

FORM NO. RERA/1250/2017/300625/007887,
available at website: <https://rera.karnataka.gov.in>

BARCA-II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI

APPLICATION FORM

Sales order No.: _____ Customer ID: _____ Date: _____

To,

Photo of First Applicant

Photo of Second Applicant

Photo of Third Applicant

I/We, the Applicant/s mentioned below, request that I/we be allotted a residential flat / unit / apartment in the **Project under name and style BARCA II AT GODREJ MSR CITY**, situated at Sy. Nos. 37/24, 37/29, and 37/30 Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District is a composite property in all measuring about 34326.89 Sq. Mts., equivalent to 369491.55 Sq. Ft. hereinafter referred to as "**Said Land**" details whereof are as under and in terms of this Application Form, which is more particularly mentioned in Annexure 'A' (Terms and Conditions).

Shankar

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

PRM/KA/RERA/1250/303/PR/300625/007887,
available at website: <https://rera.karnataka.gov.in>

BARCA-II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI

1: APPLICANT(S) DETAILS

IN CASE OF INDIVIDUAL			
	1 st Applicant	2 nd Applicant	3 rd Applicant
Full Name (in capital)	SHARMISHTHA NIYOGI		
Date of Birth	06-MAY-1975		
PAN	ABYPN2152M		
Nationality & Residential Status	INDIAN		
Permanent Address	PIONEER PARK TOWER K - 1201 12 th FLOOR, SEC - 61, GURGAON - 122002		
Mobile No.	8588856575		
Email Id	SHARMISHTHA.NIYOGI@GMAIL.COM		
Address for Communication	PIONEER PARK TOWER K - 1202 12 th FLOOR, SECTOR 61, GURGAON - 122002		

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 Developer or/and its affiliates to communicate with the Applicant/s by email(s), call(s), SMS(es), 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.



(First/Sole Applicant)

(Second Applicant)

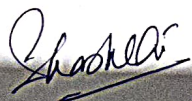
(Third Applicant)

PRM/KA/RERA/1250/303/PR/300625/007887,
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BARCA-II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI

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.



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

2. MODE OF BOOKING

Direct or Channel Partner :

Name of the Developer's sale's representative: Satadipa Ghosh

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: GHF (Godrej Capital)

Satadipa Ghosh

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

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

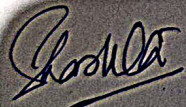
I. Flat/Unit Details		
A	Details of Apartment/Flat	Apartment/Flat No.: _____ Floor, Building/Tower: _____ The Floor Plan demarcating the Apartment is attached as Annexure 'B'.
B	Location of Building/Tower	As shown shaded in _____ in the plan attached as Annexure 'C' hereto.
C	Area (in square meters only)	Carpet Area*
		Exclusive Areas**
		Total Area#
D	Covered Car Park Space(s) (Mention number of covered car parks. Mention "0" where not applicable)	Independent _____ Dependent _____
E	Specification(s) of Flat/Unit	As per Annexure 'D'.
F	Common Areas and Facilities Add-ons	As per Annexure 'E' Part I As per Annexure 'E' Part II
II. Sale Consideration (Excludes Advance maintenance, sinking fund, taxes and government levies)		
A	Apartment/Flat Carpet Area	Rs. _____/-
B	Exclusive Areas	Rs. _____/-
C	Covered Car Parking Space(s)	Rs. _____/-
D	Premium Location Charges	Rs. _____/-
E	Floor Rise Charges	Rs. _____/-
F	Infrastructure Charges	Rs. _____/-
G	Proportionate Common Areas Charges including Club house development Charges calculated on the Carpet Area	Rs. _____/-
Total (Rounded off)		Rs. _____/- (Rupees _____ Only)
H	Payment Schedule	As per Annexure 'F'.
III.	Estimated Other Charges	As per Annexure 'F'.

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

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

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

##*Common Area* shall be as per the Relevant Laws and subject to the terms of this Application Form.



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

BARCA II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI
KARNATAKA
RESIDENCE AT WEBSITE: <https://barc.karnataka.gov.in>

6. In addition to the Sale Consideration and, Estimated Other Charges, I/we agree and undertake to pay the following amounts as and when demanded by the Developer, towards:
- 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**") in respect of the Apartment / Flat 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.
 - 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 shall pay the same to the authorities within the timelines prescribed under law.
 - 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 Apartment 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 G**.

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 color,

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

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.

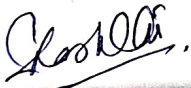
8. I/We acknowledge, agree and undertake that I/we shall neither hold the Developer or any of its affiliates liable/ responsible for any representations/ commitment/offer made by any third party to me/us nor make any claims/demands on the Developer or any of its affiliates with respect thereto.
9. Save 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 and 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 Apartment / Flat 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 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 (*defined hereunder*) towards the Flat, details whereof are as under:

Payment Type	Bank Name	Amount	Branch	Transaction ID

I/We hereby understand that any payment shall be subject to realization and/or actual credit in Promoter's bank account.

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.

Name of Account Holder	Bank Account No.	Name of the Bank and Branch	IFSC



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE A TERMS & CONDITIONS

The Applicant agrees, acknowledges, confirms and covenants that:

7. The Applicant is aware that:

A. By a sale deed dated 01/05/2024, registered with the office of the Sub-Registrar of Assurances at Devanahalli Bangalore Rural under Serial No. 17620/2023-24 entered into between M R Janakiram -FIJF and four others and the Developer acquired the right, title, and interest in all that piece and parcel of land admeasuring in aggregate 53 Acres 04 Guntas (including 10 Guntas of Bharah land), situated at Akkalenahalli - Malenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District, hereinafter referred to as the "Larger Land".

B. The Developer intends to develop the Larger Land for residential and commercial purposes in a phase wise manner under the name and style of "_____".

C. Pursuant to the intended development, the Developer has obtained a Development Plan dated 06/03/2025 vide reference no. BIAAPA/TP/DP/91-2024-25 from the office of the Bangalore International Airport Area Planning Authority (BIAAPA) ("Development Plan"). Pursuant to the Development Plan, the Developer now intends to commence with phases of the development by constructing a multistorey residential apartment complex on certain portion of the Larger Land namely aggregating an extent of _____ Sq Mts (hereinafter referred to as "Said Land"). In the name and style of "_____". Pursuant to which, the Developer has obtained sanctioned building plans for the Project dated _____ vide reference no. _____ from the office of the _____ ("Building Plan").

D. The Project is accessible from the primary motorable access of _____ (_____) meters wide road, having perpetual access in terms of the Development the Applicant/s of the Project shall be entitled to access the Said Land/Project and/or use, utilize the access road as a permanent right of ingress and egress for all kind of movement including pedestrian movement at any point of time in perpetuity. The said access shall be utilized in common with the Applicants/ owners/occupants, visitors, nominees, successors and assigns of the Developer and shall be accessible at all times by day or night, with or without vehicles, laden or un-laden.

The Developer is undertaking the development of the Larger Land in phases and is currently developing a portion of the Larger Land ie the "Said Land/Project". as per the Building Plan, the Project will consist of of 2 (Two) buildings ie Building 7 and 8. comprised of 602 apartments ("Building"). building-07 will have one (1) basement, one (1) ground, and Fifteen (15) upper floors. building-08 will have two (2) basements, one (1) ground, and Fifteen (15) upper floors. The development will also feature two (2) Clubhouses (as defined herein) and Common Areas and Amenities, as outlined in Annexure 'D' - Part I ("Common Areas and Amenities"). with Common Areas and Amenities provided in Annexure 'E' Part I ("Common Areas and Amenities") along with a Clubhouse the Applicant/s hereby confirm and undertake that neither the Applicant/s nor any society, common organization, Association, and/or Apex Body formed for this Project shall at any time raise any objection/ dispute / hindrance for any reason whatsoever for use of such Common Areas and Amenities. The Common Areas and Amenities shall be used in accordance with Relevant Laws. The Applicant/s herein is fully aware of the scheme of development of the Project, the development and consents to the same and shall not raise any objection in future.

- The Developer shall develop the Said Land in a phase-wise and segment-wise manner in consonance with the applicable laws at the discretion of and in the manner the Developer may deem fit.
- The Developer currently proposes to develop a portion of the Larger Land into a Development which is a residential in nature and this Application Form is for the allotment of the Apartment / Flat situated in the Project.
- The plans, specifications, images and other details herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The Developer has secured required approvals to commence development.


