

**ALLOTMENT LETTER FOR THE RESIDENTIAL APARTMENT / UNIT**

|   |                            |
|---|----------------------------|
| <b>Customer ID:</b>   | <b>Date:</b>               |
| <b>From:</b><br>Elan Enclave Private Limited<br>("Company")   | <b>To:</b><br>("Allottee") |
| 15 <sup>th</sup> Floor, Two Horizon Center, Golf Course Road, DLF Phase 5, Sector 43, Gurugram, Haryana 122002. |                            |
| +91-124 410 1100  |                            |
| crm@elanlimited.com   |                            |

**SUBJECT: Allotment of a Residential Apartment/Unit in the Project named as 'ELAN THE STATEMENT' being developed by the Company and situated in the revenue estate of villages Fazilpur Jharsa and Ghasola, Sub Tehsil Badshahpur, Sector - 49, Gurugram, Haryana.**

## 1. Details of the Allottee(s):

| <b>ALLOTTEE(S) DETAILS</b>  |  |
|---|--|
| <b>FIRST / SOLE ALLOTTEE</b>                                      |  |
| <b>Name of the Allottee:</b>                                      |  |
| <b>Son of/ Daughter of/ Wife of/ Karta/ Authorized Signatory:</b> |  |
| <b>Nationality:</b>   |  |
| <b>Address with Pin Code (Correspondence/Present):</b>            |  |
| <b>Address with Pin Code (Permanent):</b>                         |  |
| <b>Landline No.:</b>  |  |
| <b>Mobile No.:</b>  |  |
| <b>Email:</b>   |  |
| <b>PAN (Permanent Account No.):</b>                               |  |
| <b>CIN/ LLPIN:</b>  |  |
| <b>Aadhar Card No.:</b>   |  |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

| <b>ALLOTTEE(S) DETAILS</b>  |  |
|---|--|
| <b>SECOND ALLOTTEE</b>  |  |
| <b>Name of the Allottee:</b>                                      |  |
| <b>Son of/ Daughter of/ Wife of/ Karta/ Authorized Signatory:</b> |  |
| <b>Nationality:</b>   |  |
| <b>Address with Pin Code (Correspondence/Present):</b>            |  |
| <b>Address with Pin Code (Permanent):</b>                         |  |
| <b>Landline No.:</b>  |  |
| <b>Mobile No.:</b>  |  |
| <b>Email:</b>   |  |
| <b>PAN (Permanent Account No.):</b>                               |  |
| <b>CIN/ LLPIN:</b>  |  |
| <b>Aadhar Card No.:</b>   |  |

| <b>THIRD ALLOTTEE</b>   |  |
|---|--|
| <b>Name of the Allottee:</b>                                      |  |
| <b>Son of/ Daughter of/ Wife of/ Karta/ Authorized Signatory:</b> |  |
| <b>Nationality:</b>   |  |
| <b>Address with Pin Code (Correspondence/Present):</b>            |  |
| <b>Address with Pin Code (Permanent):</b>                         |  |
| <b>Landline No.:</b>  |  |
| <b>Mobile No.:</b>  |  |
| <b>Email:</b>   |  |
| <b>PAN (Permanent Account No.):</b>                               |  |
| <b>CIN/ LLPIN:</b>  |  |
| <b>Aadhar Card No.:</b>   |  |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

| <b>PROJECT DETAILS</b>                                       |   |
|--|---|
| <b>Details of HARERA Registration</b>                        | <b>No.</b> _____  |
|  | Dated 2025  |
|  | Valid Upto: ____202__   |
| <b>Project Name</b>  | <b>‘ELAN THE STATEMENT’</b>   |
| <b>Project Location</b>                                      | Sector 49, Gurugram.  |
| <b>If project is developed in phases, then, Phase Name</b>   | N/A   |
| <b>Nature of Project</b>                                     | Residential Group Housing Colony including additional FAR under TOD/TDR/any other policies to be granted by Competent Authorities.<br><br><b>‘ELAN THE STATEMENT’</b> is being developed on licensed land admeasuring 5.875 acres (2.377 hectares). |
| <b>Proposed date of Completion of the Project</b>            | <b>30.09.2033</b>   |
| <b>Proposed date of Occupancy Certificate of the Project</b> | <b>30.06.2033</b>   |
| <b>Proposed date of Possession of the Unit/Apartment</b>     | <b>30.08.2033</b>   |
| <b>License No.</b>   | 50 of 2019 dated 07.03.2019 valid upto 06.03.2029   |
| <b>Name of Licensee</b>                                      | <b>V.A. Agricultural Private Limited</b>  |
| <b>Name of Collaborator (if any)</b>                         | <b>Elan Enclave Private Limited</b>   |
| <b>Name of the BIP holder (if any)</b>                       | N/A   |
| <b>Name of the change of developer (if any)</b>              | <b>Elan Enclave Private Limited</b>   |

