

REGISTERED/SPEED POST

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Aug 2019

Allottees (G-95) Project

OPTION LETTER FOR SPECIFIC FLOOR AND PARKING SPACE :
SECTOR-95, GURGAON

1. Reference our booking letter dated _____ and subsequent correspondence on the subject.
2. The project is nearing completion and the Dwelling Units (DUs) are likely to be ready for handing over by early January 2020. A total of 1221 DUs have been constructed, spread over 17 towers of varying heights. There are a total of 03 towers of Luxury Apartment, 06 towers of Super Deluxe Apartments, 04 towers of Deluxe Apartments, and 04 towers of Small Family Apartments.
3. **Configuration of Towers.**
 - (a) **Luxury Towers (Total 03 Nos).** Two towers are of height stilt plus 18 storeys, while one tower is of height of stilt plus 19 storeys. Each tower has 04 DUs on each floor.
 - (b) **Super Deluxe Towers (Total 06 Nos).** Five towers are of height stilt plus 23 storeys, while one tower is stilt plus 20 storeys. Each tower has 04 DUs per floor. The 20 storeys tower has 03 DUs on the 20th (top) floor.
 - (c) **Deluxe Towers (Total 04 Nos).** Three towers have a height of stilt plus 19 storeys, while one tower has stilt plus 18 storeys. Each tower has 04 DUs per floor.
 - (d) **SFA Towers (Total 04 Nos).** Two towers are stilt plus 13 storeys having 04 DUs per floor. The balance two towers are of height 08 and 07 storeys respectively, with 04 DUs per floor except the top floor which has 03 DUs.
4. **Option for Allotment of Floor and Parking Space.** With a view to improve the level of satisfaction and give a chance to the allottees to opt for a floor of their choice, it has been decided to seek option from the allottee, so to allot specific DUs and parkings to the allottees.

5. **Option for Allotment of Floor and Parking Space.** The details of floorwise availability of DUs is as under :-

S. No	DU Type	Floorwise Distribution																							Total
		1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th	10 th	11 th	12 th	13 th	14 th	15 th	16 th	17 th	18 th	19 th	20 th	21 st	22 nd	23 rd	
(a)	LXA	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	4	-	-	-	-	220
(b)	SDA	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	23	20	20	20	539
(c)	DXA	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	12	-	-	-	-	300
(d)	SFA	16	16	16	16	16	16	15	11	8	8	8	8	8	-	-	-	-	-	-	-	-	-	-	162

6. **Floor Option and Allotment of Specific Dwelling Unit.**

(a) For the purpose of exercising options, the floor code is given in the table below. Allottees are required to give their options in the order of preference as per Appx att.

Ser No	Floor	Floor Option Code
(a)	1 st Floor	1FL
(b)	2 nd Floor	2FL
(c)	3 rd Floor	3FL
(d)	4 th Floor	4FL
(e)	5 th Floor	5FL
(f)	6 th Floor	6FL
(g)	7 th Floor	7FL
(h)	8 th Floor	8FL
(i)	9 th Floor	9FL
(j)	10 th Floor	10FL
(k)	11 th Floor	11FL
(l)	12 th Floor	12FL
(m)	13 th Floor	13FL
(n)	14 th Floor	14FL
(o)	15 th Floor	15FL
(p)	16 th Floor	16FL
(q)	17 th Floor	17FL
(r)	18 th Floor	18FL
(s)	19 th Floor	19FL
(t)	20 th Floor	20FL
(u)	21 st Floor	21FL
(v)	22 nd Floor	22FL
(w)	23 rd Floor	23FL

(b) **Guideline for Filling Options.** While filling the Appendix, the following may be kept in mind: -

(i) All allottees must exercise their different choices in order of preference for the floor desired without repeating the same floor in the subsequent choices. Kindly do not indicate any specific tower, as only floor choices will be considered in the draw.