(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

- (d) Post development of the Project, 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 at its discretion may form single or multiple organization (with an apex societies) having either a co-operative society / condominium / limited company or combination of them) as the case may be for the part or entire development as the Developer may deem fit.
- (e) The Applicant/s is/are aware that the title of the Said Land is clear and marketable subject to the litigations, if any, mentioned on RERA website.
- (f) The Developer intends develop balance portion of the land in phase wise or segment wise, and has the right to give access to the other phases of the project from all the entry and exit planned for the overall development. The amenities, facilities and infrastructure forming part of the project shall be utilized by the Applicant/s in common as per relevant laws. The Applicant confirm that he/she/they is/are aware of the same and hereby give his/her/their consent for the same. The Developer is further entitled to develop the said Lands by modifying the existing Development Plan sanction, Building Plan sanction and all required approvals including changing of the layout design, RERA sanctions and all required approvals of Project and the Applicant/s confirm that he/she/they is/are aware of the same and hereby give his/her / their consent for the same.
- (g) The Applicant/s further agrees that the Applicant/s shall not object and shall co-operate with the Developer for the development of the rest of the Said Land as envisaged above and the Applicant/s shall not in any manner hinder or obstruct to such additional/future development including access to the development, modification of approved plan/s and/or its integration of the same with the Project.
- (h) The Applicant/s has/have fully understood that the development scheme as envisaged by the Developer.
- (i) 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 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.
- (j) 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 (as defined herein) ("**Earnest Money**"). The Applicant/s hereby agrees, confirms and undertakes to come forward and register the Agreement for Sale of the Apartment / Flat on receipt of payment of 10% (ten percent) of Sale Consideration to the Developer or as stipulated by the Developer within 30 days of the signing or confirmation of the application form, 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. The Applicant out of his/her/their free will opts and confirms for the following mode of registration of Agreement for Sale:

In-person

By way of Power of Attorney

Any other mode/means suggested by the Developer



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

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- (k) The Developer, at its absolute discretion, shall be allowed to reject this Application Form without assigning any reasons whatsoever. In the event of rejection of this Application Form, the Application Money received by the Applicant/s shall be refunded by the Developer without any liability towards interest/damages. Further, in the event the Developer decides to give the Apartment / Flat in favor of the Applicant/s, the Developer will send the intimation thereof to the Applicant in order payments as per the Payment Schedule towards further consideration upon receipt of the same. The Developer shall proceed with allotment of the Apartment / Flat and registration of the Agreement for Sale.
- (l) 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 agree 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.
- (m) 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.
- (n) 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.
- (o) 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/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 Apartment / Flat and/or car park space and/or the Project and/or the Said 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.
- (p) 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 Apartment / Flat to any third party of the Developer choice without any recourse to the Applicant/s.

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(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

- (g) Without prejudice to the Developer's right to charge interest, in the event the Applicant/s fails to pay the requisite stamp duty and registration charges within the stipulated time limit and / or to comply with the requirement of the Agreement for Sale within the stipulated time limit, the Developer may, at its sole discretion, rescind the right to cancel this Application Form/submit the allotment of the Apartment / Flat and in event the Developer exercises its right to cancel, then the Non-Refundable Amounts as defined herein shall apply forthwith and the Applicant/s shall not raise any objection/claim and waive all any rights/claims in the vicinity that the Applicant/s may have under any applicable law.
- (h) 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.
- (i) 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/claim on the same.
- (j) 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 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 Apartment / Flat. 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.
- (k) The Applicant/s further agrees and acknowledges that if in the event of any variation in the Total Area of the Apartment / Flat, 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.
- (l) The Applicant/s agrees and understands that the other charges as mentioned in **Annexure 'F'** are only estimated amounts and are payable by the Applicant/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.
- (m) The Developer shall offer possession of the Apartment / Flat to the Applicant/s on or before 31.12.2030 (**Delivery Date of Flat**). The Developer shall deliver the Common Areas, Facilities and Amenities (Annexure 'E' Part I), and Clubhouse Amenities (Annexure 'E' Part II) separately ("**Delivery Date of Facilities and Amenities**"). Hereinafter the Delivery Date of Flat and Deliver Date of Facilities and Amenities 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 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.



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

BARCA-II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVARAHALLI

THIS IS A CONFIDENTIAL DOCUMENT AND SHOULD BE KEPT SECRET.
BENEFICIARIES OF THIS DOCUMENT SHOULD NOT DISCLOSE IT TO ANY OTHER PERSON.

