to sign and register the 'agreement for sale' within 30 days.
- 6.3 All the terms and conditions mentioned in the draft agreement for sale shall be in accordance with the Section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 8 of the Haryana Real Estate (Regulation and Development) Rules, 2017.

7. **CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of Total Price for the Said Apartment, will execute a conveyance deed in favour of Allottee(s) within three (3) months and no administrative charges will be charged from the Allottee(s) except stamp duty & registration charges.

Yours faithfully

**For Oberoi Realty Limited
(the Promoter)**

(Authorised Signatory)

I/We have read and understood the contents of this Letter, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Allottee(s)

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HRERA)
3.	Site Plan
4.	Floor plan of Residential Apartment/Plot/Commercial Said Apartment /IT Said Apartment
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of Board Resolution of the Promoter in favour of the authorized signatory
9.	Specifications (which are part of the Said Apartment)
10.	Specifications, amenities, facilities (which are part of the Project)



**Annexure 1
Payment Plan**

In case of Down payment plan

S No.	Milestone/ Instalment Description	Payment % of Total Price excluding GST*
1	On Booking (less EOI amount, if any)	10.00%
2	Upon execution and registration of the Agreement for Sale	70.00%
3	On application of Occupation Certificate of the Project	10.00%
4	On offer for Possession	10.00%
	Total	100.00%

In case of construction linked payment plan

S No.	Milestone/ Instalment Description	Payment % of Total Price excluding GST*
1	On Booking (less EOI amount, if any)	10.00%
2	Upon execution and registration of the Agreement for Sale	10.00%
3	Within 18 months of booking 'OR' completion of Ground Floor slab of Project (whichever is later)	10.00%
4	Within 24 months of booking 'OR' completion of 6 th floor slab of the Project (whichever is later)	10.00%
5	Within 30 months of booking 'OR' completion of 16 th floor slab of the Project (whichever is later)	7.50%
6	Within 36 months of booking 'OR' completion of 26 th floor slab of the Project (whichever is later)	7.50%
7	Within 42 months of booking 'OR' completion of 36 th floor slab of the Project (whichever is later)	7.50%
8	Within 48 months of booking 'OR' completion of Terrace slab of the Project (whichever is later)	7.50%
9	Completion of waterproofing and walls (if any) for the Said Apartment	10.00%
10	On application of Occupation Certificate of the Project	10.00%
11	On offer for Possession	10.00%
	Total	100.00%

