

Draft

ALLOTMENT LETTER

Date: _____

From	To
Promoter name: Dvok Buildcon LLP	
Address: Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurgaon, Haryana, India, 122002	
Phone No.:	
Email Id:	

SUBJECT: Allotment of a Residential Apartment at "Suncity's Monarch Residences", Sector 78, Gurugram, Haryana.

1. Details of the allottee:

ALLOTTEE DETAILS			
Application No.			
Date			
	1st Applicant	2nd Applicant	3rd Applicant
Name of the Allottee			
Son/Wife/Daughter of (Whichever applicable)			
Nationality/Residential Status			
Correspondence Address			
Pin code			
Permanent Address			
Pin code			
Website (if any)			
Landline No.			
Mobile No.			
Email			
PAN (Permanent Account No.)			
Aadhar Card No.			

For DVOK BUILDCON LLP

R. P. Kumar

Designated Partner/Auth. Signatory

PROJECT DETAILS		
Details of HARERA Registration		
Reg. No.:		
Dated:		
Valid Upto:		
Project Name		
Suncity's Monarch Residences		
Project Location		
Village Shikohpur Sector 78, Gurugram, Haryana		
If project is developed in phases then, Phase Name		
Suncity's Monarch Residences Phase 1		
Nature of Project		
Group Housing under New Integrated Licensing Policy (NILP)		
Proposed date of Occupation Certificate		
31.03.2031		
Proposed date of Possession of the residential apartment		
30.06.2031		
License No.		
121 of 2025		
Name of Licensee		
DVOK Buildcon LLP		
Name of Collaborator (if any)		
N.A.		
APPROVAL DETAILS	Details of License approval	License No. 121 of 2025
		Memo. No.: Endst No. LC-5604/JE(RK)/2025/27264-278
		Dated.: 17.07.2025
		Valid Upto: 16.07.2030
	Details of Building Plans approval	Memo No. ZP-2198/PA(DK)/2025/47831
		Dated: 17.12.2025
		Valid Upto: 16.12.2030

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 Residential Apartment as per the details given below:

SAID APARTMENT AND BOOKING DETAILS		
1	Nature of the Said Apartment	Residential Apartment
2	Said Apartment	Apartment No./Floor No.
		Tower
		No. of Parking slot (s)
3	Carpet Area (sq. mts./ sq. ft.)	
4	Balcony area (sq. m/ sq. ft.) (not part of the carpet area)	
5	Rate of carpet area (Rs/sq. m/ sq. ft.)	
6	Project Area (sq.mts.) in which the Said Apartment is to be constructed	38469.417 sq. mts. (9.506 acres)
7	Unit Price (in rupees)	
8	Club Membership Charges	
9	Applicable taxes and cesses payable which are in addition to the total unit price (this GST payable at applicable rates as specified from time to time)	
10	Total Price	

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

For DVOK BUILDCON LLP
R.K. Kuman
Designated Partner/Auth. Signatory

This allotment is subject to the following conditions:

a. TERMS

- i. That the allotment of above Said 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.
- ii. Terms & conditions provided in 'Agreement For Sale' shall be final and binding on both Parties subject to any conditions in the Allotment Letter.
- iii. Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the Total Price of the Said Apartment as shown in the Payment Plan as annexed in 'Agreement For Sale'.
- iv. The Total Price (as defined in the terms and conditions in Agreement For Sale) shall be payable as per the "Payment Plan" as annexed herewith.
- v. That the carpet area and balcony area of the Said 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 Said Apartment allotted, the Promoter may demand that from the Allottee as per the 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.
- vi. 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.
- vii. On offer of possession of the Said Apartment, the balance total unpaid amount shall be paid by the Allottee and thereafter you shall execute the conveyance deed within 3 months and not later than 6 months as per provisions of Act/Rules and possession shall be handed over to the Allottee simultaneously with the execution of the conveyance deed.
- viii. The stamp duty and registration charges shall be payable by the Allottee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram.
- ix. Interest as applicable on installment will be paid extra along with each installment.
- x. The Allottee shall enroll himself as a member of association of allottee to be formed for this Project and shall sign a copy the application form for membership.

b. MODE OF PAYMENTS

- i. 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 the amount as demanded by the Company in accordance with the Payment Plan, in the office through Cheque / Demand Draft/RTGS drawn in favour of 'DBLLP- SUNCITY MONARCH RESIDENCES COLLECTION ACCOUNT' payable at Gurugram, Haryana and sign the 'Agreement for Sale' within 45 days from the date of issue of this Allotment Letter.
- ii. All cheques/demand drafts must be drawn in favour of "DBLLP- SUNCITY MONARCH RESIDENCES COLLECTION ACCOUNT".
- iii. Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

c. 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.

d. 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

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

Said Apartment and signing of '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 (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 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.

e. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and the Allottee will sign the "Agreement For Sale" within 45 days of allotment of this Said Apartment.
- 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 are as notified in pursuance of Rule 8 of the Haryana Real Estate (Regulation and Development) Rules by government of Haryana.

f. CONVEYANCE OF THE SAID APARTMENT

The Promoter on receipt of Total Price of Said Apartment along with parking spaces, will execute a conveyance deed in favour of Allottee within three months on receipt of stamp duty/registration charges from the Allottee.

Best Wishes

Thanking You

Yours Faithfully

For Dvok Buildcon LLP

(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

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory