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 said applications form / allotment letter / sale agreement 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 apartment/flat/unit no. [●] on the [●] floor, in the Tower No. [●], Wing [●] more particularly mentioned in Annexure I ("Flat"), in the on-going project "Godrej Anandam World City – Tower F", ("Project").**

We refer to your Application Form dated _____ ("**Application Form**") and are pleased to inform you that we have allotted you the Flat 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. For ease of reference, Annexures C to E of the Application Form are reaffirmed and annexed hereto as **Annexure III to V** to this Allotment Letter.

(ii) The Sale Consideration payable for the Flat is Rs.[●]/- (Rupees [●] only) as set out in the Application Form.

(iii) We acknowledge the receipt of the [●]% being part of Earnest Money. The balance amount of the Sale Consideration shall be paid by you in accordance with the Payment Schedule as annexed herein, 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 [●] ([●]) 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 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 Sale within [●] ([●]) days from the date hereof, failing which, we at our sole discretion reserve our 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 Properties Ltd.**
Authorized signatory

Encl. herein **Annexures I to V**.

ANNEXURE I
Details of Flat

A	Flat No.		
B	Floor		
C	Tower		
D	Area (in square meters)	Carpet Area*	
		Exclusive Areas**	
		Total Area[#]	
E	Common Areas	As per **Annexure IV**.	

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

***"**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 and meant for exclusive use of the Applicant(s).*

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

ANNEXURE II
Price Sheet

ANNEXURE III
Specification/s of the Flat

ANNEXURE IV
Common Area

ANNEXURE V
Payment Schedule