

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,

Re: Allotment of Unit no. _____ ("Unit"), in complex / cluster known as "Godrej Getaway Plaza at Godrej Golf Links" situated at Plot No. REP-1 in Sector- 27, Greater Noida , Part of larger township- Godrej Golf Links. RERA Registration No. / _____ : RERA website: up-rera.in

Dear Sir/Madam,

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

- (i) 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.
- (ii) The Cost of Property (as defined in Application) for the Unit is **Rs. _____ (_____ Only)** details whereof are mentioned in **Annexure I** herein.
- (iii) We acknowledge the receipt of **Rs. _____ (Rupees _____ Only)** 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 Unit is set out in **Annexure III** herein.
- (iv) Please note that the allotment of the Unit 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 Unit on the terms and conditions as specified in Application and this Allotment Letter.

- (v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the agreement for 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.
- (vi) Please further note that the agreement for sub-lease contains detailed terms and conditions of the sale of the Unit 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 for sub-lease shall prevail.

Thanking you,
Yours sincerely,

For AR Landcraft LLP

Authorized signatory

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ANNEXURE I
DETAILS OF COST OF PROPERTY

Sr.No.	Particular of Consideration	Amount (INR)
	Rate per Square meter of the Unit	
(i)	Towards the Carpet Area of Unit	
(ii)	Towards the Exclusive Area of Unit	
(iii)	Interest Free Maintenance Security	
(iv)	Other Charges (OC)*	
(v)	Add on Specification	
A	Cost of Property (i+ii+iii+iv+v)	
B	Golf Course and Master Club Membership fee Sports Arena Charges**	
C	Taxes##	
D	Lease Rent	
E	Advance Maintenance Charges**	
F	Total Price (A+B+C+D+E)	

*Other Charges towards Infrastructure Charges & Power Back Up Charges.

**Advance Maintenance Charges for 1 year from Completion Time Period are mentioned at an estimated rate.
The actual maintenance charges will be calculated at the prevalent rates at the time of offer of possession

#Government Taxes Shall be as per applicable Law.

ANNEXURE II
SCHEDULE OF PAYMENTS

Payment Plan Line Item Name	Amount Percent (BSP)
Application Money (Forms a part of booking amount)(AM)	500000
Within 30 days of booking (Forms a part of Booking amount)	10% of COP* 10% of Lease Rent + GC & MCMF
On 30th January, 2021	15% of COP* 15% of Lease Rent + GC & MCMF
On Application of OC	65% of COP* 65% of Lease Rent + GC & MCMF
On Intimation of Possession	10% of COP* 10% of Lease Rent + GC & MCMF 100% of AMC
COP: Cost of Property AMC : Advance Maintenance Charges	

***COP-** Cost of Property as mentioned in **ANNEXURE I**

ANNEXURE III
DETAILS OF UNIT

A	Unit No.		
B	Floor		
C	Tower		
D	Area (in square meters)	Carpet Area*	
		Exclusive Areas**	
		Total Area#	
E	Car Park Space:		

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

****“Exclusive Areas”** means the exclusive balcony appurtenant to said Unit for exclusive use of the Allottee”.

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