

## ALLOTMENT LETTER

Dated: \_\_\_\_\_

To,

[•]

Dear Sir/Madam,

**Re: Allotment of apartment/flat/unit no. [•] on the [•] floor, in the building named/No. as [•], Wing [•] (“Apartment/Flat”), in the project “Ozar 96”, (“Project”).**

**RERA Registration No.** \_\_\_\_\_ (*rera.delhi.gov.in*).

We refer to your Application Form dated \_\_\_\_\_ (“**Application Form**”) and are pleased to inform you that we have allotted you the Apartment/Flat subject to the following terms and conditions:

- (1) All definitions, terms and conditions set out in your Application Form, including payment schedule and all Annexures annexed thereto shall be deemed to have been reproduced hereunder and binding on you.
- (2) The Sale Consideration payable for the Apartment/Flat is Rs. [•]/- (Rupees [•] only) as set out in the Application Form. Details whereof are mentioned in **Annexure I** herein.
- (3) We acknowledge the receipt of the [•]% being part of Earnest Money. The balance amount of the Sale Consideration shall be paid by you in accordance with the payment schedule as annexed to the Application Form, and also as annexed hereunder as **Annexure II**, time being the essence of this transaction. The details of the Unit is set out in **Annexure III**.
- (4) We hereby agree and confirm that no amount(s) over and above 10% of the Cost of the Property shall be collected prior to execution of Agreement for Sale.
- (5) Please note that terms of the allotment of the Apartment/Flat are binding on you from the date hereof. Further, you shall execute/sign and submit to us the duplicate copy of the duly signed Allotment Letter within 15 (Fifteen) days of the date hereof. You are required to send us the duly signed Allotment letter within the timelines mentioned herein but in any case, it shall be deemed that you have accepted the allotment of the Apartment/Flat on the terms and conditions as specified in this Allotment Letter.

(6) Please note that you shall pay the requisite stamp duty and registration charges and register the Agreement for Sale within 15 (Fifteen) days from the date hereof, failing which, we are entitled to charge Interest as mutually agreed under the terms of the Application Form. Without prejudice to our right to charge Interest, in the event you fail to come forward for registration of the Agreement for Sale or pay the stamp duty as required, within the timelines stipulated above, we at our sole discretion reserve our right to cancel this Allotment Letter / Application Form and forfeit the amounts as per the terms mentioned in the Application Form.

(7) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Apartment/Flat in your favor. A draft of Agreement for Sale has been uploaded on *rera.delhi.gov.in* for your reference. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking you,  
Yours sincerely,  
For Ozar Organic Llp

Authorized signatory

**Annexure I**

**DETAILS OF PRICING**

PROJECT:  
RERA REGISTRATION NO.\_\_\_\_\_  
RERA WEBSITE:\_\_\_\_\_

**Annexure II**

**PAYMENT PLAN**

**ANNEXURE III**  
**DETAILS OF UNIT**

**TOWER A**

Floor	Apartment/Shop/Space Type	No. of Units	Carpet Area of Allotted Unit (Sq. meter.)	Carpet Area+ Area of Walls Area of Allotted Unit	Area of Exclusive Balcony / Verandah (Sq. meter.)	Area of Exclusive Terrace, if any (Sq. meter.)
Ground Floor						
First Floor						
Second Floor	Tower-1 Unit-1	201	192.437	211.43	68.25	-
	Tower-1 Unit-2	202	181.412	198.26	55.842	-
Third Floor	Tower-1 Unit-1	301	192.437	211.43	68.25	-
	Tower-1 Unit-2	302	181.412	198.26	55.842	-
Fourth Floor	Tower-1 Unit-1	401	192.437	211.43	68.25	-
	Tower-1 Unit-2	402	181.412	198.26	55.842	-
Fifth Floor	Tower-1 Unit-1	501	192.437	211.43	68.25	-
	Tower-1 Unit-2	502	181.412	198.26	55.842	-
Sixth Floor	Tower-1 Unit-1	601	192.437	211.43	68.25	-
	Tower-1 Unit-2	602	181.412	198.26	55.842	-
Seventh Floor	Tower-1 Unit-1	701	192.437	211.43	68.25	-
	Tower-1 Unit-2	702	181.412	198.26	55.842	-
Eighth Floor	Tower-1 Unit-1	801	192.437	211.43	68.25	-
	Tower-1 Unit-2	802	181.412	198.26	55.842	-
Nineth floor	Tower-1 Unit-1	901	192.437	211.43	68.25	-
	Tower-1 Unit-2	902	181.412	198.26	55.842	-
Tenth floor	Tower-1 Unit-1	1001	192.437	211.43	68.25	-
	Tower-1 Unit-2	1002	181.412	198.26	55.842	-
Eleventh Floor	Tower-1 Unit-1	1101	192.437	211.43	68.25	-