|                            |                             |  |
|----------------------------|-----------------------------|--|
| <b>A<br/>P<br/>P<br/>R</b> | Details of License Approval | License No. 50 of 2019                   |
|                            |                             | Memo. No- LC-3122-JE (SK)-2019/6689-6704 |
|                            |                             | Dated- 07.03.2019                        |
|                            |                             | Valid Upto- 06.03.2024                   |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

|   |                                    |  |
|---|------------------------------------|--|
| <b>O<br/>V<br/>A<br/>L<br/><br/>D<br/>E<br/>T<br/>A<br/>I<br/>L<br/>S</b> |                                    |  |
|   | Renewal of License                 | Memo No. -LC-3122-JE(SK)-2024/29565<br>Dated- 15.09.2024<br>Valid Upto- 06.03.2029 |
|   | Details of Building Plans Approval | Memo. No.- No. ZP-1409/JD(G)/2025/44427<br>Dated- 21.11.2025                       |
|   | Details of Environment Clearance   | EC Identification No.- _____   |
|   |                                    | Dated- _____   |
|   |                                    | Valid Upto: _____  |

**Dear Sir/Madam,**

1. With reference to your application for the allotment of a residential Apartment/Unit in the subject Project as submitted with the Company and other required documents, it is intimated that the Company has allotted to you the following Apartment/Unit in the Project namely '**ELAN THE STATEMENT**' as per the details given below:

| <b>UNIT AND BOOKING DETAILS</b> |  |                                    |
|---------------------------------|--|------------------------------------|
| 1                               | Nature of the unit   | Flat/Plot/Commercial shop/IT space |
| 2                               | Flat   | Unit No.                           |
|                                 |  | Property Category                  |
|                                 |  | <2BHK/3BHK/4BHK>                   |
| 3                               | Carpet Area (sq. m)  |                                    |
| 4                               | Balcony area (sq. m) (not part of the carpet area)           |                                    |
| 5                               | Verandahs area (sq. m) (not part of the carpet area)         |                                    |
| 7                               | Open terrace area (if any)                                   |                                    |
| 8                               | Block/Tower No.  |                                    |
| 9                               | Floor No.  |                                    |
| 10                              | Rate of carpet area (Rs/sq. m)                               |                                    |
| 11                              | Rate of Balcony area (Rs/sq. m) (only in affordable housing) |                                    |
| 12                              | Plot Area (sq.m)   |                                    |
| 13                              | Rate per sq.m  |                                    |
| 14                              | Net area of the commercial space                             |                                    |

**For Elan Enclave Private Limited**

**(Authorized Signatory)**

**Acceptance by Allottee(s)**

**(Allottee(s))**

|    |  |  |
|----|--|--|
| 15 | Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST) |  |
|----|--|--|

Note: 'Carpet Area' means the net usable floor area of an apartment/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 apartment/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 an apartment/unit, meant 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/unit, meant for the exclusive use of the allottee(s).

1. We have received the Booking Amount / Earnest Money which is not exceeding ten percent (10%) of the Total Consideration Value in respect of the above-mentioned residential Apartment/ Unit as per the details given below:

| S. No. | Particulars  | Details  |  |
|--------|--|--|--|
| 1.     | <b>At the time of Booking-Earnest Money Amount</b> | <b>Amount in Rs.</b>                               |  |
|        |  | <b>Percentage of the Total Consideration Value</b> |  |
| 2.     | <b>Cheque No./ Demand Draft No./ RTGS/ NEFT:</b>   |  |  |
| 3.     | <b>Dated:</b>                                      |  |  |
| 4.     | <b>Bank Name:</b>                                  |  |  |
| 5.     | <b>Branch:</b>                                     |  |  |
| 6.     | <b>Amount deposited till Allotment:</b>            |  |  |
| 7.     | <b>Total Consideration Value</b>                   |  |  |

