ALLOTMENT LETTER

Date:

From	**To**
Promoter name: DLF Limited	**Customer name:**
Address: 3rd floor, DLF Shopping Mall, Arjun Marg, DLF City Phase I, Gurugram 122002, Haryana	**Address:**
Phone No.:	**Mobile:**
Email Id:	**Email id:**

SUBJECT: Allotment of a commercial unit situated at Summit Plaza, DLF5, Sector 54, 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.	

Please update all the approvals/permissions/sanctions.

PROJECT DETAILS	
Details of HARERA Registration	Reg. No.: RC/REP/HARERA/GGM/488/220/2021/56
	Dated: 21.09.2021
	Valid Upto: 30.06.2026
Project Name	Summit Plaza
Project Location	Summit Plaza, DLF5, Sector 54, Gurugram (Haryana)
If project is developed in phases then, Phase Name	Not Applicable
Nature of Project	Commercial units

Proposed date of Completion of the Phase/Project		30.06.2026
Proposed date of Possession of the Said Commercial Unit		30.06.2026
License No.		115 of 1995 116 of 1995 54 of 1996 55 of 1996 56 of 1996
Name of Licensee		DLF Limited
Name of Collaborator (if any)		
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	115 of 1995 116 of 1995 54 of 1996 55 of 1996 56 of 1996
		Renewal of License No: 115, 116 of 1995; Memo. No: LC-50-Ph-V/JE(AK)/2024/40400 Renewal of License No: 54,55,56 of 1996; Memo. LC-50-Phase-V/JE(SK)/2024/24239
		Date of Renewal of License No 115, 116 of 1995: 18.12.2024 Date of Renewal of License No: 54, 55, 56 of 1996: 01.08.2024
		Validity of License No: 115, 116 of 1995 Up to 28.12.2029 Validity of License No: 54, 55, 56 of 1996 Up to 29.04.2029
	Details of Building Plans approval	Memo No.: ZP-1188-Vol.III/JD(RA)/2025/1816
		Dated: 14.01.2025
		Valid Upto: 13.01.2030
	Details of Environment Clearance approval	Memo. No. SEIAA/HR/2021/418
		Dated: 12th November 2021
		Valid Upto: 11th November 2028

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 Unit as per the details given below:

SAID COMMERCIAL UNIT AND BOOKING DETAILS			
1	Nature of the Said Commercial Unit		Shop ☐ Office ☐ Restaurant ☐ Cinema ☐ (***please tick the appropriate***)
2	Said Commercial Unit	Unit No./Floor No.	Unit No. _____ Floor No. _____
		Property Category	Shop ☐ Office ☐ Restaurant ☐ Cinema ☐ (***please tick the appropriate***)
3	Carpet Area (sq. mts.)		
4	Super Area (sq. mts.)		
5	Balcony area (sq. mts.) (not part of the carpet area)		
6	Verandahs area (sq. mts.) (not part of the carpet area)		
7	Open terrace area (if any)		
8	Rate of carpet area (Rs./sq. mts.)		
9	Rate of Balcony area (Rs/sq. mts.) (only in affordable housing)		Not Applicable
10	Plot Area (sq.mts.) on which the Said Commercial Unit is to be constructed		2.65 acres or 10724.17 sq. mts
11	Rate per sq.mts.		
12	Total Price amount [inclusive of Govt fees/levies/ common areas/taxes {which includes GST payable by the allottees at rates as specified from time to time, which at present is 12% on Unit Price, which is 18% on 2/3rd of the Unit Price}]		

Note: carpet area means the net usable floor area of a commercial unit, 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 commercial 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 a commercial unit, 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 a commercial unit, meant for the exclusive use of the allottee;

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)	Construction 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 Limited
Account Number	
IFSC Code	

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 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 Said Commercial Unit 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 The allottee shall not transfer/resale of this Said Commercial Unit without prior consent of the Promoter.

1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the Total Price of the Said Commercial Unit 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 as per the "payment plan" as annexed.

2. The Total Price as mentioned above 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 Said Commercial Unit for commercial usage 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 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 Said Commercial Unit 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 Commercial Unit allotted, the Promoter may demand that from the allottee as per next milestone of the payment plan. All the monitory 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 Said Commercial Unit, 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.

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, Gurugram.

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 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 Limited**' payable at _____ and sign the 'Agreement for Sale' within _____ days from the date of issue of this allotment letter.

2.2 All cheques/demand drafts must be drawn in favour of "**DLF 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**

The **Allottee** shall have the right to cancel/withdraw his allotment in the **Project** as provided in the **Act**:

Provided that where the **Allottee** proposes to cancel/withdraw from the **Project** without any fault of the **Promoter**, the **Promoter** herein is entitled to forfeit the **Booking Amount** 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 by the **Promoter** to the **Allottee** within 90 (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 Unit.

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 UNIT**

The Promoter on receipt of Total Price of the Said Commercial Unit, will execute a conveyance deed in favour of allottee(s) within three months on receipt of the stamp duty/registration charges from the allottee(s).

Best Wishes

Thanking You

Yours Faithfully

For **DLF 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:

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.	Floor plan of Commercial Unit
5.	Copy of License & its Renewal
6.	Copy of letter of approval of Building 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 Unit) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code
12.	Booking Amount Payment Receipt