

ALLOTMENT LETTER

Ref No: [•]

Date: [•]

From	To
Promoter name: Emaar India Limited (CIN: U45201DL2005PLC133161)	[•]
Address: 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110017.	[•]
Mobile: 1-800-103-3643 (toll free) / 0124-4416306	[•]
Email Id: feedback.in@emaar.ae	

SUBJECT: Allotment of a Residential Plot bearing No. _____, in the Project "MARBELLA TERRACES", situated in revenue estate of village Maidawas, Sector 65-66, Gurugram-Manesar Urban Complex, District Gurugram, Haryana, India.

1. Details of Allottee:

ALLOTTEE DETAILS	
Application No. (If any)	[•]
Date	[•]
Booking Date	[•]
Name of the Allottee	[•]
Authorized Signatories	[•]
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 HRERA Registration	Reg. No. _____
	Dated: _____
	Valid Upto: _____
Project Name	MARBELLA TERRACES
Project Location	Revenue Estate of village Maidawas, Sector 65-66, Gurugram-Manesar Urban Complex, District Gurugram, Haryana, India
If project is developed in phases, then, Phase Name	PHASE 5
Nature of Project	Residential Plotted Colony
Proposed date of Completion of the Phase/Project	31.01.2031
Proposed date of Possession of the Plot	31.01.2031
License No.	(i) License no. 97 of 2010 dated 18.11.2010 bearing endorsement no. LC-2169-B/DS(R)-2010/6341, (ii) License No. 41 of 2011 dated 03.05.2011 bearing endorsement no. DS(R)-LC-2169-B/2011/5839, (iii) License No. 101 of 2023 dated 06.05.2023 bearing endorsement no. LC-2169-O-JE(DS)-2023/13638, and (iv) License No. 265 of 2025 dated 31.12.2025 bearing endorsement no. LC-2169-Q-III/JE(RK)/2025/50102
Name of Licensee	(i) Active Promoters Pvt. Ltd., (ii) Fluff Projects Pvt. Ltd., (iii) Fondant Propbuild Pvt. Ltd., (iv) Foray Propbuild Pvt. Ltd., (v) Fount Propbuild Pvt. Ltd., (vi) Foyer Propbuild Pvt. Ltd., (vii) Frond Propbuild Pvt. Ltd., (viii) Froth Propbuild Pvt. Ltd., (ix) Gadget Propbuild Pvt. Ltd., (x) Garnet Propbuild Pvt. Ltd., (xi) Gems Buildcon Pvt. Ltd., (xii) Glade Propbuild Pvt. Ltd., (xiii) Jive Propbuild Pvt. Ltd., (xiv) Kamdhenu Projects Pvt. Ltd., (xv) Logical Developers Pvt. Ltd., (xvi) Modular Estates Pvt. Ltd., (xvii) Monarch Projects Pvt. Ltd., (xviii) Nayas Projects Pvt. Ltd., (xix) Rudraksha Realtors Pvt. Ltd., (xx) Sonex Projects Pvt. Ltd., (xxi) Tanmay Developers Pvt. Ltd., (xxii) Toff Builders Pvt. Ltd., (xxiii) Metroline (Shivpuri) Estates Pvt. Ltd, (xiv) Aspirant Builders Pvt. Ltd., along with other individual landowners including Mr. Adhesh Tyagi and Mrs. Kiran Tyagi.
Name of Collaborator (if any)	Emaar India Limited
Name of the BIP holder (if any)	N/A
Name of the change of Promoter (if any)	N/A
APPROVAL DETAILS	Details of License approval, renewed approval
	(i) License no. 97 of 2010 dated 18.11.2010 bearing endorsement no. LC-2169-B/DS(R)-2010/6341 renewed upto 17.11.2027,



	<p>(ii) License No. 41 of 2011 dated 03.05.2011 bearing endorsement no. DS(R)-LC-2169-B/2011/5839 renewed upto 02.05.2026,</p> <p>(iii) License No. 101 of 2023 dated 06.05.2023 bearing endorsement no. LC-2169-O-JE(DS)-2023/13638 valid upto 05.05.2028, and</p> <p>(iv) License No. 265 of 2025 dated 31.12.2025 bearing endorsement no. LC-2169-Q-III/JE(RK)/2025/50102 valid upto 30.12.2030.</p>
Details of Layout Approval	<p>DRG. No. DTCP 12095</p> <p>Dated: 23.04.2026</p> <p>Valid Upto: [•]</p>
Details of approval of Phasing Plan	<p>Memo No. LC-2169-Q/PA(DK)/2026/18376</p> <p>Dated 26.05.2026</p>
Details of Approved Environmental Clearance	<p>EC Identification No. EC23B039HR185142</p> <p>Dated: 08.12.2023</p> <p>Valid Upto: 07.12.2033</p>
Approved Zoning Plan	<p>DRG No. DTCP-12096</p> <p>Dated: 23.04.2026</p>



Dear Sir/Madam,

With reference to your application as per the details above submitted in this office and other required documents, it is intimated that the Company has allotted you the following Plot as per the details given below:

PLOT AND BOOKING DETAILS

1.	Nature of the Plot	Residential
2.	Plot No.	[•]
3.	Area (sq. mtrs)	[•]
4.	Rate of area (Rs. per sq. mtr.)	[•]
5.	Total Consideration amount (inclusive IDC & EDC, Govt fees/taxes/levies, common areas, Interest Free Maintenance Security Deposit ("IFMS"), GST, Maintenance Charges + GST for the first 12 (Twelve) months commencing from issuance of Intimation for Offer of Possession + 75 (Seventy-Five) days or 30 (Thirty) days from the handover date of the Plot, whichever is earlier.	Rs. [•]/- (Rupees [•] Only)