- (N) In the event the Applicant/s fails to take possession of the Apartment / Flat within the stipulated timeline, then the Applicant/s shall be liable to pay to the Developer Rs 200/- (Rupees Five Hundred Only) per month per square meter on the Total Area of the Apartment / Flat and applicable maintenance charges for the upkeep and maintenance of the Apartment / Flat.
- (V) 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.
- (Z) 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.
- (aa) The Applicant/s shall not be entitled to transfer/assign his/their interest in the Apartment / Flat in favor of any third party unless (i) 50% (Fifty percent)S of the total Sale Consideration has already been paid; or (ii) a term of 1 and ½ (One and half) years (i.e. 18 months) has elapsed from the date of issuance of this Allotment Letter, whichever of (i) and (ii) is later; and (iii) the Applicant/s has/have obtained prior written consent of the Developer. The Developer reserves the right to allow such transfer at its sole discretion on payment of transfer charges /administrative fees of Rs. 2500/- (Rupees Two Thousand Five Hundred 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.
- (bb) 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.
- (cc) 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.
- (dd) 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 Bangalore only.
- (ee) 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.

Sushilla

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE D
SPECIFICATION(S) OF THE APARTMENT

Sr. No.	Specs Related To	Apartment Internal Specification	
1	Flooring	Living, Dining and Passage	Vitrified tile 600 x 600 mm
		Master Bedroom	Vitrified tile 600 x 600 mm
		Other Bedroom	Vitrified tile 600 x 600 mm
2	Master Toilet	Flooring	Antiskid tile 600 x 600
		Dado	Ceramic Tile Dado up to false ceiling
		Fixed Glass Partition without door in shower areas	No partition
		Hot & Cold - water mixture in wash basin	No
2	Other Toilets	Flooring	Antiskid tile 600 x 600
		Dado	Ceramic Tile Dado up to false ceiling
		Fixed Glass Partition without door in shower areas	No partition
		Hot & Cold-water mixture in wash basin	No
	General	Wash basin counters	Yes
		CP Fittings	American Standard/Jaquar/equivalent in toilets
3	Kitchen	Sanitary wares	American Standard/Jaquar/equivalent in toilets
		Exhaust Fan	Power point Provision only
		Geyser	Water & Power point Provision only
		Kitchen Platform	No Platform
		Flooring	Vitrified tile 600x600 mm
		Dado	No Dado
		Modular kitchen	No
4	Balcony	Sink	No sink
		Exhaust fan	No
		Water purifier	Water & Power point Provision only
		Chimney exhaust	Power point Provision only
5	Utility	Flooring	Antiskid tile 600 X 600mm
		Flooring	Antiskid tile 600x600
		Railing	Parapet wall only
		Utility Platform	Platform will be provided in 2 & 3 BHK
		Sink in the utility	Single bowl sink will be provided in 2 & 3 BHK

[Signature]

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE D
 SPECIFICATION(S) OF THE APARTMENT

6		AC point in Living and Dining			
		AC point in Bedrooms	Power Provision only		
7		Video Door Phone	Power Provision only		
		Intercom Facility	Zurpulaa		
		Sprinkler in the Apartment	No		
		Smoke detector in kitchen	Yes		
		Gas Leak Detector in kitchen	No (Heat detector is provided)		
		Switch Make	Yes		
		Home Wi-Fi	Anchor Roma plus or equivalent		
		Garbage Chute	No		
		8	Windows	Windows	No
				Type of Window	All windows will be UPVC. All windows will get mosquito mesh except toilet windows and casement windows.
9	Door	Main Door	Bottom fixed with sliding openable top		
		Fire resistant main door	Pre - hung door		
		Bedroom Door	No		
		Toilet Door	Pre - hung door		
10	Painting	Internal Walls	Pre - hung door		
		Gypsum Punning	Emulsion Paint, Toilet - Cement paint above false ceiling		
		Ceiling	Yes - internal walls		
		External Paint	OBD for flats		
		Basement Paint	Exterior Grade Emulsion paint over Rain Texture Paint & Exterior grade emulsion paint over RCC wall in Balconies & utilities		
				OBD with touchup putty /paint	
11	Power Allocation	2 BHK	2 BHK - 4.0kW EB and 0.8 kW DG		
		3 BHK - 2T & 3 BHK - 3T	3 BHK - 5.0 kW EB and 1.0 kW DG		



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE D
SPECIFICATION(S) OF THE APARTMENT

DISCLAIMER IN SPECIFICATIONS:

1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, MS/SS railings, block work, etc. are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities and facilities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with kitchen.
3. The developer shall only provide electrical points. The actual electrical fixtures/fitting inside the apartments including but not limited to wall/ceiling light, geyser, water purifier, chimney, exhaust fans, washing machines, buzzer/doorbell, fans shall be the responsibility of the buyer.
4. In the event, any document mentions a specific brand to be offered against any given specification and in the event such manufacturer of that specific brand (i) ceases production/manufacture of these brands; or (ii) ceases its business operations as a consequence of which the relevant products aren't available; or (iii) inordinately delays the supply of products/materials which, in the opinion of the Developer, may delay completion of the Project; or (iv) causes quality changes which in -the opinion of the Developer does not suit its quality metrics; or (v) increases the purchase cost of its products/materials by 10% or more which, in the opinion of the Developer, may delay completion, then the Developer shall procure and install products of any one or more of the brands as per Developers choice, which shall be a brand with equivalent features.
5. In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement or Sale shall prevail and be final and binding.
6. The specifications enclosed here are to be read along with the relevant unit / apartment plan.
7. Specifications mentioned herein under are indicative & subject to change to equivalent substitutes due to non-availability of the material. There might be colour variation in tiles due to different manufacturing lots. (ii) The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits i.e. (a) Tiles: +/-3mm in warpage & bent. (b) Granites: Granites are natural stones, so there may be variations in colours/shades and/or grains.



(First/Sole Applicant)

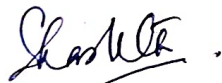
(Second Applicant)

(Third Applicant)

ANNEXURE E PART I
AMENITIES AND FACILITIES

SR. NO.	Tower Amenities
1	Gym
2	Change Room
3	Amenity Room
4	Hobby Room
5	Gym
6	Spa

SR. NO.	Landscape Amenities
1	Children Play Area & Senior Citizen Zone
2	Lawn Area With Seating
3	Sand Volley Ball
4	Gaudi Leisure, Jacuzzi & Kids Pool
5	Community Park
6	Skate Boarding Rink
7	Outdoor Screen Provision and Amphitheatre
8	Sand Pit
9	Palm Court
10	Lap Pool
11	Wall Climbing & Kids Play Area
12	Plaza With Seating Area
13	Sculpture Seating Area
14	Skating Park
15	Cycle Track
16	Jogging Track
17	Plaza with Fountain Seating
18	Out Door Gym
19	Mini Golf
20	Garden
21	Pet Park
22	Tennis Court
23	Lawn Area
24	Net Cricket



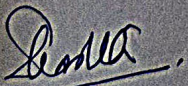
(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE E PART II
CLUBHOUSE AMENITIES

SR. NO.	Club House Amenities
1	Banquet Hall + Kitchen & Pre-Function
2	Café
3	Kids' Play Arena
4	Guest Rooms (Standard + Suite Rooms)
5	Party Terrace
6	Auditorium



(First/Sole Applicant)

(Second Applicant)



(Third Applicant)

ANNEXURE F
SALE CONSIDERATION AND PAYMENT PLAN

The Sale Consideration shall be Rs. _____ (Rupees _____ Only)

Sr.No.	Particulars of Sale Consideration	Rupees
(i)	Towards the Carpet Area of the Apartment.	
(ii)	Towards the Exclusive Areas of the Apartment.	
(iii)	Towards Proportionate Common Areas/Infra Charges	
(iv)	Towards exclusive right of usage of allotted Car Park(s)	

Sr.No.	Particulars of Estimated Other Charges**	Rupees
(i)	Advance Maintenance Charges - Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Association/Apex Body for 12 months.	
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer/ service provider, as may be directed by the Developer	
(iii)	Any activities to be undertaken post registration of the Sale Deed for the Schedule 'B' Apartment such as Khata transfer, BESCO name transfer, tax payment, etc. shall be borne by the Applicant	
(iv)	Documentation charges, consultant fees, registration and stamp duty charges and any other incidental expenses (if any) incurred at the time of execution of the Agreement for Sale, Power of Attorney and/or Sale Deed shall be borne by the Applicant/s	
	Total:	

* The 'Estimated Other Charges' stated above are compulsory in nature and is payable by the Purchaser/s over and above the Sale Consideration stated hereinabove.

PAYMENT PLAN
(Attached in the cost sheet)

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

ANNEXURE G GST DECLARATION

Date:
To:

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 _____ in the name of _____ (First Applicant(s)).

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 portal 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 . I / We further acknowledge and understand that the E Invoices would be raised in the name of First Applicant(s) only.

Given the above, I/we hereby declare that we are registered under GST & 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:

- Confirm our GST registration status and provide a copy of the GST Registration Certificate;
- 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 / 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)

PRM/KA/RERA/1250/303/PR/300625/007887,
available at website: <https://rera.karnataka.gov.in>

BARCA-II AT GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI

Date:

To,

Dear Sir / Madam,

Subject: Consent for modification of the Building Sanction Plan of the Project as per RERA.

