

"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 Nest at SC-02/H and SC-02/I, Sector 150, Noida ("Project"). RERA Registration No. UPRERAPRJ13521 and UPRERAPRJ14252: 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

Details of Pricing		Amount (INR)
Sr No.		
(i)	Towards the Carpet Area of the Unit (after GST Rebate, if any)	
(ii)	Towards the Exclusive Area of the Unit	
(iii)	Interest Free Maintenance Security	
A.	Basic Cost of Property(i+ii=iii)	
B.	Other Charges(OC*)	
	COST OF PROPERTY ** (A+B)	
	Club Membership Charges	
	Total Cost	

*Other Charges towards Power Back Up, Preferential location, EEC, Fire Fighting Equipment. All Taxes, duties, Cess, (whether applicable/payable now or become applicable/payable in future) including but not limited to TDS and/or goods and services tax (GST), 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 Apartment, 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 Applicant(s). Lease rent will be charged to the Applicant at the time of offer of possession of the Unit as per actuals.

**ANNEXURE II
PAYMENT PLAN**

Milestone (REVISED)	Amount
Token Amount(T.A.) [Forms part of Booking Amount]	5 Lakh
Within 18 days of TA [Forms part of Booking Amount]	10% of COP - T.A.
Within 60 Days of TA [Forms part of Booking Amount]	10% of COP+CC
Completion of Raft	10% of COP
Completion of 2 nd Floor Slab	10% of COP
Completion of 10th Floor Slab	10% of COP
Completion of 15th Floor Slab	10% of COP
Completion of Terrace Slab	10% of COP
Completion of Internal Plaster (Apartment)	10% of COP
Completion of Flooring (except Wooden flooring)	10% of COP
Possession	10% of COP

COP – COST OF PROPERTY | TA – TOKEN AMOUNT | CC – CLUB MEMBERSHIP CHARGES

ANNEXURE III

DETAILS OF UNIT

Details of Unit	Unit No. ____, ____ Floor, Tower _____	
Phase 1 Godrej Nest	As shown in the Plan attached as per Application Form.	
Area (in square meters)	Carpet Area*	
	Exclusive Areas**	
	Total Area[#]	
Car Park Space(s):		
Specification(s) of Unit	As mentioned in Schedule IV of the Application Form	
Common Areas & Facilities	As mentioned in the Schedule V of the Application Form	

***"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 Buyer or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Buyer, 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 Buyer".

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