## 2. Mode of Booking

|    |                            |  |
|----|----------------------------|--|
| 1. | Direct/Real Estate Agent   |  |
| 2. | If booking is through Real |  |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

|    |  |  |
|----|--|--|
|    | <b>Estate Agent, then Real Estate Agent Reg. No.</b> |  |
| 3. | <b>Real Estate Agent Charges</b>                     |  |

| <b>PAYMENT PLAN</b>  |  |
|--|--|
| <b>Payment Plan (Inclusive of all charges/fees) (Copy attached):</b> | Construction linked plan/Down payment plan/Any other plan (please specify) |
| <b>Bank Details of Master Account (100%) for payment via RTGS</b>    |  |
| <b>Payment in favour of</b>  | <b>ELAN ENCLAVE PVT LTD ELAN THE STATEMENT MASTER ACCOUNT</b>              |
| <b>Account No.</b>   | <b>256000500096</b>  |
| <b>IFSC Code</b>   | <b>INDB0000005</b>   |
| <b>Bank Name</b>   | <b>IndusInd Bank Limited</b>   |
| <b>Bank Branch Address</b>   | <b>Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001</b>          |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

**‘Annexure A’  
PAYMENT PLAN**

Earnest money which is not exceeding 10% of the Total Consideration Value of the residential Apartment/ Unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

**Payment Plan:**

| <b>Construction Linked Plan (CLP)</b>  |                                   |
|--|-----------------------------------|
| <b>On Application of Booking</b>   | <b>10% of TCV</b>                 |
| <b>Within 60 days of Booking or After Execution and Registration of BBA which ever is later.</b> | <b>7.5% of TCV</b>                |
| <b>On start of Excavation Work</b>   | <b>7.5% of TCV</b>                |
| <b>On completion of Ground Floor Slab</b>  | <b>7.5% of TCV</b>                |
| <b>On completion of 8<sup>th</sup> Floor Slab</b>  | <b>7.5% of TCV</b>                |
| <b>On completion of 16<sup>th</sup> Floor Slab</b>   | <b>7.5% of TCV</b>                |
| <b>On completion of 24<sup>th</sup> Floor Slab</b>   | <b>7.5% of TCV</b>                |
| <b>On completion of Super Structure</b>  | <b>5% of TCV</b>                  |
| <b>On start of Finishing Work</b>  | <b>15% of TCV</b>                 |
| <b>On Application of Occupancy Certificate</b>   | <b>15% of TCV</b>                 |
| <b>On offer of Possession (Receipt of Occupancy Certificate)</b>                                 | <b>10% of TCV + Other Charges</b> |
| <b>Possession Linked Plan (PLP)</b>  |                                   |
| <b>On Application of Booking</b>   | <b>10% of TCV</b>                 |
| <b>Within 60 days of Booking or After Execution and Registration of BBA which ever is later.</b> | <b>25% of TCV</b>                 |
| <b>On completion of 20<sup>th</sup> Floor Slab</b>   | <b>10% of TCV</b>                 |
| <b>On completion of Super Structure</b>  | <b>30% of TCV</b>                 |
| <b>On Application of Occupancy Certificate</b>   | <b>15% of TCV</b>                 |
| <b>On offer of Possession (Receipt of Occupancy Certificate)</b>                                 | <b>10% of TCV + Other Charges</b> |
| <b>Down Payment Plan (DPP)</b>   |                                   |
| <b>On Application of Booking</b>   | <b>10% of TCV</b>                 |
| <b>Within 60 days of Booking or After Execution and Registration of BBA which ever is later.</b> | <b>80% of TCV</b>                 |
| <b>On offer of Possession (Receipt of Occupancy Certificate)</b>                                 | <b>10% of TCV + Other Charges</b> |

Any other duly approved plan.

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

The Allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the Allotment Letter.

Thanking You,  
Yours Faithfully,  
**For Elan Enclave Private Limited**

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(s)**

**Dated:**

**(Authorised Signatory)**

**For Elan Enclave Private Limited**

**(Authorized Signatory)**

**Acceptance by Allottee(s)**

**(Allottee(s))**

**This Allotment is subject to the following conditions:**

**1. TERMS**

- 1.1** That the allotment of above residential Apartment/ Unit is subject to the detailed terms & conditions mentioned in the Application Form and Agreement For Sale. Although there shall be any variations in the terms and conditions.
- 1.2** Terms & Conditions provided in 'Agreement For Sale' shall be final and binding on both the Company and the Allottee(s) subject to any conditions in the Allotment Letter.
- 1.3** The Allottee(s) shall not transfer/resale of residential Apartment/ Unit without prior consent of the promoter/Company 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 Consideration Value of the residential Apartment/ Unit as shown in the Payment Plan as annexed.
- 1.5** The Total Consideration Value (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.** 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:
- 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 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 apartment 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.
  - 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 unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.

