

APPLICATION FORM

GODREJ BAYVIEW SECTOR 9, VASHI



The project is registered as Godrej Bayview MahaRERA No. P51700031726 available at <http://maharera.mahaonline.gov.in>.

APPLICATION FORM

Sales order No :	Customer ID :	Date:
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To,	
Suncity Infrastructures (Mumbai) LLP ("Developer") Godrej One, 5 th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai- 400 079	

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I/We, the Applicant/s mentioned below, request that I/we be allotted a residential flat / unit / apartment in the "**Godrej Bayview**", project situated at village Juhu, tehsil Thane Sector 9, Vashi, Navi Mumbai falling within the jurisdiction of the Navi Mumbai Municipal Corporation ("**Project**") details whereof are as under and in terms of this Application Form , which is more particularly mentioned in Annexure A (Terms and Conditions).

1. APPLICANT/S DETAILS

IN CASE OF INDIVIDUAL			
	1 st Applicant/s	2 nd Applicant/s	3 rd Applicant/s
Full Name (in capital)			
Date of Birth			
PAN			
Nationality & Residential Status			
Permanent Address			
Mobile No.			
Email Id			
Address for Communication			
Payment share for TDS			

Note: Applicant's passport size photograph and photocopies of PAN Card/OCI/PIO and Voter Card to be mandatorily submitted along with this Application Form. All compliance in terms of the Foreign Exchange Management Act, 1999 and its amendments shall be the sole responsibility of the Applicant/s. By providing Applicant's personal information in this Application Form, the Applicant/s hereby consents and authorizes Godrej Properties Limited or/and its affiliates to communicate with the Applicant/s by email(s), call(s), SMS(es),

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

WhatsApp, electronic communication(s) using digital media or via any other mode of communication in relation to any of the information pertaining to the Project.

In case of Company/ Partnership Firm/ LLP /Trust / HUF/	
Name	
Date of Incorporation/ Formation	
PAN/CIN/LLPIN	
Registered Office Address	
Name of Authorized Representative/ Partner /Karta/Trustee	

Note: If Applicant/s is Company/Partnership Firm/Limited Liability Partnership (LLP)/Trust/Hindu Undivided Family (HUF), then the following incorporation documents (as applicable) are required to be submitted along with this Application Form: (a) Certificate of Incorporation/Registration Certificate for the applicable entity (b) Memorandum of Association (c) Articles of Association (d) Partnership Deed (e) Limited Liability Partnership Agreement (f) Trust Deed (g) HUF PAN (h) Board/Partner/Trust's Resolution authorizing this purchase along with the name of the authorized representative/Partner. Please affix the official stamp/signature of the respective Company//Partnership Firm/LLP/Trust/HUF as may be applicable.

2.	MODE OF BOOKING
	Direct or Channel Partner : _____ Name of the Developer's sale's representative _____ Name, contact number, stamp and signature of Channel Partner (if applicable): _____ (RERA Registration No. _____, Valid upto _____)
3.	PURPOSE OF PURCHASE: Investment _____ Self-Use _____
4.	FINANCE FROM BANK/FINANCIAL INSTITUTION: YES / NO If yes, Preferred Financial Institution: _____

5. DETAILS OF FLAT/UNIT ("Flat"/"Unit") SALE CONSIDERATION AND ESTIMATED OTHER CHARGES

I. Flat/Unit Details			
A	Details of Flat/Unit	Flat/Unit No.: _____, ____ Floor, Building/Tower: ____. The Floor Plan demarcating the Flat/Unit is attached as Annexure B .	
B	Location of Building/Tower	As shown shaded in _____ in the plan attached as Annexure C hereto.	
C	Area (in square meters only)	Carpet Area*	
		Exclusive Areas**	
		Ancillary Area accessible only to the flat***	
		Total Area#	

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

	D	Covered Car Park Space(s)		
			Independent	Dependent
			<i>[Please mention the number of covered car park(s). Mention '0' where not applicable.]</i>	
	E	Specification(s) of Flat/Unit	As per Annexure D .	
	F	Common Areas and Facilities	As per Annexure E .	
II.	Sale Consideration			
	A	Flat/Unit Carpet Area	Rs. _____/- <i>[Internal Note:- Please round up the amount]</i>	
	B	Exclusive Areas	Rs. _____/-	
	C	Covered Car Parking Space(s)	Rs. _____/-	
	D	Proportionate Common Areas Charges including Club house development Charges calculated on the Carpet Area	Rs. _____/-	
	E	Facilities <i>[Note: this will include Club house membership fees/charges, PLC and floor rise.]</i>	Rs. _____/-	
	Total (Rounded off)		Rs. _____/- (Rupees _____ Only)	
	F	Payment Schedule	As per Annexure F .	
III.	Estimated Other Charges		As per Annexure F .	

*"Carpet Area" shall mean net usable floor area of the Flat/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Flat/Unit for exclusive use of the Applicant/s and exclusive open terrace area appurtenant to the Flat/Unit for exclusive use of the Applicant, but includes the area covered by the internal partition walls of the Flat/Unit.

**"Exclusive Areas" shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Flat/Unit and meant for exclusive use of the Applicant/s and other areas appurtenant to the Flat/Unit for exclusive use of the Applicant/s.

*** "Ancillary Areas" shall mean area appurtenant to the flat, which has exclusive access from the said flat and is offered by the Developer on as is basis without any charges

#"Total Area" shall mean the Carpet Area, Exclusive Areas and Ancillary Areas collectively.

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6.	In addition to the Sale Consideration, Estimated Other Charges, I/we agree and undertake to pay the following amounts as and when demanded by the Developer, towards:	
	a)	All applicable and future taxes, levies, duties, cesses, charges including but not limited to goods and services tax (GST) and/or TDS, land under construction tax as demanded by the authorities, property tax, External Development Charges (EDC), Infrastructure Development Charges (IDC), lease rent, lease premium, if any applicable and/or all other direct/indirect taxes/duties, impositions levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies (" Statutory Charges/ Other Charges ") , transfer charges levied by CIDCO, if any, in respect of the Flat/Unit and/or the transaction contemplated herein and/or in respect of the sale consideration and/or the other amounts payable by me/us. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Developer shall be binding on me/us.
	b)	Further, since timely deduction of TDS and payment of the same to the authorities is Applicant's responsibility under Section 194-IA of the Income Tax Act, 1961, the Applicant/s may hereby authorize the Developer to initiate the process of paying TDS amounts to the authorities, by signing TDS Authorization Letter as mentioned in Annexure G , which stipulates the broad terms and conditions of the same.
	c)	All costs, charges and expenses including but not limited to stamp duty, registration charges and/or incidental charges in connection with the any of the documents to be executed for the sale of the Flat/Unit including on this Application Form and/or the Allotment Letter and/or the Agreement for Sale (as defined below) as per the provisions of applicable laws, shall be borne and paid by the Applicant/s as and when demanded by the Developer. I/We understand that, under the GST Law, a notified class of registered persons have to upload specified details on Invoice Registration Portal ("IRP") of GST for supplies made to registered buyers and obtain an Invoice Reference No. (IRN) and Digitally Signed QR Code from the GST authorities at the time of issue of Invoice. Thereafter, such IRN and Digitally Signed QR Code needs to be affixed on Invoice to be issued by such registered person to the registered buyer. In relation thereto the I/we am/are providing declaration as annexed hereto as Annexure H. For the purpose of this Application Form, "GST" means and includes any tax imposed on the supply of goods or services or both under GST Law. "GST Law" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc. "Cess" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law. "Applicable Law" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, notifications, orders, bye-laws etc. including amendments/ modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government notifications, circulars, directives, order or direction, judgment, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Application Form or thereafter.
7.	I/We further confirm that I/we am/are submitting this Application Form after understanding the entire manner and scope of development to be undertaken in the Project, including the details of the Carpet Area, Exclusive Area, Common Areas and Facilities being provided, without relying on any of the publicity materials / advertisements published in any form or any channel by the Developer or any third party. I/We am/are aware and I/we confirm that the advisements / publicity material released does not provide any warranty and may not be providing complete details / disclosures as may be required under the Real Estate (Regulation and Development) Act, 2016 (" RERA ") read with the applicable Rules framed thereunder and I/we am/are not relying on the same for my/our decision to purchase the Flat/ Unit. I/We further confirm and undertake to not make any claim against the Developer or seek cancellation of the Application Form / allotment or refund of the monies paid by me/us by reason of anything contained in the publicity material / advertisement published in any form or in any channel, by the Developer or any third party. I/We acknowledge that I/we have not relied upon the interiors depicted / illustrated in marketing collaterals/ the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein and understand that the same is shown only as a suggested layout/ furnishing options without any obligation on the part of the Developer to provide the same. I/We acknowledge that areas, specifications, plans, images and other details are indicative and are subject to change.	
8.	I/We acknowledge, agree and undertake that I/we shall neither hold the Developer or any of its affiliates liable/ responsible for any representation/ commitment/offer made by any third party to me/us nor make any claims/demands on the Developer or any of its affiliates with respect thereto.	

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9.	Save and except the information / disclosure contained herein and on RERA website, I/we confirm and undertake not to make any claim against the Developer or seek cancellation of this Application Form / allotment letter/ Agreement for Sale or refund of the monies paid by me by reason of anything contained in other information / disclosure not forming part of this Application Form / allotment letter/ Agreement for Sale or the RERA website.															
10.	I/We have fully read and understood the Terms and Conditions attached hereto as Annexure A which contains broad terms, conditions, representations, covenants, etc. as well as the terms of the Agreement for Sale uploaded on RERA website. I/We have fully read the Project details available on RERA website. I/We do hereby agree, undertake and covenant to abide and be bound by them and also by the area, sale consideration, estimated other charges and payment terms as set out herein. The Terms and Conditions as mentioned in Annexure A forms an integral part of this Application Form and shall always be read together with this Application Form and be construed accordingly.															
11.	I/We have taken the decision to purchase the Flat/Unit in the Project out of my/our own free will after giving careful consideration to the nature and scope of the entire development explained to me/us in person including the disclosures and commitments contained herein as well as made available on RERA website and remitted the amounts payable thereof fully conscious of my rights, liabilities and obligations. All the above information provided by me/us is true and nothing has been concealed or suppressed. I/We further undertake to inform the Developer promptly of any changes to the above information and particulars furnished by me/us.															
12.	I/We hereby confirm that, I/we have made the payment of the Application Money (i.e the money tendered with this Application Form) towards the Flat, details whereof are as under: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Payment Type</th> <th style="text-align: center;">Bank Name</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">Branch</th> <th style="text-align: center;">Transaction ID</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> I/We hereby understand that any payment shall be subject to realization and/or actual credit in Developer's bank account.	Payment Type	Bank Name	Amount	Branch	Transaction ID										
Payment Type	Bank Name	Amount	Branch	Transaction ID												
13.	In the event, the Developer is required to refund any amounts in terms of this Application Form, the Developer may refund such amounts in the below Bank account. I/We agree to update the Developer of any change in the Bank account details immediately and shall not hold the Developer liable in case of my/our failure in this regard. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Name of Account Holder</th> <th style="text-align: center;">Bank Account No.</th> <th style="text-align: center;">Name of the Bank and Branch</th> <th style="text-align: center;">IFSC</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name of Account Holder	Bank Account No.	Name of the Bank and Branch	IFSC											
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(Second Applicant)

(Third Applicant)

ANNEXURE A
TERMS & CONDITIONS

The Applicant/s agrees, acknowledges, confirms and covenants that:

1. The Applicant/s is/are aware that :

- (a) City & Industrial Development Corporation of Maharashtra Limited (“CIDCO”) is the owner of the land bearing (1) Plot No. 18 admeasuring 9,240.13 sq. mtrs situate vide order bearing no.RB/WS/IV/679 dated 18th June 1975 (hereinafter referred to as “Plot No. 18”); (2) Plot No. 3 (part) admeasuring 6917 sq. mtrs (except building nos. 1 and 3) vide order bearing no. RB/WS/IV/679/75 dated 18th June 1975 and RB/Desk II/LBP/V/WS/121 dated April 29, 1980 (hereinafter referred to as “Plot No. 3”) admeasuring 16157.13 square meters (“Leasehold Land”) and iii) Additional Area admeasuring 2115.180 square meters (“Additional Area”) forming a part of Plot No 18 and Plot No.3. The Landowners shall transfer the leasehold rights in the Additional Area after obtaining due approvals from competent authority. The area of Plot No. 18, Plot No. 3 and the Additional Area aggregating to admeasuring 18272.71 square meters situate at village Juhu, Tehsil Thane, hereinafter referred to as the (“Larger land”).
- (b) Vide separate Lease Deeds and Supplementary Lease Deeds (duly registered), CIDCO has demised the lease rights of i) Plot no. 18 admeasuring 9240.13 square metres in favour of Gulmohar Co-operative Housing Society Limited (“**Gulmohar CHS**”) (Building Nos. 64 to 81) and Utkarsh Co-operative Housing Society Limited (“**Utkarsh CHS**”) (Building Nos. 61 to 63) as Lessees and ii) Plot no. 3 (part) admeasuring 6917 square metres in favour of Sai Ashirwad Co-operative Housing Society Limited (“**Sai Ashirwad CHS**”) (Building Nos.2 and 4 to 18) as lessees. The aggregate area of Plot No. 18 and Plot No.3 admeasures approx. 16157.13 square meters, hereinafter referred to as (“**said Property**”), more particularly described in First Schedule hereunder written.
- (c) CIDCO issued no objection certificate dated 11th April, 2017 in favour of Gulmohar Association for redevelopment of the building Nos. 64 to 81 in respect of Plot No. 18 and the said NOC was further re- validated by CIDCO on 05th Dec, 2018 ,15th Jan, 2021 and 31st May 2021 on the terms and conditions stated therein (“Gulmohar CIDCO NOC”). Further CIDCO issued no objection certificate dated 31st May, 2019 in favour of Utkarsh Society for redevelopment of the building Nos. 61 to 62 in respect of Plot No. 18 and the said NOC was further re- validated by CIDCO on 15th Jan, 2021 on the terms and conditions stated therein (“Utkarsh CIDCO NOC”). Further CIDCO has issued no objection certificate dated 11th April, 2017 in favour of Ashirwad Association for redevelopment of the building Nos. 2, 4 to 18 in respect of plot no. 3 and the said NOC was further re- validated by CIDCO on 09th July, 2018 and 24th May, 2019 on the terms and conditions stated therein (“Ashirwad CIDCO NOC”).
- (d) Vide three separate Development Agreements, all dated April 3, 2019, Gulmohar Co-operative CHS, Utkarsh CHS and Sai Ashirwad CHS have granted the development rights in respect of Plot No.18, Building Nos. 64 to 81 admeasuring 7920.11 square metres, in respect of Plot No.18, Building Nos. 61 to 63 admeasuring 1320 square metres and in respect of Plot No.3 (part), Building Nos.2 and 4 to 18 admeasuring 6917, respectively i.e. the said Larger Land in favour of Suncity Infrastructures (Mumbai) LLP, on the terms and conditions mentioned therein.
- (e) Vide three separate Deeds all dated 24 January 2020 executed between Gulmohar CHS and Suncity Infrastructures (Mumbai) LLP, Utkarsh CHS and Suncity Infrastructures (Mumbai) LLP, Sai Ashirwad CHS and Suncity Infrastructures (Mumbai) LLP, all three Deeds registered with the office of the Sub- Registrar of Assurances at Thane and bearing serial No. TNN11/1106 of 2020, TNN

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11/1101 of 2020, TNN11/1110 of 2020 respectively, Gulmohar CHS, Utkarsh CHS and Sai Ashirwad CHS have confirmed their respective Development Agreement dated 3rd April, 2019.

- (f) Pursuant to the aforesaid Development Agreements and Deed, by and under three independent Power of Attorney dated 24th January, 2020 executed by the Gulmohar CHS, Utkarsh CHS and Ashirwad CHS in favour of the Developer registered with sub registrar of assurances at Thane under serial no. TNN-11/1107/2020; TNN-11/1102/2020 and TNN-11/1111/2020 respectively, the Gulmohar CHS, Utkarsh CHS and Ashirwad CHS have granted in favour of Suncity Infrastructures (Mumbai) LLP, the powers to undertake the necessary and incidental acts for the redevelopment of the said Property as more particularly set out therein.
- (g) The Gulmohar Society, Ashirwad Society, Utkarsh Society vide general body resolutions passed special general body meetings held on 09th December, 2018, 13th February, 2019, 23rd December, 2018 respectively and read with general body resolutions passed by special general body meetings held on 21st February 2021 and 24th February 2021 respectively ("SGM") and appointed Suncity Infrastructures (Mumbai) LLP was appointed as a developer for the redevelopment of the Larger Land .
- (h) In view of the above SGM, the Joint Registrar of Co-operative Societies (CIDCO) has granted its No Objection Certificate to Gulmohar Society, Ashirwad Society, Utkarsh Society on 29th March, 2019, for the appointment of Suncity Infrastructures (Mumbai) LLP as the Developer and the redevelopment of the Larger Land old buildings of Gulmohar Society, Ashirwad Society, Utkarsh Society by the Developer
- (i) Vide letter dated 14th Feb, 2020 issued by Navi Mumbai Municipal Corporation in favour of the Gulmohar CHS, Utkarsh CHS and Ashirwad CHS, Plot No.18 and Plot No. 3 are amalgamated and existing amenities are relocated subject to terms and conditions more particularly contained therein.
- (j) The Additional Area admeasuring 2115.180 square meters interspersed throughout the Larger Land and has been confirmed and acknowledged by NMMC vide letter dated 14th Feb, 2020 bearing no. J.Ka.NMMC/NRVI/SSNR/639/2020. Further the Gulmohar CHS, Utkarsh CHS and Sai Ashirwad CHS in its Special General Body Meeting dated 21st Feb, 2021, and 24th Feb, 2021 respectively, unanimously resolved to appoint Suncity Infrastructures (Mumbai) LLP as a developer to redevelop the respective additional area and to make the Additional Area part of the amalgamated land and the project as per applicable laws by obtaining all necessary approvals from the competent authority and execute and register all necessary documents in respect thereto.
- (k) In terms of the aforesaid Development Agreements and Deeds, the Developer have inter-alia the right (i) to develop and construct the Two (2) rehab towers on the Larger Land having a proposed built-up area of approximately 24124.94 square metres ("Rehab Component") to be utilized to rehabilitate presently 592 residents on Larger Land and (ii) to develop and construct a free sale FSI having a proposed built-up area of approximately 14161.082 square metres to be utilized on Larger Land/ said Property ("Free Sale Component") in accordance with the terms and conditions to be set out in the Development Agreements and Deeds. Further, the Larger Land is also affected by reservation for (i) Amenity Open Space ("AOS Reservation") admeasuring 807.8square metres. In lieu of the AOS Reservation, the built up amenity shall be constructed on the Rehab Component by the Developer and shall be subsequently handed over to NMMC authority.
- (l) The Developer shall commence the development on portion of the said Larger Land including the Free Sale Component the said Larger Land in the name and style of "Godrej Bayview " for predominantly residential/mixed use consisting of total Three (3) nos. of Towers/Buildings

("Towers/Buildings"), out of which the Developer is currently developing two (2) nos. Towers/Buildings ("Towers/Buildings"), each comprising of Four(4) shared basement, Ground/Stilt, E-Deck and Twenty-Four (24) upper floors ("Project Land") The Developer has informed the Purchaser(s) and the Purchaser(s) hereby agree(s), acknowledge(s) and confirm(s) that the Developer shall construct one additional residential tower as part of future development and this Application Form is for the allotment of the Flat situated in the Free Sale Component/ Project Land.

- (m) Post development of the Project Land/Larger Land, it is envisaged by the Developer, that the Developer may depending on the nature, scope and use of entire development, at its discretion, form a co-operative society / condominium / limited company or combination of them, for the respective phases / each of the buildings in the Project or otherwise as it may deem fit and proper. Further, the Developer may form an apex organization (being either a co-operative society / condominium / limited company or combination of them) for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society / condominium / limited company or combination of them) for each of residential and commercial zones, if any, as the Developer may deem fit. As the Larger Land is being developed phase-wise/segment-wise, the Developer may in its discretion form a single co-operative society / condominium / limited company for all the phases to be developed on the Larger Land including the Project.
- (n) The Applicant/s is/are aware that the title of the Project Land is clear and marketable subject to extent of mortgages (as stated herein) and litigations and as mentioned on RERA website.
- (o) The Applicant/s has/have fully understood the development scheme as envisaged by the Developer.
2. The Applicant/s hereby undertakes that they are aware about all the information available on MahRERA website available at <https://maharera.mahaonline.gov.in/> for the Project and has/have submitted the application form for the Flat/Unit in the Project after thorough evaluation and understanding the specifications, amenities, and other Project details available on MahaRERA website.
3. The Applicant/s hereby agrees and undertakes to pay all the amounts due and payable to the Developer in accordance with the Payment Schedule as annexed hereto as **Annexure F** on or before the respective due dates. Further, in the event the Applicant/s offers to make advance payments to the Developer simultaneously with the amounts due on completion of any of the payment milestones towards the Flat, at the express request of the Applicant/s, the Developer may offer a rebate to the Applicant/s as the Developer may deem fit and proper. It is hereby clarified that the foregoing rebate is further subject to the Applicant/s complying with all its obligations under this Application Form/Allotment Letter/Agreement for Sale including timely payment of installments. Save as foregoing, the quantum of rebate shall not be subject to any change/withdrawal. Subject to timely payment of installments, the Applicant/s understands that in the event the Applicant/s wishes to make any advance payments, the Applicant/s can make the same only after the Applicant/s has/have registered the Agreement for Sale within the timelines stipulated by the Developer. The Applicant/s further understands and agrees that the Developer shall have the right to accept or reject such advance payment on such terms and conditions as the Developer may deem fit and proper.
4. For the purpose of this Application Form, the term earnest money shall mean 20% (twenty percent) of the total sale consideration including but not limited to Application Money (i.e. money tendered with this Application Form) ("**Earnest Money**"). The Applicant/s hereby agrees, confirms and undertakes to come forward and register the Agreement for Sale of the Flat/Unit on or before the payment of 10% (ten percent) of Sale Consideration to the Developer or as stipulated by the Developer, failing which the Developer shall without prejudice to any other rights be entitled at its sole discretion to (i) charge Interest to the Applicant/s and/or (ii) cancel this Application Form / allotment letter and forfeit the Non-Refundable Amounts as defined herein below.
5. The Developer, at its absolute discretion, shall be entitled to reject this Application Form without assigning any reason whatsoever. In the event of rejection of this Application Form, the Application Money tendered by the

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(Third Applicant)

Applicant/s shall be refunded by the Developer without any liability towards interest/damages. Further, in the event the Developer decides to allot the Flat/Unit in favor of the Applicant/s, the Developer will send the intimation thereof to the Applicant to make payments as per the Payment Schedule towards further consideration. Upon receipt of the same, the Developer shall proceed with allotment of the Flat/Unit and registration of the Agreement for Sale.

6. The Applicant/s further agree and understand that the Applicant/s shall pay the requisite stamp duty and registration charges and register the Agreement for Sale within the timelines stipulated by the Developer, failing which, the Developer is entitled to charge Interest as mutually agreed under the terms of this Application Form. The Applicant/s further agrees and understands that in the event the Applicant/s fail to register the Agreement for Sale within the stipulated timelines or pay the stamp duty as required, within the timelines stipulated above, we at our sole discretion reserve our right to cancel the Allotment Letter / Application Form and forfeit the amounts as per the terms mentioned in this Application Form.
7. The Applicant/s understands that the Applicant's eligibility to avail subvention plan, if offered, for payments, shall be decided by the bank/financial institution in their sole discretion and in accordance with their policies, terms and conditions.
8. All outstanding amounts payable by any party under this transaction to other shall carry such applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder (“**Interest**”) from the date it falls due till the date of receipt/realization of payment to the other party. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
9. In the event if the Applicant/s fails or neglects to (i) make the payment of the sale consideration and all other amounts due including but not limited to estimated other charges due from the Applicant/s as mentioned in this Application Form and/or Allotment Letter and/or Agreement for Sale on due dates and / or (ii) comply with the obligations as set out herein/ Allotment Letter/ Agreement for Sale including timely registration of Agreement for Sale, at any point of time, then without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payments, the Developer shall be entitled, to cancel/terminate this transaction and forfeit (a) Earnest Money, paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as determined by the Developer (e) all taxes paid by the Developer to the authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of the Agreement for Sale, if Agreement for Sale is registered and (g) any other applicable taxes and (h) subvention cost (if the Applicant/s has/have opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank, (collectively referred to as the “**Non-Refundable Amount**”). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever upon registration of the deed of cancellation or such other document, if applicable. For the sake of clarity, the interest and/or taxes paid on the Sale Consideration shall not be refunded upon such cancellation / termination. Upon such cancellation, the Applicant/s shall not have any right, title and/or interest in the Flat/Unit and/or car park space and/or the Project and/or the Project Land and or any part thereof and the Applicant/s waives his/their right to claim and/or dispute against the Developer in any manner whatsoever.
10. The Applicant/s acknowledges and agrees that the forfeiture as stated herein and the refund of the balance amount, if any, to the Applicant/s shall be deemed to be full and final settlement of the claim and the Developer shall be entitled to sell the Flat/Unit to any third party of the Developer choice without any recourse to the Applicant/s.
11. The Applicant(s) is not vested with any right, interest or entitlement in or over the Flat/Unit, until a formal agreement for sale (“**Agreement for Sale**”) is executed and registered between the Developer and the Applicant(s) under the applicable laws within the timelines stipulated by the Developer. The term “allot” or “allotment” or “Allotment Letter” wherever included in the Application Form shall always mean “provisional allotment” until the Agreement

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

for Sale is executed and registered by the Developer and the Applicant(s).

12. Without prejudice to the Developer's right to charge Interest, in the event the Applicant/s fails to (i) pay the requisite stamp duty and registration charges within the stipulated timelines and / or (ii) come forward for registration of the Agreement for Sale within the stipulated timelines, the Developer may, at its sole discretion reserves its right to cancel this Application Form/revoke the allotment of the Flat/Unit and in event the Developer exercises its right to cancel/ revoke, then the Non-Refundable Amounts as defined herein shall stand forfeited and the Applicant/s shall not raise any claims/dispute and waive off any rights/claims to the contrary that the Applicant/s may have under any applicable law.
13. The Applicant/s further agrees that in the event this Application Form is withdrawn/cancelled by the Applicant/s for reasons not attributable to Developer's default, then the Developer shall be entitled to forfeit the Non-Refundable Amounts.
14. The name of the individual towers and/or the respective phases in the Project may be amended at the sole discretion of the Developer and the Applicant/s shall not be entitled to raise any objection/hindrance on the same.
15. Except for the Covered Car Parking Space allotted by the Developer in accordance to this Application Form, the Applicant/s agrees and confirms that all parking spaces including open parking spaces will be dealt with in accordance with the applicable laws as well as bye-laws and constitutional documents of the society / association. The Applicant/s hereby declares and confirms that except for the Covered Car Parking Space allotted by the Developer, the Applicant/s does not require any parking space including open car parking space and accordingly the Applicant/s waives his claim, right, title, interest whatsoever on the areas of parking space in the Project. The Applicant/s further agrees and undertakes that he/she/they shall have no concerns towards the identification and allotment/allocation of parking space done by Developer / association / apex body, at any time and shall not challenge the same anytime in future. The Applicant/s agrees and acknowledges that Developer/the association/apex body shall deal with the parking space in the manner association / apex body deems fit, subject to the terms of bye-laws and constitutional documents of the association / apex body / the applicable laws. The Developer acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Sale Consideration. The Applicant/s agrees and acknowledges that the Covered Car Parking Space in the Project cannot be transferred / leased / sold or dealt otherwise independently of the Flat/Unit. All clauses of this Application Form and the Agreement for Sale pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to the Covered Car Parking Space.
16. The Applicant/s further agrees and acknowledges that if in the event of any variation in the Total Area of the Flat/Unit, the Sale Consideration payable for the Total Area shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Applicant/s towards the Sale Consideration.
17. The Applicant/s agrees and understands that the other charges as mentioned in **Annexure F** are only estimated amounts and are payable by the Applicants/s over and above the total Sale Consideration. The Applicant/s agrees and undertakes to pay all charges towards electricity, water and sewerage connection, maintenance charges, etc. for upkeep and maintenance of various common services and facilities and limited common area (if any), as may be called upon by the Developer.
18. The Developer shall offer possession of the Flat/Unit to the Applicant/s on or before 30th June 2027 ("**Delivery Date of Flat**") and shall deliver the Common Areas and Facilities on or before 30th June 2027 ("**Delivery Date of Common Areas and Facilities**"). Hereinafter the Delivery Date of Flat and Deliver Date of Common Areas shall be collectively referred to as the "Delivery Date". The Delivery Date shall stand reasonably extended on account of (i) any Force Majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Applicant/s including on account of any default on the part of the Applicant/s. In case the Developer is unable to offer possession on or before the Delivery Date for any reasons other

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

than those set out in the foregoing, then on demand in writing by the Applicant/s, the Developer shall refund the amounts received from the Applicant/s along with prescribed Interest in accordance to the applicable laws.. For the purpose of this application from, “Force Majeure” event shall include (a) war, civil commotion or act of God; (b) epidemic, pandemic, lockdown by governmental authorities; (c) any notice, order, rule, notification of the Government and / or other public competent authority / Court.

19. In the event the Applicant/s fails to take possession of the Flat/Unit within the stipulated timelines, then the Applicant/s shall be liable to pay to the Developer Rs. 110/- (Rupees One Hundred and Ten Only) per month per square meter on the Total Area of the Flat/Unit and applicable maintenance charges for the upkeep and maintenance of the Flat/Unit.
20. Due to any operation of law / statutory order/otherwise, if a portion of the Project or the entire Project is discontinued/ modified resulting in cancellation of allotment, then the Applicant/s affected by such discontinuation/ modification will have no right of compensation from the Developer in any manner including any loss of profit. The Developer will, however, refund all the money received from the Applicant/s without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
21. The Applicant/s agree/s and consent/s to the appointment of Godrej Living Private Limited, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai 400079 or any other agency, firm, corporate body, organization or any other person nominated by the Developer (“Facility Management Company”) to manage, upkeep and maintain the Project, Building together with other buildings and the Project Land / Larger Land Layout, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and to maintain common areas, common amenities and common facilities. The Applicant/s hereby agree and undertake to execute maintenance agreement with the Facility Management Company as and when called upon by the Developer / Facility Management Company. The Facility Management Company shall also be entitled, to collect the common area maintenance charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Project, Building(s) (including the Applicant’s proportionate share of the outgoings as provided under Clause [●] herein). The Developer hereby reserves its right to remove, nominate and appoint new Facility Management Company for maintenance, upkeep, management and control of the Project, at its sole discretion, and without any concurrence from Applicant/s / association / apex body / apex bodies/common organization. It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ society / apex body / apex bodies / common organisation. The Applicant/s hereby grants his/her/their/its unequivocal and unconditional consent confirming agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company (“FM Agreement”). It is hereby clarified that the Applicant/s agrees and authorizes the Developer to appoint the Facility Management Company for the Project and post formation of the society/ association / apex body/common organisation, as the case may be, the Developer will novate the FM Agreement in favor of the society / association / apex body/common organisation, as the case may be. Post expiry of the tenure of the FM Agreement, the society / association / apex body/common organisation, as the case may be, shall have the option to either continue with the Facility Management Company or appoint a new facility management company, provided that prior written consent of all the applicants of the units in the Project is obtained for deciding discontinuation/non-renewal of the FM Agreement as per the terms of such Agreement including the obligations/penalties/liabilities etc. or appointment of a new facility management company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s / association / apex body / apex bodies/common organisation, for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, upkeep, management and control of the Project, Building(s) and/or common areas, amenities and facilities thereto.
22. The Applicant/s agree(s) to promptly, without any delay or demur, pay the necessary maintenance charges as may be determined by the Developer/Facility Management Company.

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

23. The Applicant/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as may be required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Project, its building(s)/ tower(s)/wing(s), common areas, common amenities and common facilities and use of the Apartment/Flat / car parking areas by the Purchaser/s for ensuring safety and safeguarding the interest of the applicants of apartment(s)/flat(s)/premises/units in the Project and the Applicant/s also agree(s) and confirm(s) not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/Facility Management Company and/or other purchasers of apartment(s)/flat(s)/premises/units of the Project
24. The Applicant/s is/are aware that for the purposes of maintenance and management of the Project, the Developer would be appointing a facility management company, at its sole discretion without any reference to the Applicant/s and other occupants of the Project on such terms and conditions as the Developer may deem fit and the Applicant/s agrees and consents to the same. The Applicant/s acknowledges that the Developer may also retain some portion Flats/Units in the Project which may be subject to different terms of use as may be permissible under law, and the Applicant/s shall not raise any objections with respect to the same.
25. The Applicant/s shall not be entitled to transfer/assign his/their interest in the Flat/Unit in favor of any third party until taking over possession of the said Flat/Unit". The Developer reserves the right to allow such transfer at its sole discretion on payment of transfer charges /administrative fees of Rs. _4244/- (Rupees Four Thousand Two Hundred and Forty Four_____ only) per square meter plus taxes as applicable on the Total Area. On such transfer recorded / endorsed by the Developer, the Applicant/s along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Application Form /Agreement for Sale. The Applicant/s shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.
26. In the case of joint application for the Flat, unless a duly executed instruction by all such joint Applicant/s is provided to the Developer at the time of termination, all payments/ refund to be made by the Developer to the Applicant/s under the terms of the transaction documents, upon termination, shall be made to the first mentioned Applicant, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Applicants.
27. All 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 ("**Rules and Regulations**") 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 and the Rules and Regulations shall be deemed to be automatically included in this Applications Form and similarly any such provision which is inconsistent or contradictory to the Act and the Rules and Regulations shall not have any effect.
28. In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under law, have the right to settle the dispute through arbitration in accordance to the procedure laid down under the applicable laws. Costs of arbitration shall be shared equally by the Parties. The award of the Arbitrator shall be final and binding on the Parties to the reference. The arbitration proceedings shall be held in Mumbai and conducted in English only. This transaction will be subject to the exclusive jurisdiction of Courts at Mumbai only.
29. Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa, which means the use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this Application form so demands.

The contents of this Application Form, including the terms and conditions therein and price and payment plan have been explained to me/us and I/we hereby solemnly agree to be bound by them.

Signature(s)

(First/Sole Applicant)

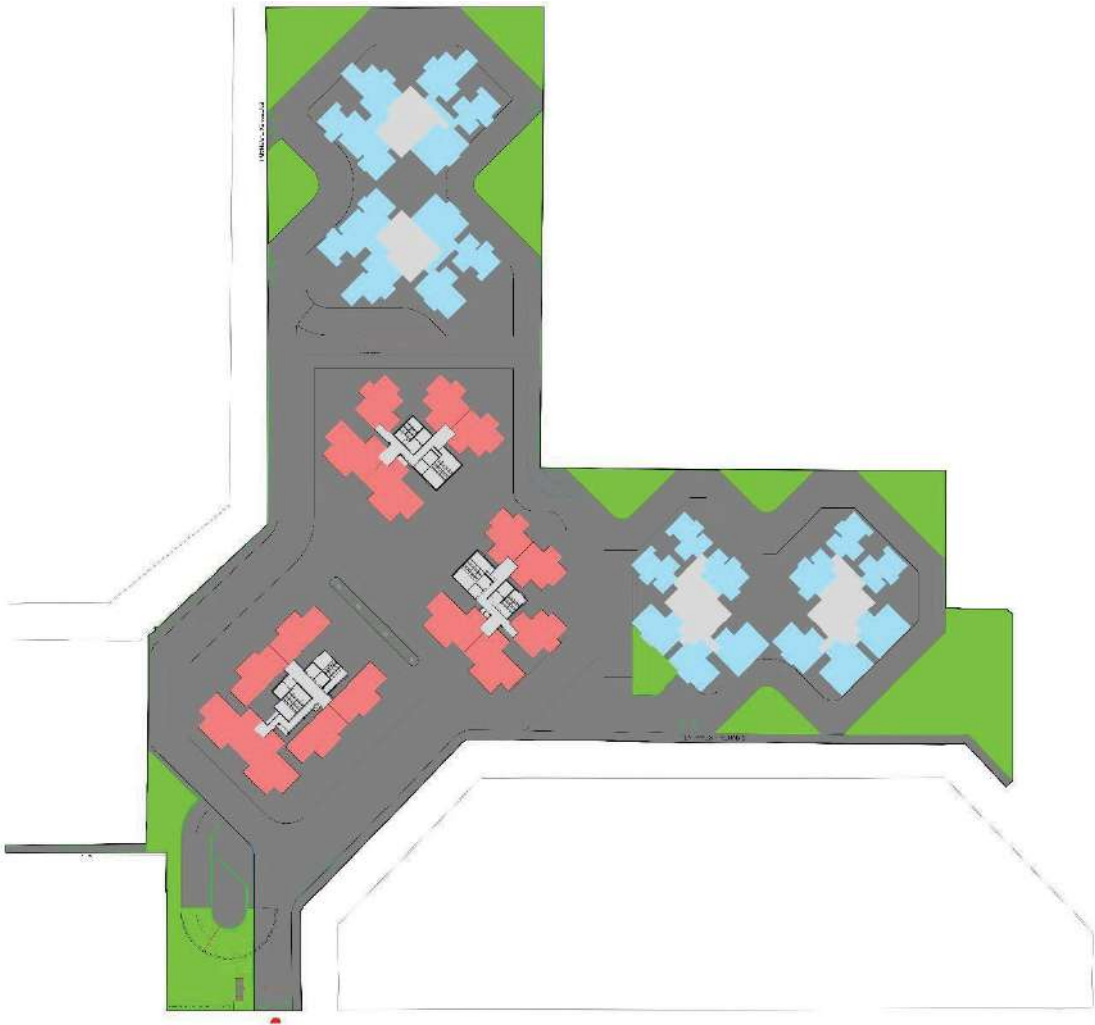
(Second Applicant)

(Third Applicant)

The project is registered as Godrej Bayview
MahaRERA No. P51700031726
available at <http://maharera.mahaonline.gov.in>.

ANNEXURE B
(Floor Plan demarcating the Flat/Unit)

ANNEXURE C
(Plan showing the location of the Building/Tower)



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE D
(Specification(s) of the Flat)

PRODUCT SPECIFICATIONS

Sr. No.	AREA	FINISH
1	Floorings	
	a. Living/ Dining room	High end vitrified tiles
	b. Passage	High end vitrified tiles
	c. Kitchen	High end vitrified tiles
	d. All bedrooms including M.bed	High end vitrified tiles
	e. Master toilet floor	Antiskid ceramic tile
	f. Common toilet floor	Antiskid ceramic tile
	g. Deck/ Balcony/ Flower bed	Antiskid ceramic tile
	h. Refuge Area	Basic tile
	i. Common area toilets, Driver toilets & Refuge toilets	Antiskid ceramic tile
2	Wall Finishes	
	a. Flat Living/ Dining/ Passage/ All bedrooms	Plastic Paint
	b. Kitchen (above dado), All toilets (above dado)	Plastic Paint
	c. Service slabs & shaft which are closed and not seen directly in building façade / lobby	Cement paint
	d. Balcony	Texture Paint
	e. Refuge area	Cement Paint
3	Ceiling Finishes	
	a. Flat entrance lobby/ Living/ Dining/ Passage/ All bedrooms	OBD
	b. Kitchen	OBD
	c. All toilets	Gypsum False Ceiling modular grid type with OBD
	d. Service slabs	Cement paint
	e. Refuge Area	Cement Paint
4	Dado	
	a. Kitchen (up to 2ft above platform)	Vitrified tiles above platform
	b. Master toilet and other toilets (up to lintel level)	Ceramic tile
	c. Common toilet – servant/Driver (up to lintel level)	Ceramic tile
	d. Skirting for Living	High end vitrified tiles
	e. Skirting for Kitchen and bedrooms	High end vitrified tiles
5	Kitchen	
	a. Kitchen platform	Granite counter top (main & service both)

6	Wash Basin		
	a. Master toilet	Yes (with Granite Counter Top)	
	b. Common toilet	Yes (with Granite Counter Top)	
7	C.P. Fittings		
	a. All toilets (CP+Sanitary Fittings)	Kohler base range or equivalent	
8	Sanitary Fittings: W.C. Type		
	a. All toilets	Kohler base range or equivalent	
9	Kitchen Amenities		
	a. CP fittings		
	b. Main sink	Integral Stainless Steel sink with drain board of Diamond make.	
	c. Main sink faucet	Yes	
	d. Water purifier	Provision of plug point ONLY	
10	Doors		
	a. Main door		
	Door frame		Yes
	Door shutter		
	External finish		
	Internal finish		
	Hardware		
	b. All rooms		
	Door frame		Yes
	Door shutter		
	External finish		
	Internal finish		
	Hardware		
	c. All toilets		
	Door frame	Black Granite	
	Door shutter	Yes	
	External finish		
	Internal finish	Laminate	
	Hardware	SS finish (grade 304)	
	d. Utility door & Dry balcony		
	Door frame	Black granite (double on all 3 sides)	
	Door shutter	Aluminum frame with Plain Glass & exhaust fan slot	
	External finish		
	Internal finish	Frosted Glass	
	Hardware	As per AL frame	
	e. Staircase Door		
	Door frame	Metal FRD as per Fire NOC	
	Door shutter	Metal FRD as per Fire NOC	
	Hardware	FIRE RATED	
	f. Shaft Shutters		
	Door frame	Metal FRD as per Fire NOC	
	Door shutter	Metal FRD as per Fire NOC	
	Hardware	FIRE RATED	
	g. All common area toilets & refuge toilets		
	Door frame	P-White Granite	
	Door shutter	Yes	
	Hardware	SS finish	
11	Windows		
	a. Living room		
	Window shutter	Aluminum	