- (ii) Allottees of various types of DUs can exercise their choices as under:-
- (aa) **Luxury Apts.** Can exercise 19 choices for 19 floors in the floor choices as per order of preference. The 19th floor is the top most floor in one tower, while the 18th floor is the top most floor in the balance two towers.
- (ab) **SDA Apts.** Allottees of SDA apartments can exercise choices for any of 23 floors in their order of preference. The 23rd floor is the topmost floor in five towers, while the 20th floor is the topmost floor in one tower.
- (ac) **DXA Apts.** Allottees of Deluxe Apts can exercise choices for any of the 19 floor in their order of preference. The 19th floor is the topmost floor in three towers, while the 18th floor is the topmost floor in one tower.
- (ad) **SFA Apts.** Allottees of SFA Apts can exercise choices for any of the 13 floors in their order of preference. The 13th floor is the topmost floor in two towers, while in the balance two towers the 7th and 8th floor is the topmost floor respectively.
- (iii) Allottees should use the codes as given above while exercising their choices (i.e. without any further amplification such as flat facing, park facing, corner flat and so on). In case of repetition of choice(s), or use of unauthorised codes/ amplifications the concerned choice (s) will be treated as null and void.
- (iv) It shall not be possible to change a DU once allotted by the draw of lots except by a mutual exchange.

7. Allottees who are Battle Casualty having 100 percent disability and are covered by the provisions of liberalized pension conditions in terms of Govt of India, Min of Defence letter No 1 (s)/890 (PEN-C) dt 02 Nov 95 are requested to submit the mandatory medical/ pension document (duly attested) alongwith the options for considering their names for preferential allotment for specific floor under the provisions of para 65 of AWHO Master Brochure – Jul 1987 (as amended). No such claim shall be entertained at a later stage.

Space for Parking.

8. Car parking areas have been planned in the Basement, Stilts and in Open. It is mandatory for all allottees to accept one parking area, while an addl parking is optional. All allottees shall get the mandatory parking in either Basement, Stilt or Open area.

9. The details of the various types of parking areas are as under :-

- (a) Twin Parking spaces in the Basement which allows parking of two cars, one behind the other and can be opted for by allottees owning two cars. The entry to the 'Twin Car Parking' is only from one side.
- (b) Car Parking spaces under basement or stilt which allows parking of one car.
- (c) Car parking spaces at ground level in the open, without any cover which allows parking of one car only.
- (d) Scooter Parking space in the stilts.

10. Accordingly the various parking codes to be used for opting for either type of parking area are as under: -

Ser No	Type of Parking	Parking Code
(a)	Twin Parking in Basement	TCPB
(b)	Single Car Parking in Basement	CPB
(c)	Single Car Parking in Stilts	CPS
(d)	Open Car Parking	OCP
(e)	Scooter Parking	SP

11. **Towerwise Details of Parking Spaces.** Keeping in mind that all allottees should get parking area in their own blocks or in close proximity to their blocks, the distribution of various types of parking areas are as under :-

S. No	Tower No	Total DUs	No (s) of Parkings					Total No (s) of Parkings (less SP)
			TCPB	CPB	CPS	OCP	SP	
<u>LXA</u>								
(a)	A	72	-	85	16	-	-	101
(b)	B	76	05	84	16	-	-	105
(c)	C	72	08	77	16	-	-	101
<u>SDA</u>								
(d)	D	92	02	100	16	-	-	118
(e)	E	92	-	102	16	-	-	118
(f)	F	92	03	68	16	05	--	92
(g)	G	92	03	69	16	04	-	92
(h)	H	92	05	66	16	05	-	92
(j)	J	79	04	55	16	04	-	79
<u>DXA</u>								
(k)	K	76	05	54	11	06	03	76
(l)	L	76	05	53	12	06	02	76
(m)	M	76	03	55	12	06	02	76
(n)	N	72	02	53	12	05	02	72
<u>SFA</u>								
(o)	O	52	-	25	04	23	07	52
(p)	P	52	01	24	04	23	06	52
(q)	Q	27	02	12	04	09	04	27
(r)	R	31	02	14	04	11	04	31

Note:-

- (a) In addition to the above there are approx a total of 300 OCPs which shall be treated as addl parking and could be opted as explained at para 15 below.
- (b) All scooter parking shall be allotted subsequently as addl parkings.