1. We have received Earnest Money amount, which is not exceeding 10% of Total cost, in respect of the above referred Plot as per the details given below:

1.	Earnest Money	Amount in Rs. (percentage of total consideration value)	Rs. [•]/- 10.00%
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)	[•]
Bank Details of Master Account (100%) for payment via RTGS	
Payment in favour of	[•]
Bank Name	[•]
Account Number	[•]
IFSC Code	[•]
Bank's Address	[•]

Annexure A:- 'Payment Plan'

Earnest money which is not exceeding 10% of the Total cost of the Plot is already paid at the time of allotment in terms of Clause 3.1 below. Balance consideration amount shall be paid as under:

S No	Milestone	Amt (Rs / %)
1	On Booking	Rs 20 lakhs
2	Within 30 Days of booking	9.5% of unit price and EDC/IDC less booking amount
3	Within 60 Days of booking subject to the registration of Agreement for Sale	10.5% of unit price and EDC/IDC
4	Within 120 Days of booking	10% of unit price and EDC/IDC
5	On commencement of Electrical work	15% of unit price and EDC/IDC
6	On commencement of Internal Road work	10% of unit price and EDC/IDC
7	On commencement of STP civil work	15% of unit price and EDC/IDC
8	Completion of Internal Road work	10% of unit price and EDC/IDC
9	On Service Completion	10% of unit price and EDC/IDC
10	On Intimation of Possession	10% of unit price and EDC/IDC +100% IFMS +100% CAM Charges.

**Advance CAM charges for a period of 12 months to be charged.*

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 Emaar India 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)

Allottee:
Dated:



This Allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Plot is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale.
- 1.2 Although there shall not be any variation in the terms and conditions, however, the terms & conditions provided in 'Agreement for Sale' shall be final and binding on both parties subject to any condition in this Allotment Letter.
- 1.3 The Allottee(s) shall not carry out transfer/resale of this Plot 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 Plot 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 date as specifically mentioned in the "Payment Plan" as annexed.

2. Total Price

The Total Price includes inter-alia Basic Sale Price, EDC/IDC, IFMS, Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development of the Project) paid/payable by the Promoter up to the date of handing over the possession of the Plot to the Allottee(s) including any taxes thereon (if applicable), after obtaining the necessary approvals from Competent Authority for the purposes of such possession and Maintenance Charges for a period of 12 (Twelve) months commencing from issuance of Intimation for Offer of Possession plus 75 (Seventy Five) days or 30 (Thirty) days from the handover of the Plot, whichever is earlier ("**Maintenance Charges Commencement Date**"):

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:

- 2.1 In case, the Allottee(s) fails to pay to the Promoter as per the Payment Plan, then in such case, the Allottee(s) shall be liable to pay interest from the due date at the prescribed rate under Rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 2.2 On offer of possession of the Plot, 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 of Act/Rules.
- 2.3 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. Administrative charges on registration of Conveyance Deed shall be additionally levied by the Promoter up to Rs. _____/- (Rupees _____ Only).
- 2.4 Interest as applicable on instalment will be paid extra along with each



instalment, including taxes thereon, if any.

3. MODE OF PAYMENT

3.1 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 payment of **Rs. [•]/- (Rupees [•] Only)** up to 10% of the Total Price (less the booking amount) in this office through Cheque / Demand Draft/RTGS drawn in favour of '[•]' payable at PAR and sign the 'Agreement for Sale' within 15 (Fifteen) days from the date of issue of this Allotment Letter.

3.2 All cheques/demand drafts must be drawn in favour of "[•]".

3.3 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(s) any of the condition(s) are non-reasonable, not suitable to him / her / it / them, then he / she / it / they may request the said modification to be carried out by the Promoter.

In case if the Promoter does not modify the terms and conditions, the Allottee(s) may approach the Authority for the same. The Authority shall evaluate whether the request of the Allottee(s) is in consonance with the Act or not.

4. 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 the Promoter 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.

5. CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) seeks cancellation/withdrawal from the Project without any fault of the Promoter or fails in making payment of required additional amount towards the Total Price and signing of 'Agreement for Sale' within the said given time, then the Promoter shall be entitled to forfeit 10% of the Total Price payable 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 90 (ninety) days of such cancellation.

6. COMPENSATION

Compensation shall be payable by the Promoter to the Allottee(s) as per provisions of the Act as adjudged by the adjudicating officer in the manner as provided in the Act/Rules.

7. SIGNING OF AGREEMENT FOR SALE



- a. The Promoter and Allottee(s) will sign "Agreement for Sale" within 15 (Fifteen) days of allotment of this Plot.
- b. That Allottee(s) shall be 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 15 (Fifteen) days.

8. CONVEYANCE OF THE SAID PLOT

The Promoter shall within 3 (Three) months of receipt of Total Price of the Plot as well as stamp duty and registration charges, and part Completion Certificate / Completion Certificate will execute a conveyance deed in favour of allottee(s).

Best Wishes

Thanking You
Yours Faithfully
For **Emaar India Limited**
(**Authorised Signatory**)

I/We have read and understood the content of above communication, accordingly, I, accept and confirm the same by appending my/our signature(s)

Applicant

Dated:



Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan - Annexed in Agreement for Sale
2.	Action plan of Schedule of Development (Duly approved by HRERA)
3.	Location Plan
4.	Copy of Licenses/Renewal (if any)
5.	Copy of approved Layout and Phasing Plan
6.	Copy of Approved Zoning 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, amenities, facilities (which are part of the project) as per Haryana Building Code, 2017 or National Building Code - Annexed to Agreement for Sale

