

SETTLEMENT DEED

This settlement Deed is made and entered into on this day of **21-Mar-2026**, by and between :

(hereinafter collectively referred to as the "Allottees" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/ hers/ their respective successors, legal heirs, representatives, nominees, successors and assigns), being party of the FIRST Party.

AND

Godrej Developers & Properties LLP, (LLPIN: AAD-7997) (PAN - AAOFG3726F) a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, Maharashtra and regional office at 3rd Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurgaon 122002, Haryana acting, duly through its authorised signatory _____ duly authorized vide its resolution dated _____ (hereinafter referred to as the "**Developer/GPL**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns), being party of the SECOND PARTY.

The Allottee and Developer are hereinafter individually referred to as a "Party" and collectively as the "Parties".

WHEREAS:

- A. The Parties had entered into an Settlement Deed for Sale dated **21-Mar-2026** ("Settlement Deed"), whereby the Allottee has agreed to acquire unit bearing no. floor TOWER- A1("Unit"), forming part of Godrej Air ("Project"), situated at Sector 85, Haryana, in accordance with the terms and conditions of the Settlement Deed executed between the Parties in relation to the Unit;
- B. The Allottee hereby confirms that it is fully satisfied with all aspects of the construction and development of the Project, including, inter-alia, the said Unit.
- C. In view of the aforesaid, the Parties have now mutually agreed to settle claims, if any, of any nature whatsoever in respect of the Unit, on terms mutually agreed herein.
- D. The Parties have taken the said decision without any coercion and/or undue influence and out of their own free will and volition. Now the Parties are desirous of putting their understanding and settlement in writing and accordingly are executing the present Settlement Deed.

NOW THEREFORE THIS SETTLEMENT DEED WITNESSTH AS UNDER :-

1. That it has been agreed between the Parties that subject to the Parties duly adhering to the terms and conditions of this Settlement Deed in a time bound manner, and the Customer agreed to the following arrangement and understandings which have been arrived mutually in order to settle all their past present and future disputes and grievances with respect to the Unit.

The Parties hereby unconditionally and unequivocally agree that in consideration of the Developer providing:

2. The Allottee hereby acknowledges and confirms that the aforesaid Settlement Consideration constitutes good and sufficient consideration and shall operate as a full and final settlement of all claims, demands, rights, entitlements, delay compensation, and disputes of any nature whatsoever, whether known or unknown, present or future, arising out of or in connection with the booking, allotment, execution of the Settlement Deed, development, construction, possession, handover, or transfer of the Unit, and the Allottee shall have no further claims whatsoever against the Developer in this regard. The Allottee hereby unconditionally and unequivocally waives all and any claim of any nature whatsoever including damages, losses, liabilities, compensation, delay penalty if any and/or damages, whether arising under the Settlement Deed and/or applicable laws, as against the Developer with respect to the said Unit and releases, acquits and forever discharges the Developer from the same upon execution of the said Settlement.
3. The Parties hereby represent and warrant to each other that this Settlement Deed has been duly authorized by all requisite action on the part of each of the Parties and is a valid and legally binding obligation, enforceable in accordance with its terms hereof. Each Party hereby represents and warrants to the other Party that, (a) it has all requisite power and authority to enter into this Settlement Deed, to perform its obligations hereunder and thereunder and the same will not result in any material violation or breach of or default under any applicable law, and (b) all corporate acts and other proceedings required to be taken by each of the Party to authorize the execution, delivery and performance of this Settlement Deed have been duly and properly taken.
4. The Allottee agrees, undertakes and covenants that, for and in lieu of the settlement and terms agreed herein, the Allottee shall not file any complaint/ proceeding before any court, tribunal, authority, forum government department or police station and shall not pursue any legal remedies or claim any damages against the Developer, its related entities and its partners, designated partners, employees, officers, representatives or intermediaries etc. in future in respect of the said Unit and subject matter of this Settlement Deed.
5. This Settlement Deed is given and accepted for the purpose of settling disputed claims and avoiding the further incurrence of expense, inconvenience, and uncertainty of any form of litigation and dispute. Nothing contained in this Settlement Deed, nor any consideration given pursuant to it, shall constitute, be deemed by, or be treated by any Party for any purpose as an admission of any wrongful act, position, omission, liability, or damages.
6. That the Allottee further confirms and declares that if any legal notice/ letter/ email etc. or any other correspondence had been written by the Allottee to the Developer with respect to any issue/ dispute whatsoever between the Parties pertaining to the Unit at any point in time prior to the execution of the Settlement Deed, the same stands withdrawn in light of the full and final settlement between the Parties.