READ AND ACCEPTED

I/We _____, S/o, D/o, W/o _____, aged about _____ years, residing at _____

_____ have booked an Apartment in the project named _____ being developed on land bearing Sy. Nos. 37/24, and 37/30 Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District I/We am/are aware that there will be modification of the plan sanction of the Project and I/We have no objection for the proposed modification of Plan sanction of Project which is not in contravention to the provisions of the Real Estate (Regulation and Development) Act, 2016 and Karnataka Real Estate (Regulation and Development) Rules, 2017.

Thanking you.

Applicant No. 1 _____

Applicant No. 2 _____

Unit No. _____



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

Photo available at www

GODREJ MSR CITY
NEAR AIRPORT TOLL, DEVANAHALLI

Date:

To:

Dear Sir / Madam,

Subject: Consent for modification of the Development Plan of the Project as per RERA.

READ AND ACCEPTED

I/We _____, S/o, D/o, W/o _____, aged about _____ years, residing at _____

_____ have booked an Apartment in the project named _____ on land bearing Sy. Nos. 37/24, and 37/30 Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District I/We am/are aware that there will be modification of the plan sanction of the Project and I/We have no objection for the proposed modification of Development Plan of Project which is not in contravention to the provisions of the Real Estate (Regulation and Development) Act, 2016 and Karnataka Real Estate (Regulation and Development) Rules, 2017.

Thanking you.

Applicant No. 1 _____

Applicant No. 2 _____

Unit No. _____



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

Unit Details

Tower	BLDG-7 TC	Carpet Area Rera (In Sq.mtr.)	88.66
Unit Number	B07-C-1001	Exclusive Area (In Sq.mtr.)	17.31
Floor	10th floor	Total Area (In Sq.mtr.)	105.87
Typology	3BHK Premium		
Carpet Area Amount	1,51,50,442.66		
Exclusive Area Amount	29,83,075.34		

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	1,81,22,518.00
Basic Infrastructure Charges	8,29,899.00
Sale Consideration (A)	1,89,52,417.00

Parking Details

Parking Name	Category Of Parking
Single Car ParkS-80	Single Car ParkS-80 (5.5 M * 2.5 M)

Estimated Other Charges

Description	Amount (INR)
Advance Maintenance Charges	1,27,175.78
Sinking Fund Charges	1,27,175.78
Estimated other charges (B)	2,54,351.52

Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Booking Amount	5 %	9,32,620.85	46,631.04	9,79,251.89	9,326.21	9,69,925.68
Within 15 days of booking	5 %	9,32,620.85	46,631.04	9,79,251.89	9,326.21	9,69,925.68
Within 60 days of booking	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Commencement of Ground Floor	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Commencement of 3rd Floor	7.5 %	13,98,931.28	69,946.56	14,68,877.84	13,989.31	14,54,888.52
On Commencement of 6th Floor	7.5 %	13,98,931.28	69,946.56	14,68,877.84	13,989.31	14,54,888.52
On Commencement of 9th Floor	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Commencement of 12th Floor	7.5 %	13,98,931.28	69,946.56	14,68,877.84	13,989.31	14,54,888.52
On Commencement of Terrace	7.5 %	13,98,931.28	69,946.56	14,68,877.84	13,989.31	14,54,888.52
On Commencement of External painting	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Receipt of Fire CC	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Notice of Possession	10 %	18,65,241.70	93,262.08	19,58,503.78	18,652.42	19,39,851.36
On Notice of Possession - Advance Maintenance and Sinking Fund charges Possession	0 %	2,54,351.52	22,891.64	2,77,243.16	1,271.76	2,75,971.40
Total		1,89,06,768.52	9,55,512.44	1,98,62,280.96	1,87,795.93	1,96,74,485.03

Government Levies

Description	Amount (INR)
Goods and Service Tax (GST)	9,55,512.49
Total Govt. Levies Incl. GST (C)	9,55,512.49

Total Sale Price including Government Levies (A+B+C)