	Tower-1 Unit-2	1102	181.412	198.26	55.842	-
Twelfth Floor	Tower-1 Unit-1	1201	192.437	211.43	68.25	-
	Tower-1 Unit-2	1202	181.412	198.26	55.842	-
Thirteen floor	Tower-1 Unit-1	1301	192.437	211.43	68.25	-
	Tower-1 Unit-2	1302	181.412	198.26	55.842	-
Fourteen floor	Tower-1 Unit-1	1401	192.437	211.43	68.25	-
	Tower-1 Unit-2	1402	181.412	198.26	55.842	-
Fifteen Floor	Tower-1 Unit-1	1501	192.437	211.43	68.25	-
	Tower-1 Unit-2	1502	181.412	198.26	55.842	-
Sixteen Floor	Tower-1 Unit-1	1601	192.437	211.43	68.25	-
	Tower-1 Unit-2	1602	181.412	198.26	55.842	-
Seventeen Floor	Tower-1 Unit-1	1701	192.437	211.43	68.25	-
	Tower-1 Unit-2	1702	181.412	198.26	55.842	-
Eighteen Floor	Tower-1 Unit-1	1801	192.437	211.43	68.25	-
	Tower-1 Unit-2	1802	181.412	198.26	55.842	-
Nineteen Floor	Tower-1 Unit-1	1901	192.437	211.43	68.25	-
	Tower-1 Unit-2	1902	181.412	198.26	55.842	-
Twenty Floor	Tower-1 Unit-1	2001	192.437	211.43	68.25	-
	Tower-1 Unit-2	2002	181.412	198.26	55.842	-
Twenty One Floor	Tower-1 Unit-1	2101	192.437	211.43	68.25	-
	Tower-1 Unit-2	2102	181.412	198.26	55.842	-
Twenty Two Floor	Tower-1 Unit-1	2201	192.437	211.43	68.25	-
	Tower-1 Unit-2	2202	181.412	198.26	55.842	-
Twenty Three Floor	Tower-1 Unit-1	2301	192.437	211.43	68.25	-
	Tower-1 Unit-2	2302	181.412	198.26	55.842	-
Twenty Four Floor	Tower-1 Unit-1	2401	192.437	211.43	68.25	-
	Tower-1 Unit-2	2402	181.412	198.26	55.842	-
Twenty Five Floor	Tower-1 Unit-1	2501	192.437	211.43	68.25	-
	Tower-1 Unit-2	2502	181.412	198.26	55.842	-
Penthouse 1	Lower Floor	2601	174.173	190.79	54.7	15
	Upper Floor		80.879	91.13	17.83	145.17
Penthouse 2	Lower Floor	2602	165.742	181.77	41.9	14.16

	Upper Floor		57.362	66.81	41.9	135.51
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## TOWER B

Floor	Apartment/Shop/Space Type	No. of Units	Carpet Area of Allotted Unit (Sq. meter.)	Carpet Area+ Area of Walls Area of Allotted Unit	Area of Exclusive Balcony / Verandah (Sq. meter.)	Area of Exclusive Terrace, if any (Sq. meter.)	Type of Apartment
Ground Floor							
First Floor							
Second Floor	Tower-2 Unit-1	201	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	202	186.551	206.76	58.099	-	4 BHK
Third Floor	Tower-2 Unit-1	301	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	302	186.551	206.76	58.099	-	4 BHK
Fourth Floor	Tower-2 Unit-1	401	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	402	186.551	206.76	58.099	-	4 BHK
Fifth Floor	Tower-2 Unit-1	501	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	502	186.551	206.76	58.099	-	4 BHK
Sixth Floor	Tower-2 Unit-1	601	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	602	186.551	206.76	58.099	-	4 BHK
Seventh Floor	Tower-2 Unit-1	701	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	702	186.551	206.76	58.099	-	4 BHK
Eighth Floor	Tower-2 Unit-1	801	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	802	186.551	206.76	58.099	-	4 BHK
Nineth floor	Tower-2 Unit-1	901	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	902	186.551	206.76	58.099	-	4 BHK
Tenth floor	Tower-2 Unit-1	1001	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1002	186.551	206.76	58.099	-	4 BHK
Eleventh Floor	Tower-2 Unit-1	1101	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1102	186.551	206.76	58.099	-	4 BHK
Twelveth Floor	Tower-2 Unit-1	1201	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1202	186.551	206.76	58.099	-	4 BHK

Thirteen floor	Tower-2 Unit-1	1301	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1302	186.551	206.76	58.099	-	4 BHK
Fourteen floor	Tower-2 Unit-1	1401	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1402	186.551	206.76	58.099	-	4 BHK
Fifteen Floor	Tower-2 Unit-1	1501	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1502	186.551	206.76	58.099	-	4 BHK
Sixteen Floor	Tower-2 Unit-1	1601	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1602	186.551	206.76	58.099	-	4 BHK
Seventeen Floor	Tower-2 Unit-1	1701	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1702	186.551	206.76	58.099	-	4 BHK
Eighteen Floor	Tower-2 Unit-1	1801	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1802	186.551	206.76	58.099	-	4 BHK
Nineteen Floor	Tower-2 Unit-1	1901	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	1902	186.551	206.76	58.099	-	4 BHK
Twenty Floor	Tower-2 Unit-1	2001	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2002	186.551	206.76	58.099	-	4 BHK
Twenty One Floor	Tower-2 Unit-1	2101	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2102	186.551	206.76	58.099	-	4 BHK
Twenty Two Floor	Tower-2 Unit-1	2201	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2202	186.551	206.76	58.099	-	4 BHK
Twenty Three Floor	Tower-2 Unit-1	2301	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2302	186.551	206.76	58.099	-	4 BHK
Twenty Four Floor	Tower-2 Unit-1	2401	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2402	186.551	206.76	58.099	-	4 BHK
Twenty Five Floor	Tower-2 Unit-1	2501	193.528	211.94	63.578	-	4 BHK
	Tower-2 Unit-2	2502	186.551	206.76	58.099	-	4 BHK
Lower Penthouse	Tower-2 Unit-1	2601	176.272	192.14	50.869	13.5	5 BHK
	Tower-2 Unit-2		81.335	88.91	13.96	150.01	
Upper Penthouse	Tower-2 Unit-1	2602	172.827	190.94	40.288	27.397	5 BHK
	Tower-2 Unit-2		62.191	71.03	9.21	113.92	