12. **Tentative Cost of Parking Areas.** All parking areas have been planned to accommodate any type and size of car, and have a minimum width and depth of 2.47m and 4.85m respectively. The parking areas in stilts are however not of standard size (due to column spacing) and thus at times provide addl area than that provided for parking. Thus the allottees opting for stilts and being allotted the same by a draw of lots shall be charged an addl amount for the extra area. The tentative costing of the parking areas is as under :-

- (a) **TCPB.** Priced at Rs 5.25 lacs
- (b) **CPB.** Priced at Rs 3.50 lacs.
- (c) **CPS.** Vary from 2.85 lacs to 3.35 lacs.
- (d) **OCP.** Priced at Rs 1.30 lacs.
- (e) **SP.** Priced at Rs 0.60 lacs.

13. **Exercising of Option for Parking Areas.**

- (a) It shall be mandatory for all allottees to accept at least one car parking out of the available parkings as indicated at para 11 above. While the Luxury allottees are required to give choices for the basement or stilt parking, the other allottees can give choices for basement, stilt and open parkings.
- (b) Allottees shall give choices as per the attached Appendix in the order of preference for the various types of parking areas.
- (c) The codes to be used for giving the choices are as per para 10 above.

14. **Computerised Draw for Parking.** The computerised draw for allotment of specific parking area shall be done after the draw of allotment of specific DU has been completed. Specific parking area will be allotted to the allottees of DUs in a block from amongst in the block, as indicated at para 11 above.

15. **Allotment of Additional Car Parking.**

- (a) There are likely to exist a few surplus parkings of various types as under:-
 - (i) Luxury Apts - Basement and Open parkings.
 - (ii) Super Deluxe Apts - Basement and Open parkings.
 - (iii) Deluxe and SFA Apts - Open parkings and Scooter parking.
- (b) Allottees are thus required to exercise their demand of additional parkings (in addition to mandatory parking) as per option at Appx.
- (c) The draw for the additional parkings shall however be done separately from the main draw for which the date shall be announced subsequently on the AWHO website.

16. **Procedure for Random Draw of DUs & Parking.**

(a) It may be noted that allottees are required to exercise only their choice/ option for Floor/ Type of Parking, strictly as per the format give at Appendix. They should not indicate/ mention their choices for any particular Block/ DU/ Parking, location (like East facing/ Park facing, Corner Flat etc). Such requests will not be considered/ entertained in the computer draw.

(b) The allotment of specific DU/ Parking will be done by a computerized draw. In the first round of allotment, first choices all allottees (based on randomized seniority) will be considered & DUs allotted. For the allottees whose first choice are not fulfilled, second round of allotment will be done to consider & allot their second choice. This process will continue till all DUs are exhausted.

(c) In case of contingencies, where an allottee has exercised less options and does not come out successful for the same in the draw, or an allottee has preferred not to exercise any option, the allotment of floor and specific DU will be done though a random computer draw, from the common pool of the balance number of unit left over, after exhausting the allotment of choices exercised by the allottees.

(d) The allotment of specific DU/ Parking to the allottees whose options are not received by the due date as mentioned at para 18 below or who have exercised less options and become unsuccessful in the draws, will be done through a random computer draw from the left over DUs/ Parkings. Such allottees will have to accept the DU/ parking allotted irrespective of its type, location & cost.

