

ALLOTMENT LETTER

Date:

| | |
|-------------------------------------------------------------------------------------------------------------|-----------------------|
| From | To |
| Promoter name: DLF Home Developers Limited | Customer name: |
| Address: 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-I Gurugram, Haryana, India, 122002 | Address: |
| Phone No.: | Mobile: |
| Email Id: | Email id: |

SUBJECT: Allotment of a commercial plot in 'Central 84' situated at Sector-84, 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 | Central 84 |
| Project Location | Sector 84, Gurugram (Haryana) |
| If project is developed in phases, then Phase Name | Not Applicable |
| Nature of Project | Commercial Plotted Development Project |

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| | | |
|---------------------------------------------------------|-------------------------------------------|--------------------------|
| Proposed date of Completion of the Phase/Project | | 30-06-2030 |
| Proposed date of Possession of the Said Commercial Plot | | 30-09-2030 |
| License No. | | 08 of 2025 |
| 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 | 08 of 2025 |
| | | Dated : 14.01.2025 |
| | | Valid Upto: 13.01.2030 |
| | Details of Layout Plans approval | Drg No.: DTCP-10779 |
| | | Dated: 15.01.2025 |
| | | Valid Upto: - |
| | Details of Environment Clearance approval | Memo. No. N/A |
| | | Dated: _____ |
| | | Valid Upto: _____ |

***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.) | |

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| | | |
|----|-----------------------------------------------------------------------------|--------------------------------|
| 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 | _____ sq. mts. (6.54375 acres) |
| 11 | Rate per sq.mts. | |
| 12 | 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 | 017705014760 |
| IFSC Code | ICIC0000007 |

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Annexure A:- 'Payment Plan'

PAYMENT PLAN

1. Construction Linked Payment Plan

| Proposed Payment Plan | |
|----------------------------------------------------------------------------------------------------------------|----------------------|
| Instalment Description | % Due of Total Price |
| Booking Amount on Application | 20 Lacs |
| Within 30 days of booking (Less booking amount) | 10% |
| Signing and Registration of AFS | |
| within 9 Months from application/ Commencement of laying of sewer line** after signing and registration of AFS | 15% |
| within 15 Months days from application/ Commencement of laying of Storm Water** | 15% |
| within 18 Months days from application/ Commencement of laying of Water Line** | 15% |
| within 21 Months days from application/ Road work up to Wet Mix Macadam (WMM)** | 15% |
| On Application of Part OC | 15% |
| On Receipt of Part Completion/ Completion Certificate | 10% |
| On Offer of Possession | 5% |
| Total | 100% |

** Whichever is later

2. Down Payment Plan

| Instalment Description | % Due of Total Price |
|-------------------------------------------------------------------------------------------------|----------------------|
| Booking Amount on Application | 20 Lacs |
| Within 30 days of booking (Less Booking Amount) | 10% |
| Signing and Registration of AFS | |
| Within 4 Months of Application (Less Down payment Rebate) after signing and registration of AFS | 80% |
| On Offer of Possession or 2 years from RERA Certification date, whichever is later | 10% + IBMS |
| Total | 100% |

Notes:

- Stamp duty and registration charges as applicable will be extra
- Down Payment Rebate at 8% shall be applicable on plot price
- GST as applicable will be extra
- Holding charges at the rate of Rs 250 per sq yard per month (if applicable)
- Interest Bearing Maintenance Security Deposit (IBMS) of Rs 1000/ per sq yard to be paid at the time of offer of possession

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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)**

DLF HOME DEVELOPERS LTD.


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 30 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.

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 Plot and signing and registering of the

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'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.

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 ___ 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.

7. 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)

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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: - |
| 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 Plot) as per Haryana Building code 2017 or National Building Code |
| 11. | Copy of Façade Control Drawing/ Architectural Control Sheet |
| 12. | Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code |

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