

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 Act and the rules and regulations made thereunder ("RERA Act") and the exercise of such rights and obligations shall be subject to the provisions of RERA the Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in the applications form / allotment letter / agreement for sale (as the case may be) 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 Flat No. [●] on the [●] floor, in Tower B4 of the building named Godrej Platinum ("Project").

We refer to your Application Form dated _____ ("Application Form") and are pleased to inform you that we have allotted you Flat No. ----- on the ----- Floor of Tower B4 in Godrej Platinum subject to the following terms and conditions:

- (i) All definitions, Terms & Conditions set out in your Application Form, including Payment Schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The Sale Consideration payable for the Flat is Rs.[●]/- (Rupees [●] only) as set out in the Application Form.
- (iii) I/We acknowledge the receipt of an aggregate sum of Rs. ----- (Rupees -----) being 10% of the Sale Consideration as an Application Money which shall be appropriated by us towards part of Earnest Money. After execution and registration of the Agreement for Sale you shall pay the balance Earnest Money being further 10% of the sale consideration and shall pay to the Owner Promoter the balance amount of the Sale Consideration in accordance with the Payment Schedule as annexed to the Application Form, time being the essence of this transaction.
- (iv) Please note that this Allotment of the Flat is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 7 (Seven) 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 Flat on the terms and conditions as specified in the Application Form.
- (v) Please note that this Allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within 30 (Thirty) days from the date hereof, failing which, we at our sole discretion reserve the right to cancel this Allotment Letter and/or Application Form and forfeit the amounts as per the terms mentioned in the Application Form.

- (vi) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Flat in your favor. A draft of Agreement for Sale has been uploaded on [●] 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 GODREJ & BOYCE MFG. CO. LTD.

Authorized signatory