**For Elan Enclave Private Limited**

**(Authorized Signatory)**

**Acceptance by Allottee(s)**

**(Allottee(s))**

- 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. No administrative charges shall be levied by the promoters.

Interest as applicable on installment will be paid extra along with each installment.

## 2 MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing to the Company within 15 (fifteen) days of the date hereof along with Rs. \_\_\_\_\_ towards ten percent (10%) of the Total Consideration Value of the residential Apartment/ Unit, in the Company through Cheque / Demand Draft/RTGS drawn in favour of '**ELAN ENCLAVE PVT LTD ELAN THE STATEMENT MASTER ACCOUNT**' payable at Gurugram and sign the 'Agreement for Sale' within thirty (30) days from the date of issue of this Allotment Letter.
- 2.2 All cheques/demand drafts must be drawn in favour of '**ELAN ENCLAVE PVT LTD ELAN THE STATEMENT MASTER ACCOUNT**'.
- 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(s) by registered post at the address given by the Allottee(s) to the Company and email Id provided in the Application Form.
- b. You, the Allottee(s) will inform the Company of any change in your address, telephone no., email ID for future correspondence.

## 4 CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) fails in submission of consent or seeks cancellation/withdrawal from the Project without any fault of the promoter/the Company or fails in payment of required additional amount towards Total Consideration Value of the residential Apartment/ Unit and signing of 'Agreement For Sale' within given time, then the promoter/ the Company is entitled to forfeit ten percent (10%) of the Total Consideration Value of the residential Apartment/ Unit paid for the allotment and interest component on delayed payment (payable by the Allottee(s) for breach of agreement and non-payment of any due payable to the promoter/the Company). The rate of interest payable by the Allottee(s) to the promoter/ the Company shall be the State Bank of India highest marginal cost of lending rate plus two percent (2%). The balance amount of money paid by the Allottee(s) shall be returned within ninety (90) days of such cancellation.

## 5 COMPENSATION

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

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))

**6 SIGNING OF AGREEMENT FOR SALE**

- a. The promoter/ the Company and the Allottee(s) will sign “Agreement For Sale” within thirty (30) days of allotment of residential Apartment/ Unit.
- b. The Allottee(s) will be required to be present in person in the office of **Elan Enclave Private Limited**, on any working day during office hours to sign the ‘**Agreement For Sale**’ within thirty (30) days.

7 All the terms and conditions mentioned in the draft Agreement For Sale as notified in pursuance of section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017.

**8 CONVEYANCE OF THE SAID RESIDENTIAL APARTMENT/ UNIT**

The promoter/ the Company on receipt of the Total Consideration Value of unit for residential Apartment/ Unit along with parking (if applicable), will execute a conveyance deed in favour of Allottee(s) within three (3) months and no administrative charges will be charged by the Promoter/ the Company from the Allottee(s) except stamp duty.

Thanking You,  
Yours Faithfully,  
**For Elan Enclave Private 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(s)**

**Dated:**

**For Elan Enclave Private Limited**

**(Authorized Signatory)**

**Acceptance by Allottee(s)**

**(Allottee(s))**

**Documents to be attached along with Allotment Letter**

| <b>Sr. No.</b> | <b>Annexures</b>  |
|----------------|---|
| <b>1.</b>      | Payment Plan.   |
| <b>2.</b>      | Action Plan of Schedule of Development (Duly approved by HARERA).   |
| <b>3.</b>      | Location Plan.  |
| <b>4.</b>      | Floor Plan of Residential Apartment/ Unit.  |
| <b>5.</b>      | Copy of License.  |
| <b>6.</b>      | Copy of letter of approval of Building Plan.  |
| <b>7.</b>      | Copy of Environment Clearance.  |
| <b>8.</b>      | Copy of draft Agreement for Sale.   |
| <b>9.</b>      | Copy of Board Resolution vide which above signatory was authorized.   |
| <b>10.</b>     | Specifications (which are part of the Residential Apartment/ Unit) as per Haryana Building Code, 2017 or National Building Code.    |
| <b>11.</b>     | Specifications, amenities, facilities (which are part of the Project) as per Haryana Building Code, 2017 or National Building Code. |

For Elan Enclave Private Limited

(Authorized Signatory)

Acceptance by Allottee(s)

(Allottee(s))