

Sign & Return

ALLOTMENT LETTER

Godrej & Boyce Mfg. Co. Ltd.
Regd. Office: Pirojshanagar,
Vikhroli, Mumbai 400 079, India
Tel: +91-22-6796 1700 / 1800
Info@godrej.com
www.godrej.com
CIN U28993MH1932PLC001828

Reference No. APM/PRB/664/VIK/24118

Date: May 31, 2024

To,
Mr. Lalit Kumar Singh
Mrs. Anju Singh
D-146, Saraswati Vihar, NTPC Township,
PO : Jamnipali , District : Korba,
Chattisgarh-495450.

Pan card number: AUYP2480A; AIQPA3495H
Aadhar card number: 828157200631; 5017279352144
Mobile : 9650994931 ; 9560036645

Email ID: lksingh02@ntpc.co.in ; lksingh021@gmail.com

Sub.: Allotment of Flat No. 606 in Tower C1 in the project known as "Godrej Vistas", having MahaRERA Registration No. P51800055142.

Re.: Booking Application Form dated March 20, 2024 submitted by you to us ("**Booking Application Form**").

Dear Sir/Madam,

1. Allotment of the Flat:

This has reference to your request referred in the above subject. In that regard, we Godrej & Boyce Manufacturing Company Limited (hereinafter referred to as "the Owner-Promoter"), have the pleasure to inform that you have been allotted a (2 BHK) flat bearing No. 606 (hereinafter referred to as "the Flat"), admeasuring RERA Carpet area 72.24 square meters, equivalent to 777.54 square feet, and Exclusive area 6.15 square meters, equivalent to 66.16 square feet aggregating to Total Carpet Area 78.38 square meters, equivalent to 843.69 square feet, situated on the 6th floor in Tower C1 in the project known as "Godrej Vistas" having MahaRERA Registration No. P51800055142 (hereinafter referred to as the "Project"), being developed on all that piece or parcel of partly leasehold and partly freehold land, admeasuring in aggregate 7,763 square metres, bearing new C.T.S No.8/A/1/2(Pt.) of Village Vikhroli situated at Pirojshanagar, Vikhroli (East), Mumbai 400079, (hereinafter referred to as the "Project Land"). for a total consideration of Rs.2,98,38,446/- (Rupees Two Crore Ninety Eight Lakh Thirty Eight Thousand Four Hundred Forty Six only) exclusive of GST, upon terms and

Lalit Kumar Singh

Godrej

[Signature]

conditions hereinafter recorded. The terms and conditions hereof though indicative are inclusive, but not exhaustive and the Agreement for Sale (hereinafter referred to as the "Agreement for Sale") to be executed between us shall comprise of all the terms and conditions, which you the Allottee(s) agree/s to fully adhere to without any delay or demur. It is further agreed that this Allotment Letter shall be superseded by the Agreement for Sale.

2. **Allotment of covered parking space(s):**

Further, we have the pleasure to inform you that you have been allotted along with the Flat, along with car parking space bearing Slot No. B4-S40 (having dimensions 4.5 metres in length and 2.3 metres in width) (hereinafter referred to as "Car Parking Space(s)") at basement level 4, having RCC floor-to-floor height of 3.1 metres, on the terms and conditions, as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

3. **Receipt of part sale consideration:**

- i) As per the details enumerated in the price sheet enclosed to the Booking Application, we confirm to have received from you, an amount of Rs.29,83,845/- (Rupees Twenty Nine Lakh Eighty Three Thousand Eight Hundred Forty Five only) comprising of booking amount and Rs.1,49,193/- (Rupees One Lakh Forty Nine Thousand One Hundred Ninety Three only) towards GST. Further, TDS payment of 1% has been paid / shall be payable by you as per the price sheet. The aforesaid payment constitutes ten percent (10%) of the total sale consideration value of the Flat, as a Booking Amount.
- ii) All further payments towards the balance amount of sale consideration value of the Flat, shall be made as per the price/ cost sheet, hereto annexed and marked as Annexure "A".
- iii) The total sale consideration mentioned above shall be escalation-free, save and except the escalations/increases due:
 - a. to increase on account of development charges or betterment charges payable to the competent authority and/or any other increase in charges, which may be levied or imposed by the competent authority/local bodies/Government from time to time; and
 - b. to an increase in the area of the Flat, due to any variation and amendment of the Flat.
- iv) Irrespective of any disputes, which may arise between us, you shall punctually pay all instalments of the sale consideration, amounts.

Latit Singh

Abhijit

Godrej

contributions, deposits and shall not withhold any payment for any reason whatsoever.

- v) In the event, you fail to make payments towards the total sale consideration as per the milestones stipulated in the price sheet, then action as stated in Clauses 6 (e), 10 and 16 hereunder written shall be taken by us as against you.

4. **Disclosures of information:**

We have made available to you the following information namely: -

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website;
- ii) The stage-wise time schedule of completion of the Project is hereto annexed and marked as **Annexure "B"**. It is clarified that the timelines corresponding to stages of the Project specified in Annexure "B" are only indicative and based on projections made by the Owner-Promoter. Therefore, the payment of instalments towards the sale consideration shall be made by the Allottee(s) strictly as per the cost sheet (being Annexure "A" hereto), regardless of the corresponding stage of construction being completed by the Owner-Promoter before the timelines indicated in Annexure "B" hereto;
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/>; and
- iv) This Allotment Letter shall always be read along with the Booking Application Form and the Booking Application Form is an integral part of this Allotment Letter and the Booking Application Form and this Allotment Letter shall always be read and interpreted together.

5. **Project to be part of a larger layout:**

You are aware that the current development of the Project is part of the larger layout development, known as "GODREJ GARDEN ENCLAVE" (hereinafter referred to as the "**Layout**"), plans whereof have been shown to you. This is the last phase of development out of the Layout.






6. Covenants of the Allottee(s):

Further, this allotment has been made in your favor subject to the following covenants by you:

- i) That you the Allottee(s) have voluntarily and after being fully satisfied with the terms and conditions, Layout, and with full knowledge of all the laws/notifications and rules applicable to the housing projects specifically the present project have agreed to and accepted this allotment hereof.
- ii) That you the Allottee(s) have verified and/or inspected the title of the Owner -Promoter to the Project Land and to the Flat herein proposed to be provisionally reserved for/ allotted to you and are fully satisfied with the same and agree to not raise any requisitions and/or doubts in any manner whatsoever.
- iii) That you the Allottee(s) agree to abide by the terms and conditions of the proposed Agreement for Sale and pay in full the consideration including GST charges, Registration charges (for registration of agreement for sale) and other charges, rates, taxes, cesses, deposits, levies etc, including development/ infrastructure / approval charges, if any.
- iv) That you the Allottee(s) agree that "time shall be of essence" in respect of the payment schedule and compliance of the obligations by you the Allottee(s) of the terms of this Allotment Letter as well as the Agreement for Sale.
- v) That you the Allottee(s) are well aware and you duly acknowledge that it is not obligatory on the part of the Owner-Promoter to send reminders and/or notices in respect of your responsibilities and/or obligations as set out in this Allotment Letter and/or the Agreement for Sale and further that you the Allottee(s) shall be fully liable for any and all consequences in respect of the defaults in paying the balance Sale Consideration and/or breaches intentional or otherwise committed due to your failure in not abiding by the terms and conditions contained in this Allotment Letter and/or the final Agreement for Sale. In such event the Owner-Promoter shall at its sole option and without prejudice to its rights and remedies available both in law and equity be entitled to (i) cancel and/or rescind this Allotment Letter ~~without~~ any reference and/or recourse to the Allottee(s); and (ii) forfeit the amount received from the Allottee(s) at the time of execution of this Allotment Letter in the manner set out in paragraph No. 16 (ii) hereunder. It is expressly agreed and clarified by the Owner-Promoter to the Allottee(s)

Harit Singh
Shruti

Godrej

herein that the execution of this Allotment Letter does not create any ownership right, title and interest in favour of the Allottee(s) in the Flat.

- vi) That you the Allottee(s) are well aware that this project known as "Godrej Vistas" shall also have commercial/ retail units, which shall be sold/ allotted/ leased by the Owner-Promoter to third parties. The allottees of such commercial /retail units shall also be joined as members of the Society, which is to be formed.

7. **Encumbrances:**

We hereby confirm that the Flat is free from all encumbrances.

8. **Further payments:**

Further payments towards the balance consideration of the Flat shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically stated in the Agreement for Sale to be entered into between ourselves and yourselves.

9. **Possession:**

The Flat along with the Car Parking Space(s) shall be handed over to you on receipt of occupation certificate, subject to force majeure and other circumstances beyond our control as shall be enumerated in the Agreement for Sale, and further subject to the payment of the balance consideration amount of the Flat, in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.

10. **Interest payment:**

In case of delay in making payments of any instalments towards the balance Sale Consideration, you shall be liable to pay interest at the rate, which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent (2%).

11. **Cancellation of allotment:**

- i) In the event, you desire to cancel the booking, an amount mentioned in the table hereunder written shall be deducted and the balance amount paid by you shall be refunded to you without interest, within 45 days from the date of receipt of your letter requesting to cancel the booking of the Flat.

Harjit Singh

Godrej

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from issuance of this Allotment Letter;	Nil
2.	Within 16 to 30 days from issuance of this Allotment Letter	1% of the cost of the Flat.
3.	Within 31 to 60 days from issuance of this Allotment Letter	1.5% of the cost of the Flat.
4.	After 61 days from issuance of this Allotment Letter.	2% of the cost of the Flat.

- ii) In the event, the amount due and payable referred in above clause is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking of the Flat, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest marginal Cost of Lending Rate plus two percent.

12. **Other payments:**

You shall make the payment of GST etc, as applicable and such other payments as more specifically mentioned in the Agreement for Sale.

13. **Allottees' consent for amendment of the plans and layout of the project:**

- i) It is hereby clarified that in case of additions and alterations as may be required by the Allottee(s), the Allottee(s) shall intimate the Owner-Promoter in writing.
- ii) The Owner-Promoter shall obtain prior consent of the Allottee(s) in writing (as may be required under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") in respect of any major alteration or addition or variations or modifications, which may adversely affect the Flat of the Allottee(s), except any alteration or addition required by any Government Authorities or due to change in law, which shall be intimated by the Owner-Promoter to the Allottee(s) in writing. Further, the Owner-Promoter shall be entitled to carry out minor additions/variations due to architectural and/or structural reason duly recommended and verified by Architect or Structural Engineer and as required under any applicable laws.

14. **Transfer:**

The Allottee(s) shall not sell, transfer, assign or in any other manner deal with dispose of or part with the Allottee(s)'s interest or benefit factor of this Allotment

Harit Singh
Godrej

Letter or part with the possession of the Flat along with the benefit of the Car Parking Slot(s) until all the dues, including the entire amount of Sale Consideration, payable by the Allottee(s) to the Owner-Promoter are fully paid up and the Allottee(s) have complied with all the terms and conditions of this Allotment Letter read with the agreement for sale to be executed between the Owner-Promoter and the Allottee(s), and only if the Allottee(s) have not been guilty of breach or non-compliance of any of the terms, conditions or provisions thereof. Further, no such transfer shall be permissible without the Allottee(s) having obtained "No Objection Certificate" from the Owner-Promoter or the Society, as the case may be. For giving such No Objection Certificate, which will be at the sole discretion of the Owner-Promoter, the Owner-Promoter shall be entitled to charge and demand from the Allottee(s), consideration and/or fees by way of transfer fee and/or administrative fee and taxes as applicable, and the Allottee(s) shall be liable to pay the same to the Owner-Promoter.

15. **Proforma of the agreement for sale and binding effect:**

As informed to you at the time of Booking Application, the proforma of the Agreement for Sale to be entered into between ourselves and yourselves, has been provided. Forwarding the proforma of the Agreement for Sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 16.

16. **Execution and registration of the Agreement for Sale:**

- i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar of Assurances within such period as may be communicated to you.
- ii) If you fail to execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar of Assurances within the stipulated period from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement for Sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, we shall be entitled to cancel this Allotment Letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the Flat and the balance amount if any, due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in the aforesaid sub-clause is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with

Dalit Singh

Godrej

interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

17. **Validity of this Allotment Letter:**

This Allotment Letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the Flat thereafter, shall be covered by the terms and conditions of the Agreement for Sale.

18. It is specifically clarified and understood by the Allottee that the Owner-Promoter is at liberty and are fully entitled to incorporate additional terms and conditions in the proposed Agreement for Sale over and above the terms and conditions as set out in this Allotment Letter.

19. **Headings**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this Allotment Letter.

For Godrej & Boyce Mfg. Co. Ltd.



Anup Mathew
Executive Vice President & Business Head
Godrej Construction

Email ID: reraggec@godrej.com

Date: May 31, 2024

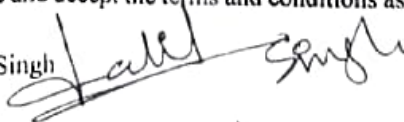
Place: Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

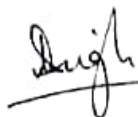
I/We have read and understood the contents of this Allotment Letter and the Annexures.

I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Mr. Lalit Kumar Singh



Mrs. Anju Singh



Date:

Place: Mumbai



Annexure B

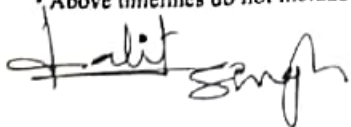
Stage wise time schedule* of completion of the project

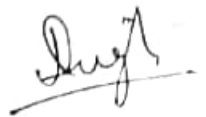
Sl. No.	Milestones	Indicative Period of Completion
1	Excavation	Completed
2	Basements (if any)	November 2024 - July 2025
3	Plinth	November 2024 - July 2025
4	Podiums (if any)	March 2025 - December 2025
5	Stilt (if any)	-
6	Slabs of super structure	February 2026 - June 2027
7	Internal walls, internal plaster, completion of floorings, doors and windows (Full Project)	July 2026 - April 2028
8	Sanitary electrical and water supply fittings within the said units (Full Project)	July 2026 - April 2028
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks (Full Project)	July 2026- April 2028
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	May 2026 - February 2028
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in the said Agreement for Sale, any other activities.	June 2026 - April 2028
12	Internal roads & footpaths, lighting	September 2026 - August 2028
13	Water supply	September 2026 - August 2028
14	Sewerage (chamber, lines, septic tank, STP)	June 2026 - August 2028
15	Storm water drains	June 2026 - August 2028
16	Treatment and disposal of sewage and sullage water	June 2026 - August 2028
17	Solid waste management & disposal	September 2026 - August 2028
18	Water conservation / rainwater harvesting	June 2026 - August 2028
19	Electrical meter room, sub-station, receiving station.	June 2026 - August 2028
20	Others	September 2026 - September 2028

*** Disclaimers :**

• Our intent (on the basis of our track record) is to complete the project before the estimated timeline. Therefore, the timelines specified hereinabove may differ from the actual completion stages of each milestone for the Project.

• Above timelines do not include the grace period, as specified in the Agreement for Sale.





For Godrej & Boyce Mfg. Co. Ltd.



Anup Mathew
(Authorized Signatory)
Godrej Construction



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800055142

Project: **Godrej Vistas** , Plot Bearing / CTS / Survey / Final Plot No.: **8/A/1/2 at Vikhroli, Kurla, Mumbai Suburban, 400079**;

- Godrej And Boyce Mfg. Co. Ltd.** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079*.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **04/03/2024** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: **04/03/2024**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date 04-03-2024 18:09:04

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Godrej & Boyce Mfg. Co. Ltd.

Office: Pirojshanagar, Vikhroli, Mumbai - 400079

Tel: +91-22-6796 1700/ 1800

info@godrej.com | www.godrej.com

CIN: U28993MH1932PLC00828

PAYMENT RECEIPT

Name : Mr. Lalit Kumar Singh

Mrs. Anju Singh

Receipt No. :- 2023-24-018

Receipt Dt. :- 26-Mar-2024

Address : D-146, Saraswati Vihar, NTPC Township, PO
Jamnipali, District : Korba, Chattisgarh-495450.

Mobile No : 9650994931 / 9560036645

Particulars	Flat Details	Amount (Rs.)
Apportioned towards completion of 5% booking amount and part payment of 5% application money amount Inclusive of GST as applicable (After deduction of 1% TDS)	Godrej Vistas Tower :- C1 Flat No. :- 606	15,57,599
		15,57,599

In words : Rupees Fifteen Lakhs fifty Seven Thousand Five Hundred Ninety Nine Only

	Chq. / NEFT / RTGS No.	Chq. / NEFT / RTGS Date	Bank	Branch	Amount
Payment Details	RTGS- SBINR12024032010174972-	20-Mar-24	-	-	5,00,000
	408013255878	20-Mar-24	-	-	1,11,000
	INFT/DCR7714318	23-Mar-24	-	-	4,00,000
	RTGS- SBINR12024032411052044-	25-Mar-24	-	-	5,46,599

For Godrej & Boyce Mfg. Co. Ltd.

Authorised Signatory