1,98,62,281.01

Terms & Conditions

-Areas, specifications, plans, images and other details are indicative and are subject to change.
 -Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / other levies, taxes, duties, cesses, / EDC / IDC, Land under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be solely borne by the Applicant(s).
 -"Estimated Other Charges" as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.
 -"Estimated Other Charges" are compulsory in nature and are payable over and above the Sale Consideration of the Apartment.
 -As per the extant regulations (which may change as per the govt. regulation) the GST on the following, as applicable, shall be as under for Typology- 2 BHK, 3 BHK
 Basic Price/Flat/Unit Cost: 5%
 Floor rise charges / Premium location charges (PLC) :5%
 Covered Car Parking(s) charges / Infra Charges: 5%
 Advance Maintenance Charges: 18%
 -Whereas, GST applicable on the following, as applicable, for unit typology 1 BHK with Sale consideration value less than 45 Lacs:
 Basic Price/Flat/Unit Cost: 1%
 Floor rise charges / Premium location charges (PLC):1%
 Covered Car Parking(s) charges / Infra Charges: 1%
 Advance Maintenance Charges: 18%
 -Whereas, GST applicable on the following, as applicable, for unit typology- 1 BHK with Sale consideration value more than 45 Lacs:
 Basic Price/Flat/Unit Cost: 5%
 Floor rise charges / Premium location charges (PLC) :5%
 Covered Car Parking(s) charges / Infra Charges: 5%
 Advance Maintenance Charges: 18%
 -Flat/unit cost includes covered Car park charges added as per the below table.
 Car Park Type Amount (each)
 Single - 5,00,000
 -Any Additional Charges towards fit-out / move-in move out and society maintenance will be communicated and collected during/after possession by GPL or Association.
 -Taxes and Government duties/levies/cesses are non-refundable.
 -The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.
 -This is not an offer or an invitation to offer for sale of apartments/flats/units in this project. Subject to title and location clearances, necessary approvals/permissions.
 -This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.
 -1 square meter = 10.7639 square feet.
 -All cheque/demand drafts/remittance should be issued / deposited in favour of "M S RAMAIAH VENTURES LLP-BARCA II AT GODREJ MSR CITY"
 -If any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s towards the Application Money or a part thereof at 10% of the Sale Consideration (as described in the Payment Plan under Annexure 'F' of the Application Form) is/are not honoured in the first instance for any reason whatsoever, the Developer may at its discretion cancel/terminate the Application Form without any further notice to the Applicant.
 -The cheque dishonour charges payable for dishonour of a particular instalment payment or a part thereof, for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.
 -Notwithstanding anything stated herein, if any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s is/are not honoured for any reason whatsoever, then the same shall be treated as non-payment on the part of the Allottee and the Developer may at its option be entitled to exercise the recourse available under the terms of the Application Form.
-ADDITIONAL INFORMATION FOR NRI / FOREIGN NATIONAL OF INDIAN ORIGIN:
 a) Name of Bank: Axis Bank Limited
 b) NRE/NRO/FCNR Account No: 924020017790308
 c) For the purpose of remitting funds from abroad by the Applicant(s), the following are the particulars of the beneficiary:
 i) Beneficiary's Name: M S RAMAIAH VENTURES LLP-BARCA II AT GODREJ MSR CITY
 ii) Beneficiary's Account No. 924020017790308
 iii) Bank Name: Axis Bank Limited
 iv) Bank Address: # 9, MCG Road, Esquire Centre, Bangalore 560001
 v) Swift Code: AXISIN33009
 vi) IFSC Code: UTIB0000009
 -SGST, CGST figures shown are approximate indications and will be charged at actuals as applicable. - The costs mentioned above are exclusive of any registration and stamp duty charges for Agreement to Sale/Sale Deed and any other charges/taxes charged in relation to the Apartment.
 -The total cost of the Apartment is the final negotiated price after considering GST benefit / GST Credit pass back.
 -The project has been registered as Response at North Bangalore RERA Registration Number PRM/KA/RERA/1250/303/PR/300625/007887 available at website: <http://rera.karnataka.gov.in>
 -The Applicant(s) shall, on demand from the Developer, pay the charges towards registration of Agreement for Sale and the applicable stamp duty on the Agreement for Sale as per the provisions of applicable laws as amended from time to time.
 -As per the applicable laws, registration of Agreement for Sale is mandatory and need to be executed within 30 days from date of booking
 -E&OE