17. **Schedule of Draw.** The computerized draw for allotment of DU and mandatory parking shall be held at **HQ AWHO, Kashmir House, New Delhi from 1030 hrs onwards on 24 Oct 2019** by an external Board of Officers. The draw for the additional parkings will be held separately for which the date shall be announced later. Allottees are welcome to attend the draw if they so desire at their own expense and convenience.

18. **Important.** In view of the foregoing, you are requested to ensure that you do exercise your option well in time so as to reach this HQ **latest by 30 Sep 2019**, falling which your option shall be assumed as per para 16 (d) above. Your option therefore should be dispatched preferably by **registered acknowledgement due** after taking the postal/ transit time into consideration. Please avoid sending options through courier, as their entry into Kashmir House is restricted due to security considerations. However, you may also send your option by Fax/ e-mail.

(Pankaj Subba)
Lt Col
EO (Marketing)
For Managing Director

Encls : As above

The Managing Director, AWHO
South Hutments,
Kashmir House, Rajaji Marg
New Delhi- 110011

OPTION FOR SPECIFIC FLOOR AND PARKING SPACES : SECTOR-95, GURGOAN

1. Refer your letter No _____ dt _____ 2019.
2. **Floor Choices.** I am an allottee of _____(LXA/ SDA/ DXA/ SFA) at Gurgaon, Sector-95 Project. I give my option for the under mentioned floor in order of preference: -

Ser No	Priority	Floor Option Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		
(e)	5 th Choice		
(f)	6 th Choice		
(g)	7 th Choice		
(h)	8 th Choice		
(i)	9 th Choice		
(j)	10 th Choice		
(k)	11 th Choice		
(l)	12 th Choice		
(m)	13 th Choice		
(n)	14 th Choice		
(o)	15 th Choice		
(p)	16 th Choice		
(q)	17 th Choice		
(r)	18 th Choice		
(s)	19 th Choice		
(t)	20 th Choice		
(u)	21 st Choice		
(v)	22 nd Choice		
(w)	23 rd Choice		

Note :- DU typewise options are available as under :-

- **LXA Allottees.** First floor till 19th floor (19 choices).
- **SDA Allottees.** First floor till 23rd floor (23 choices).
- **DXA Allottees.** First floor till 19th floor (19 choices).
- **SFA Allottees.** First floor till 13th floor (13 choices).
- **Codes to be used as indicated at para 6.**

3. **Option for Mandatory Parking.** My choice of one mandatory parking is as under :-

Ser No	Choice	Parking Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		

Note :-

- Mandatory to fill choices or else computer will allot randomly.
- For Luxury allottees choices available are TCPB, CPB and CPS.
- For SDA, Deluxe and SFA allottees, choices available are TCPB, CPB, CPS and OCP.
- **Codes to be used as indicated at para 10.**

4. **Option for Additional Parkings (Optional).** In addition to the mandatory parking, I would like to opt for an addl parking as per following choices :-

Ser No	Choice	Parking Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		

Note :-

- For LXA and SDA allottees choices available are CPB and OCP.
- For DXA and SFA allottees choices available are OCP and SP.
- **Codes to be used as indicated at para 10.**

5. I also confirm that I will pay the cost of specific DU and the parking area allotted.

Note :-

- Please fill in the desired option and authenticate with your signatures. Conditional options/ choice (s) cannot be accepted.
- Please give different choices/ options without repeating them. Further, please use only Codes as given above (i.e without any further amplifications such as any particular block/ DU, location (East facing, Park Facing, Corner Flat, ect). In case of repetition of choice(s) or use of unauthorized Codes/ amplification, the concerned choice(s) will be treated as null and void.
- Please ensure that your options duly exercised to reach this office latest by the stipulated date i.e **30 Sep 2019** positively.
- While filling the choices/ options for floor, para 5, 6 & 7 may be kep in mind.
- While filling the choices/ options for parking spaces, para 9 to 13 may be kept in mind.

Signature _____

Station :

Rank & Name _____

Regn No _____

Date :

Address _____

Mobile Number _____

E-Mail ID _____