

"All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the 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,

Name of Allottee

Address of Allottee

Dear Sir/Madam,

Re: Allotment of Unit _____ in Tower No. _____] ("Unit"), in of complex known as "Godrej Nurture Phase 1 at SC-02/H and SC-02/I, Sector 150, Noida ("Project"). RERA Registration No. [●]: RERA website: up-rera.in

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:

1. All definitions, terms & conditions set out in your Application including its Payment Schedule and other Schedules annexed to it shall be deemed to have been reproduced hereunder and binding on you.
2. The Total Cost payable (as defined in Application) for the Unit is **Rs.[●]** (_____ **Only**) as set out in the Application.
3. We acknowledge the receipt of **Rs. [●]/- (Rupees _____)** being part of Total Cost Payable as set out in **Annexure I** herein. The balance amount of Total Cost Payable 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.
4. 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.
5. Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the unit agreement as and when called upon 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 unit agreement 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 unit agreement shall prevail.

Please sign the duplicate copy of this Allotment Letter as token of your acceptance.

With Warm regards,

Team Customer Centricity

Brick Rise Developers Pvt. Ltd.

(Through its Development Manager, Godrej Properties Limited)

Authorized signatory

(Allottee)

(Allottee)

ANNEXURE I
DETAILS OF COST OF PROPERTY

ANNEXURE II
PAYMENT PLAN

DRAFT