	Finish	Powder coated
	Glass type	Full Sliding window with annealed glass.
	b. All rooms	
	Window sill	Granite
	Window shutter	Aluminum
	Finish	Powder coated
	Glass type	1st & 2nd Bed room Full Sliding window with annealed glass 3rd Bed room Part fixed - With toughened glass Part sliding – With annealed glass
	c. All toilets (unit & common)	
	Window frame	Same as dado, Indian marble sub-frame (4 sides)
	Window shutter	Aluminum frame with glass & exhaust fan slot
	Finish	Powder coated
	Glass type	Frosted glass
12	Electrical	
	a. Phase	Single phase connection for 2BHK & 3 phase connection for 3 BHK
	b. Switches/ Plug points	Plug points & switch socket - Indian standard.
	c. Wiring	Concealed PVC conduit with copper/ aluminum wiring
	d. MCB / ELCB	Yes
	e. AC point	One point for AC in all living & bedroom.
	f. Exterior electrical	Lights in landscape and common area
13	Amenities	
	a. Lobby + common areas	Power backup in common areas only
	b. Telephone points	Living room and master bedroom
	c. T.V. points	Living room and master bedroom
	d. Intercom point	Living room/ Passage
	e. Gas detectors	Yes
	g. Data point	Passage
	i. Video door phone	Yes
	h. CCTV	Entrance Lobbies, Basements, e-deck, elevators & Main gate
14	External Finish	Texture paint
15	Terrace Finish	Chemical water proofing with Heat reflective paint
16	Main Entrance Lobby	
	a. Flooring	Imported Marble
	b. Wall cladding	Imported Marble
	c. Ceilings	Combination of GYP board panel ceiling with luster paint
	d. Lift jambs and architrave	Granite
	e. Walls above cladding	Luster Paint
	f. Air conditioning	Yes
17	Typical Lift Lobby & Basement	
	a. Flooring + Skirting	Vitrified tiles
	b. Walls	OBD
	c. Ceilings	OBD
	d. Lift jambs & architrave	Granite
18	Deck, Flower Bed & Balcony Railing	

	a. Sill	0.1m bund wall from UFL, Paint - External finish same as building
	b. Railing	SS Glass railing 1100mm above bund
19	Staircase	
	a. Treads	Epoxy Paint
	b. Risers	Epoxy Paint
	c. Hand rails	MS Railing 1100mm (as per design)
	d. Walls	Plastic Paint
	e. Ceiling	Plastic Paint

ANNEXURE E
(Common Areas and Facilities)

Sr. No.	God-rej Bayview - List of Amenities
Ground Floor	
1	Main Entrance / Exit
2	Signage Wall
3	Pedestrian Entry
4	Security Cabin
5	Driveway
6	Senior Citizen Plaza
7	Parking
8	Drop Off Lobby
9	Indoor Play Court
10	Stepped Seating Area
11	Games Viewing Deck
12	Kid's Play Area
13	Green Lawn Area
14	Lounge Seating
15	Badminton Court
16	Foosball
17	Snooker Table
18	Table Tennis
19	Gaming Zone
20	Chess Room
21	Carrom Room
22	Cards Room
23	Banquet Hall
24	Squash Court
E- Deck	
25	Adult Swimming Pool
26	Kid's Swimming Pool
27	Pool deck
28	Viewing Deck
29	Changing Rooms
30	Spa
31	Tree Court
32	Glass house Café
33	Recreational Lawn
34	Paved Pathway
35	Yoga Deck
36	Sky Gym
37	Leisure Lawn
38	Gazebo
39	Toddler Play Zone
40	Library
41	Reading Knooks
42	Creche
43	Gym
44	Party Lawn

Sr. No.	God-rej Bayview - List of Amenities
Sky Zone	
45	Star Gazing Deck
46	Reflexology Pathway
47	Healing Accupressure Pathway
48	Sky Yoga
49	Tree Court
50	Sky Lawn
51	Barbeque Area
52	Sky Lounge

The project is registered as Godrej Bayview
MahaRERA No. P51700031726
available at <http://maharera.mahaonline.gov.in>.

ANNEXURE F
(Payment Schedule & Estimated Other Charges)

ANNEXURE G
(TDS Authorization Letter)

To,
Suncity Infrastructures (Mumbai) LLP
Godrej One, 5th floor, Pirojshanagar,
Eastern Express Highway, Vikhroli (E),
Mumbai - 400 079

Dear Sir/Madam,

Subject: Authorization Letter to pay TDS applicable under Section 1941A, as per Income Tax Act, 1961

Ref: Application Form dated _____ bearing customer id no. _____ ("Application Form") submitted to you for allotment of the
Flat no. _____ on the _____ floor in _____
Wing ("Flat") in the Project "Godrej _____"

With reference to the captioned matter, I/We hereby understand and acknowledge that since the Purchase consideration of my/our unit is more than Rs.50,00,000/- (Rupees Fifty Lakhs only), I/we am/are required to deduct 1% (One percent) Tax Deducted at Source ("TDS") on every payment that I/we make to you towards the purchase of the unit and the same shall be payable/deposited by me/us to the Income Tax Department, in accordance with the provisions of Section 194-IA of the Income Tax Act, 1961, (the "Act"). I/We am/are fully aware that timely deduction of TDS and payment of the same to the authorities is my/ our responsibility and any delay in the same will lead to my/ our incurring liabilities of penalty and interest to the authorities.

In this regard, I/we hereby authorize you or any of your employees or representative(s) or person(s) appointed by you ("Representatives") to do the following acts, deeds, matters and things required to be done/ undertaken on my/ our behalf to comply with the provisions of the Act including but not limited to:

- A) File requisite forms, challan(s), pay taxes as applicable pursuant to Section 194-IA of the Act;
- B) Discharge the liability of payment of TDS under Section 194-IA of the Act on my/ our behalf and deposit the same with the Government, subject to and to the extent of the payment made by me/ us on account of TDS under Section 194-IA of the Act, to you on or before the due date thereof.

Please indicate your preference by selecting relevant Option

I/We further understand and acknowledge that the TDS liability u/s 194-IA lies exclusively on me/us and you hold no liability or responsibility whatsoever for the non-compliance of the same.

I /We are aware that the aforesaid process of deduction/ payment of TDS is a manual and a complex process and is subject to human errors and/ or technical problems that may be encountered. 1/ We unconditionally and unequivocally agree and undertake that 1/ we will not hold you or your Representatives responsible or liable in any manner howsoever for the unintentional errors in filling up the forms online and/ or errors or stoppage of web site due to technical reasons or force majeure and waive my/ our right (if any) to claim any costs, compensation or damages in respect thereof.

In the event of occurrence of such errors, I/ we will fully assist you to correct and rectify the same, through Income Tax Department. I/ We shall sign, execute the necessary applications, forms, etc. and make myself/ ourselves available to attend the office of the Income Tax Department, as may be required to correct and rectify any errors in the forms.

I/We undertake that I/we shall provide you the duly signed Form 16B within the due date prescribed as per Income Tax Act, 1961.

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

Applicant(s) Payment share:

_____ %	_____ %	_____ %
Name of Applicant	Name of Applicant	Name of Applicant

I/We wish to continue paying the TDS on my/our own. I/We further agree that you have familiarized me/us with the process steps for the same and have also provided the necessary details to enable me/us to make these payments in future. I/we further undertake to deposit the TDS with the authorities and submit the signed TDS certificate in prescribed form within the due date prescribed as per Income Tax Act, 1961.

I/We accept the above in all respects. Thanking you,

ANNEXURE H
(GST Declaration)
GST Declaration Letter (Type A)

Date: _____

To,
Suncity Infrastructures (Mumbai) LLP
Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai - 400 079

Dear Sir/Madam,

Subject: Declaration Letter for submission of GST Registration detail for the purpose of issuance of E-Invoice under Rule 48(4) of the CGST Rules, 2017

Ref: Application No. _____ dated _____ for allotment of the Flat no. _____ on the _____ floor
in _____ Wing ("Flat") in the Project "Godrej _____" in the name of _____ (First Applicant).

With reference to the captioned matter, I/we understand that as per Rule 48(4) of CGST Rules, 2017, notified class of registered persons have to upload specified details on Invoice Registration Portal (IRP) of GST for supplies made to registered buyers and obtain an Invoice Reference Number (IRN) and Digitally Signed QR Code from the GST Authorities at the time of issue of invoice. Thereafter such IRN and Digitally Signed QR Code need to be affixed on invoice to be issued by such registered person to the registered buyer ("E-invoice").

Presently, E-invoicing is mandated from 1st October 2020 for only notified class of registered persons making supply to persons registered under GST. As informed to me/us, I / We understand that the said Rules are applicable for the Project "Godrej ". I / We further acknowledge and understand that the E Invoices would be raised in the name of First Applicant only.

Given the above, I/we hereby declare that we are registered under GST and our GST Registration No is _____. The aforesaid GST Registration is active as on date. Copy of GST Registration Certificate is attached herewith for your ready reference.

In this regard, I/we, our employees or representative(s) ("Representatives ") hereby confirm to do the following acts, deeds, matters and things to comply with the provisions of the GST Act including but not limited to:

- A) Confirm our GST registration status and provide a copy of the GST Registration Certificate;
- B) Intimate for any change in GST Registration status / surrender of GST Registration on immediate basis within 15 days of such change/surrender of GST Registration

In the event of incorrect disclosure provided with respect to GST registration, its status and other details, I/We may be disallowed the benefit of claiming Input Tax credit of the GST paid. I / We also understand that it could also cause penal consequences on you for non-compliance of E-invoicing rules.

In view of the above, I/We further undertake the responsibility for correct disclosure of GST registration status and hereby indemnify and allow you to recover any cost, compensation or penal charges imposed by the GST Authorities on the Company along with applicable taxes for incorrect invoicing due to incorrect / incomplete disclosure/ detail provided by us or non-intimation of any change in GST registration status by us.

I/We accept the above in all respects. Thanking you,

Name & Signature of the Customer:

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE H
(GST Declaration)
GST Declaration Letter (Type B)

Date: _____

To,
Suncity Infrastructures (Mumbai) LLP
Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai - 400 079

Dear Sir/Madam,

Subject: Declaration Letter for No GST Registration under GST Laws for the purpose of issuance of E-Invoice under Rule 48(4) of the CGST Rules, 2017

Ref: Application No _____ dated _____ for allotment of the Flat no. _____ on the _____ floor
in _____ Wing ("Flat") in the Project "Godrej _____" in the name of _____ (First Applicant).

With reference to the captioned matter, we understand that as per Rule 48(4) of CGST Rules, 2017, notified class of registered persons have to upload specified details on Invoice Registration Portal (IRP) of GST for supplies made to registered buyers and obtain an Invoice Reference Number (IRN) and Digitally Signed QR Code from the GST Authorities at the time of issue of invoice. Thereafter such IRN and Digitally Signed QR Code need to be affixed on invoice to be issued by such registered person to the registered buyer ("E-invoice").

Presently, E-invoicing is mandated from 1st October 2020 for only notified class of registered persons making supply to persons registered under GST. As informed to me/us, I / We understand that the said Rules are applicable for the Project "Godrej ". I / We further acknowledge and understand that the E Invoices would be raised in the name of First Applicant only.

I/We wish to declare that I/we am/are not registered under GST Laws and accordingly you shall not issue me/us E- invoice as prescribed under GST Laws.

I/We further agree that you have informed me/us with the requirements of E-invoicing under GST Law. I/We shall be responsible to intimate and provide GST Registration number to you whenever I/we get registered myself/ourselves under GST Law along with copy of GST Registration certificate. Further I/we shall be responsible to intimate for any change in GST Registration from time to time.

In view of the above, I/We further undertake the responsibility for correct disclosure of GST registration status and indemnify and allow you to recover any cost, compensation or penal charges imposed by the GST Authorities on the Company along with applicable taxes for incorrect invoicing due to incomplete / incorrect details provided by me/us.

We understand that updation of GST Registration in your billing and accounting system will take some time and you will update the same in your system on best efforts basis. We also understand and acknowledge that E-invoice will be issued to me/us only in case GST Registration Number and Certificate copy is provided atleast 7 working days before the date of issue of invoice for next instalment due.

I/We accept the above in all respects. Thanking you,

Name & Signature of the Customer:

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

**ANNEXURE I
(FEMA Declaration)**

To,
Suncity Infrastructures (Mumbai) LLP (“Developer”)
Godrej One, 5th Floor,
Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai- 400 079.

Dear Sir,

Sub: Purchase of Unit No _____ in the project Godrej Bayview

I / We confirm that I / We am / are NRI and not a citizen of Macau or Hong Kong, Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan and Democratic People’s Republic of Korea. I / We am / are eligible to purchase immovable property in India as per applicable provisions of Foreign Exchange Management Act, 1999 (FEMA Act).

I / We have purchased the Residential for my/our personal use and not for trading purpose. I / We confirm & undertake that the remittances made / to be made by us is towards above mentioned property and NOT for Real estate business, or construction of farm houses i.e. trading in land and immovable property with view to earning profit or earning income there from as per applicable provisions of Foreign Exchange Management Act, 1999 (FEMA Act).

I / We confirm and understand that it is my/our responsibility of complying with the extant FEMA provisions and I undertake to fully indemnify against all losses and damages that may be caused to you on account of the funds remitted under this transaction.

I / We, at all times undertake to comply with all applicable anti-money laundering, anti-bribery, anti-corruption, counter-terrorism financing, and economic or trade sanctions laws and regulations (including any sanctions administered by the United States Department of the Treasury’s Office of Foreign Assets Control, the United Nations, the European Union, the Monetary Authority of Singapore and the Reserve Bank of India).

I / We further undertake that the details stated as on the date of this declaration are true and correct and I shall solely be responsible for the consequences and not hold you responsible and also undertake to intimate and provide details of any change immediately, in relation to the above declaration.

Yours truly

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)



Sales Lounge Address: 1st Floor, Satra Plaza, Palm Beach Rd, Phase 2, Sector 14, Vashi, Navi Mumbai, Maharashtra 400703

The project is registered as "Godrej Bayview" under MahaRERA No. P51700031726 available at <http://maharera.mahaonline.gov.in>. The project is being developed by Suncity Infrastructures (Mumbai) LLP which is an affiliate of Godrej Properties Ltd. The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the Agreement for Sale. Customers are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.