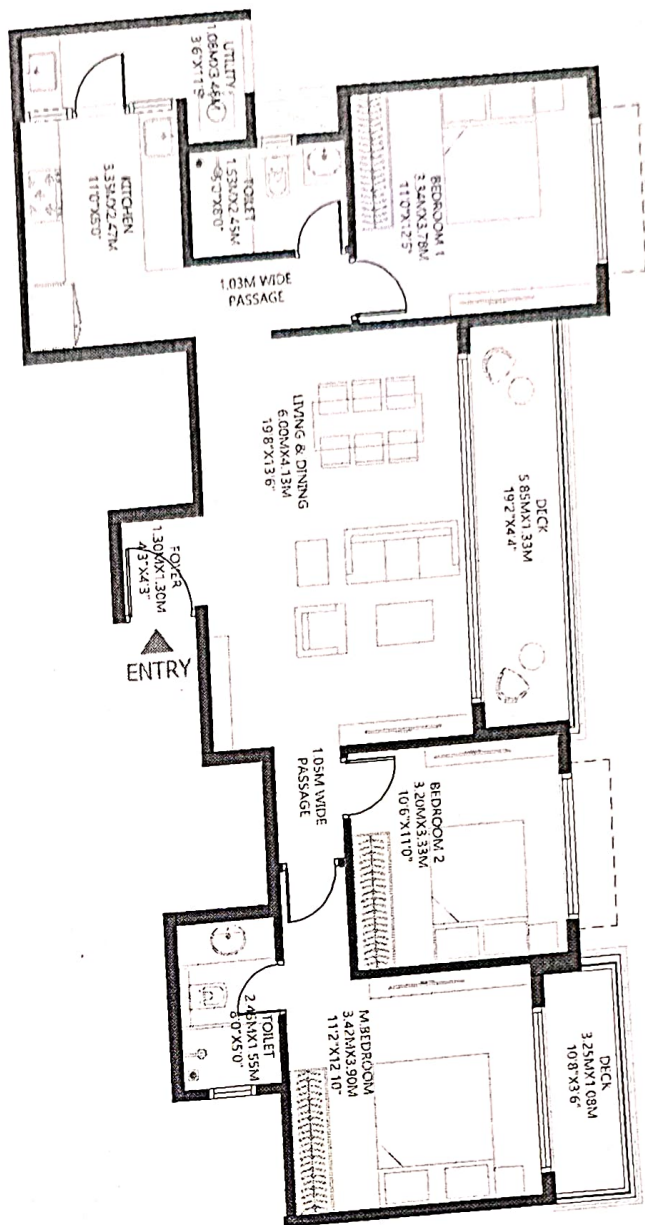
Primary Applicant:

[Signature]

2nd Applicant:

3rd Applicant:

BD7-C-1001



- NOTE:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. CURTAIN AREA IS CALCULATED FROM THE INSIDERS WALL.
 3. CURTAIN AREA INCLUDES CURTAIN LETTER BOX.
 4. BALCONY AREA INCLUDES THE GLASS.
 5. ANY VARIATIONS FROM THE ABOVE DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE BUYER.

Handwritten signature

UNIT ENTRY - NORTHEAST FACING

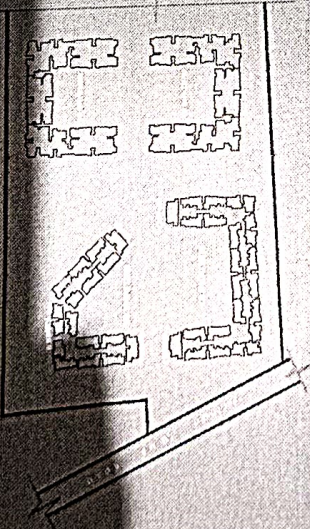
BARCA II AT GODFREY MSA CITY
NEAR AIRPORT TOLL DEVANAHALLU

3 BHK PREMIUM
FLOORS 3 TO 15

REPAIRABLE AREA: 10.50 SQ.M (22.25 SQ.FT)
 UNIT AREA: 10.50 SQ.M (22.25 SQ.FT)
 BALCONY AREA: 1.08 SQ.M (2.32 SQ.FT)
 SALEABLE AREA: 11.58 SQ.M (25.07 SQ.FT)

BUILDING	NO.	AREA (SQ.M)	AREA (SQ.FT)
BD7-C-010	107	10.50	22.25
BD7-C-011	108	10.50	22.25
BD7-C-012	109	10.50	22.25
BD7-C-013	110	10.50	22.25
BD7-C-014	111	10.50	22.25
BD7-C-015	112	10.50	22.25
BD7-C-016	113	10.50	22.25
BD7-C-017	114	10.50	22.25
BD7-C-018	115	10.50	22.25
BD7-C-019	116	10.50	22.25
BD7-C-020	117	10.50	22.25

PARCEL KEY PLAN



1000' x 1000' x 1000' x 1000'