

All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this allotment letter and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

ALLOTMENT LETTER

Dated:

To,

Dear Sir/Madam,

Re: Allotment of villa no. [●] ("Villa"), in villa complex / cluster known as "Evoke" at Plot No. REP-1 in Sector- 27, Greater Noida ("Project") part of larger township- Godrej Golf Links.

We refer to your Application dated [●] ("**Application**") and are pleased to inform you that we have allotted you the Villa subject to the following terms and conditions:

1. All definitions, terms & conditions set out in your Application, including Payment Schedule and all Schedules annexed to it shall be deemed to have been reproduced hereunder and binding on you.
2. The Cost of Property (as defined in Application) for the Villa is **Rs. [●] (Amount in rupees _____)** as set out in **Annexure I** herein.
3. We acknowledge the receipt of the **Rs [●]/- (Amount in rupees _____)** being part of Cost of Property. The balance amount of Cost of Property shall be paid by you in accordance with the Payment Plan set out in **Annexure II** herein, time being the essence of this transaction. The details of the Villa is set out in **Annexure III** herein.
4. Please note that the allotment of the Villa is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 10 (ten) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Villa on the terms and conditions as specified in Application and this Allotment Letter.
5. Please note that this allotment is further subject to you paying the requisite stamp duty, registration charges and registering the Agreement to Sub-Lease within the time period as may be stipulated by us, failing which, we at our sole discretion reserve our right to cancel this Allotment Letter and/or Application and forfeit the amounts as per the terms mentioned in the Application.
6. Please further note that the Agreement to Sub-Lease contains detailed terms and conditions of the sale of the Villa in your favor. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement to Sub-Lease shall prevail.

Thanking you,
Yours sincerely,

For **AR Landcraft LLP**

Authorized signatory

ANNEXURE I

DETAILS OF COST OF PROPERTY

[•]

All Taxes, duties, Cess, (whether applicable/payable now or become applicable/payable in future) including but not limited to service tax and/or value added tax (VAT) and/or TDS and/or GST, swachh bharat cess, krishi kalyan cess, land under construction tax, and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies as applicable in respect of the Villa, will be charged at actual, in addition to above and are subject to revision as may be levied by the government authorities. In case of any levy such as development charges etc., taxes and duties in future by the government authorities, the same shall be borne by the Buyer.

ANNEXURE II

Payment Plan

[•]

ANNEXURE III
Details of Villa

A	Villa No.		
B	Area (in square meters)	Carpet Area*	
		Exclusive Areas**	
		Total Area[#]	

***“**Carpet Area**” shall mean the net usable floor area of an Villa, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Villa for exclusive use of the Buyer or verandah area and exclusive open terrace area appurtenant to the said Villa for exclusive use of the Buyer, but includes the area covered by the internal partition walls of the Villa.*

***“**Exclusive Areas**” shall mean means open area, the exclusive balcony, exclusive terrace area, stilt area and/or basement area (as may be applicable), appurtenant to said Villa for exclusive use of the Buyer.*

*[#]“**Total Area**” shall mean the Carpet Area and Exclusive Areas collectively.*