7. It is expressly agreed and understood that the present Settlement Offer is personal to the Allottee and is being extended solely in consideration of the existing contractual relationship between the Developer and the Allottee. In the event if the Allottee transfers, assigns, sells, or otherwise alienates the said unit/property, whether in whole or in part, the Settlement Offer shall stand automatically withdrawn, cancelled, and rendered null and void, without any further act or notice. The subsequent transferee(s) or purchaser(s) shall not have any right, claim, or entitlement under this Settlement Agreement, and the Developer shall not be bound by the terms herein vis-à-vis such transferee(s).
8. The subsequent transferee(s) or purchaser(s) shall not have any right, title, claim, or entitlement under this Settlement Agreement, and the Developer shall not be bound by the terms herein in respect of such transferee(s). Any transfer or assignment of the unit/property shall be deemed to constitute a material breach before Settlement Agreement, and upon such transfer, the Developer shall stand discharged from all obligations arising out of this Settlement Agreement.
9. The Allottee hereby generally and completely waives, releases, acquits and discharges the Developer from any and all claims, liabilities, demands, causes of action, costs, expenses, attorneys' fees, damages, indemnities and obligations of every kind and nature, whatsoever, in law, equity or otherwise, known or unknown, suspected and unsuspected, disclosed or undisclosed, arising from or in any way related to the Unit.
10. The Customer hereby confirms and undertakes that they shall not, directly or indirectly, join, form, or participate in any association, group, or collective for the purpose of raising, re-agitating, or pursuing any claims, disputes, grievances, or issues in connection with the Unit, except through a formally recognized Residents' Welfare Association (RWA) or other statutory body.
11. The Allottee shall keep the terms of this Settlement Deed confidential and shall not without the prior written consent of Developer, directly or indirectly, communicate, disclose or divulge any information to any third party, including without limitation, the allottees of the Project, press, media or any other person, as per applicable law. It is further understood and agreed between the Parties that the present confidentiality clause is central to this Settlement Deed and the Developer, hereby reserves its right to take recourse to appropriate legal remedies against the Allottee, in case of any violation of the same.
12. The Allottee undertakes to irrevocably and unconditionally indemnify and hold the Developer its partners, designated partners, officers, employees, affiliates and representatives harmless from and against any and all liabilities, costs, claims, demands actions, proceedings, judgments, expenses or the like which may be suffered or incurred by such parties as a result of (i) breach of any representation or warranty or covenant or undertaking made by the Allottee in this Settlement Deed, and, or (ii) non-fulfilment of or failure to perform any covenant or obligation or Settlement Deed or undertaking contained in this Settlement Deed by the Allottee, and, or (iii) breach of its commitment to keep confidential the terms and conditions of this Settlement Deed.
13. That the Parties are entering into the present amicable Settlement for good and valuable consideration, out of their own free will and volition and the present Settlement Deed is being executed without any force, fraud, coercion or undue influence from any person whosoever

14. This Settlement Deed shall not be subject to any change, modification, amendment, or addition without the express written consent of the Parties. This Settlement Deed may be executed in counterparts, each of which when so executed and delivered shall be an original, but all of which together shall be treated in all manner and respects as an original executed counterpart and shall be considered to have the same binding legal effect as if it were the original signed version thereof.
15. The Customer acknowledges that the terms of this Settlement Deed are confidential. Any breach of confidentiality by the Customer shall render the Customer liable to indemnify and keep the Developer fully indemnified against all losses, damages, costs, or expenses suffered or incurred by the Developer as a result of such breach.
16. This Settlement Deed shall in all respects be governed and interpreted by, and construed in accordance with the laws of India and the courts at Gurugram shall have exclusive jurisdiction over the disputes arising out of this Settlement Deed.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their hands on the day and date hereinabove first mentioned in the presence of the witnesses who have also set and subscribed their respective hands on their own free will and without there being any pressure, fraud or undue influence of any kind, in the presence of the Parties and in the presence of each other. Settlement Deed

For/By the ALLOTEE

For and on behalf of the DEVELOPER

Name :

Name:

Sign:

Sign:

Address:

Address:

Witnesses -

1. **Sign:** _____

2. **Sign:** _____

Name: _____ **Address:** _____

Name: _____

Address: _____