

HIGHPOINT LANDMARK LLP

Regd Off: A-101, ICC TRADE TOWER, SENAPATI BAPAT ROAD, PUNE-411016

Date: 20/04/2023

ALLOTMENT LETTER DEVIATION REPORT

We, Highpoint Landmark LLP, developers for the project named **"Itrend Futura"** situated at S.No.39/1, Sector- R-12 situated at Village: Mahalunge, Taluka: Mulshi District: Pune have submitted the model form of allotment letter for the allottees of the said project, however due to some specific requirements we have made following changes in the standard form of allotment letter issued by MAHARERA.

The Points that are deleted are highlighted in RED colour in allotment letter

The Points that are added are highlighted in BLUE colour in allotment letter

ADDITIONS are as follows

Point No 2 : word Ex-Gratia basis is added to the model form of allotment letter as we are not selling the parking spaces.

Point No 5 : words herein until the cancellation of this Booking / allotment letter is added to avoid further misuse of the allotment letter on cancellation of allotment letter.

Point No 9 : word For whatsoever reasons is added to the model form of allotment letter

Below Notes added in point 9 :

**The allottee has to strictly submit the banking/NBFC loan approval within 15 days of issuance of this allotment letter, rejection of loan to the allottee for whatsoever reason after 15 days of this allotment letter shall attract cancellation charges as mentioned in above table.*

**The cancellation or exchange of the herein booked unit can be done only within fifteen days from the date of this allotment letter, any cancellation thereafter shall be treated as cancellation of this unit/allotment letter and necessary charges for cancelation shall be deducted as applicable.*

Point No 10 : Below Notes added in point No 10

Any penalties charged by the respective department for delay in due payment shall be added to your account and shall be paid by you along with such penalties if any.

Payment of TDS if applicable is to be done by you and there shall be no separate reminder to pay this TDS amount on behalf of us. On presentation/submission of the receipt of TDS paid we shall adjust the same in your account / consideration. Penalties if any paid or

levied by the concerned department against delayed payment of TDS as applicable, shall not be considered as payment against consideration.

Point No 12 : added words in sub clause ii and you shall have no rights to claim against this allotment letter thereafter

DELETIONS ARE AS FOLLOWS

Word Garage is removed from the entire allotment letter as there is no garage provision in our project.

Parking numbers option is deleted as we allot space for parking and there is no standard format for numbering the parking like it is for the units and the society reserves the right to reallocate the parking spaces, it being the part of common area.

Point No 6 and 7 : the payment for parking is deleted as the parking is not sold in our project but is allotted on ex-gratia basis

Promoter

Sachin



Authorised Signatory

Mr. Sachin Garg

Date: 20/04/2023