

ALLOTMENT LETTER

Date:

From	To
Godrej Properties Limited	<Customer name:>
Reg. off.: Godrej One, 5 th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079 Regional Office at: 2 nd Floor, UM House, Tower A, Plot No 35, Sector 44, Gurugram - 122002	<Address:>
<Mobile:>	<Mobile:>
<Email Id:>	<Email id:>

SUBJECT: Allotment of apartment no. _____ in project named as Godrej Sora in Village Wazirabad, Tehsil Wazirabad, Sector 53, Gurugram (Haryana)

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	Godrej Sora
Project Location	Sector-53, Gurugram
If project is developed in phases then, Phase Name	No
Nature of Project	Group Housing Colony
Proposed date of Completion of the Phase/Project	30.09.2032
Proposed date of Possession of the Apartment	30.09.2032
License No.	NA
Name of Licensee	NA
Name of Collaborator (if any)	NA
Name of the BIP holder (if any)	NA
Name of the change of developer (if any)	NA
A PP Details of Allotment Letter	ZO002/EO018/UE029/GALOT/0000000503 dated January 22, 2025



	Details of Zoning Plan approval	Drawing no. CTP (HSVP) 44/2025
		(i) Dated July 01, 2025
	Details of Building Plan approval	Memo no. CTP/DTP(NN)/138890
		Dated (i) May 01, 2025
		Valid Upto (i)
	Details of Environment Clearance approval	Identification no.
		Dated
		Valid Upto (i)

Dear Sir/Madam,

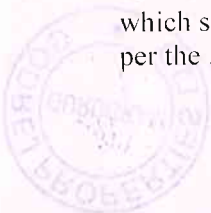
With reference to your application as per details above submitted in this office and other required documents, it is intimated that the Promoter has allotted you the following Apartment as per the details given below:

APARTMENT AND BOOKING DETAILS		
1	Nature of the unit	Apartment
2	Apartment	Unit No.
		Property Category
3	Carpet Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	
6	Open terrace area (if any)	
7	Block/Tower No.	
8	Floor No.	
9	Rate of carpet area (Rs/sq. m)	
10	Total Price amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, GST)	

Note: Carpet Area means the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Allottee and exclusive open terrace area appurtenant to the Unit for exclusive use of the Applicant but includes the area covered by the internal partition walls of the Unit.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of the Unit, and meant for the exclusive use of the Allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Allottee;

* Provided that, in case there is any change / modification in the taxes/ charges/ fees/ levies etc., the subsequent amount payable by the Allottee to the Promoter shall be increased/ decreased based on such change / modification. Provided further, if there is any increase in the taxes/ charges/ fees/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee



1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred Apartment as per the details given below:

1.	Earnest Money Amount	Amount in Rs (percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

Note: It is hereby clarified that the amount paid by the Allottee(s) at the time of Application forms part of the booking amount. It is further clarified that the booking amount is payable in more than one instalment for the convenience of the Allottee(s) and the same shall be treated as earnest money for due performance of the obligations of the Allottee(s) under the Agreement for Sale.

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	As per Annexure A
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Godrej Properties Limited
Account Number	925020027866382
IFSC Code	UTIB0003622

Annexure A:- 'Payment Plan'*

An amount as mentioned above (Point 1) Earnest money which is not exceeding 10% of the Total Price of the Apartment is already paid at the time of allotment. Balance Price amount shall be paid as per payment plan mentioned under:

1. In case of Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	≤10%				
2.	On BBA	10%				
3.	On Possession	80%				
	Total Payable	100%				



OR

2. In case of Construction linked plan

Installment	Particulars	Percentage
1 st	At the time of Booking along and allotment letter	≤10%
2 nd	On Signing of Agreement for Sale i.e. on commencement of construction	10%
3 rd	On completion of sub- structure	20%
4 th	On completion of super- structure	30%
5 th	On completion of MEP	10%
6 th	On completion of finishing	10%
7 th	On completion of Internal development works	5%
8 th	On Possession	5%

OR

3. Any other plan duly approved by HARERA

The Allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You

Yours Faithfully

For Godrej Properties Limited

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:



This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above Apartment is subject to the detailed terms & conditions mentioned in the Application Form and Agreement for Sale. Although there shall not be any variation in the terms and conditions.
- 1.2 Terms & conditions provided in 'Agreement for Sale' shall be final and binding on both parties subject to any conditions in the application form and allotment letter.
- 1.3 The Allottee shall not transfer/resale of this Apartment without prior consent of the promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this Allotment letter, the Allottee(s) shall be liable to pay the consideration value of the Apartment as shown in the payment plan as annexed.
- 1.5 The Total price (as defined in the terms and conditions in Agreement for Sale) shall be payable on the milestone as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Apartment along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:
3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/decreased based on such change/modification:
Provided further, if there is any increase in the taxes/ charges/ fees/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).
- 3.1 That the carpet area, balcony area and verandah area of the Apartment are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the Promoter may demand that from the Allottee(s) as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per Agreement for Sale.
- 3.2 In case, the Allottee fails to pay to the Promoter as per the payment plan, then in such case, the Allottee shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 3.3 On offer of possession of the Apartment, the balance total unpaid amount shall be paid the Allottee(s) and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 3.4 The stamp duty and registration charges will be payable by the Allottee at the time of registering the conveyance deed with the Sub Registrar Office, Guru gram. No administrative charges shall be levied by the promoters.
- 3.5 Interest as applicable on instalment will be paid extra along with each instalment.



2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office and hereby agree to make payment of the total cost of the Apartment as per the payment plan. Cheque / Demand Draft/RTGS drawn in favour of 'Godrej Sora Master Collection Account' payable at Gurugram and sign the 'Agreement for Sale' within 30 days from the date of issue of this Allotment Letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "Godrej Sora Master Collection Account".
- 2.3 Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee(s) by registered post at the address given by the Allottee(s) to us and email Id provided in the Application Form.
- b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If the Allottee fails in submission of consent or seeks cancellation/withdrawal from the Project without any fault of the Promoter or fails in payment of required additional amount towards total cost of Apartment and signing of 'Agreement for Sale' within given time, then the Promoter is entitled to forfeit the 10 % of total price of the apartment paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the Promoter). The rate of interest payable by the Allottee(s) to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the Allottee(s) shall be returned within ninety days of such cancellation.

5. COMPENSATION

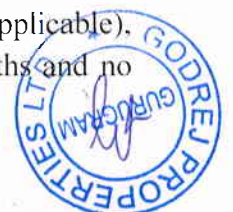
Compensation shall be payable by the Promoter to the Allottee(s) as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

6. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee(s) will sign "Agreement for Sale" within 15 days of allotment of this Apartment.
- b. That you are required to be present in person in the office of sub-registrar, on any working day during office hours to sign the '**Agreement for Sale**' within 15 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section 13 of the Haryana real estate (regulation and development) by government of Haryana vide Gazette dated July 28, 2017.

7. CONVEYANCE OF THE SAID APARTMENT

The Promoter on receipt of Total Price of Apartment along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no



administrative charges will be charged from the allottee except stamp duty and registration charges.

Best Wishes

Thanking You

Yours Faithfully

For Godrej Properties Limited
(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:



