

A DIVISION OF ROHAN GROUP

1 Modibaug Commercial Building, CTS No. 2254, Bhamburde, Ganeshkhind Road,
Near Agriculture College, Shivaji Nagar, Pune - 411016. URL: www.rohanbuilders.com
Phone : +91 20 71017101 Email : housing@rohanbuilders.com

CIN: U45202PN2001PTC016352

Date: 06-05-2023

To,
MAHARERA,
6th& 7th Floor, HousefinBhavan,
Plot No. C-21, E- Block,
BandraKurla Complex, Bandra (E),
Mumbai-400051.

Sub: -Deviation and Modification Report in respect to draft allotment letter for Project Rohan Ekam Phase 1 situated at S No 49/8 (P), 49/10B (P), 49/10C , 49/10D (P), 49/11 (P), 49/12 (P), 49/13 (P), 49/14, 49/15, 49/16, Balewadi, Pune 411045.

Sir/Ma'am,

I, **Shri Ashwin Suhas Lunkad**, Authorized Signatory of Rohan Builders & Developers Pvt Ltd, having office at 1-Modibaug, Commercial Building, Ganeshkhind Road, Shivaji nagar, Pune 411016, being promoter of the proposed project, hereby declare that there are no deviations to proforma allotment letter pertaining to our real estate project "**Rohan Ekam Phase 1**", located at S No 49/8 (P), 49/10B (P), 49/10C , 49/10D (P), 49/11 (P), 49/12 (P), 49/13 (P), 49/14, 49/15, 49/16, Balewadi, Pune 411045 except for:

Sr. No.	Clause of Model proforma letter	Clause wherein the deviation/ Modifications are made in draft proforma letter	Deviations and Modifications.	
1	6	6	10%	Before signing of this agreement.
			20%	Within 15 days of execution & registration of this Agreement (Not exceeding 30%)
			5%	Within 7 days of completion Excavation of the building



				in which the Said Apartment is located.
			5%	Within 7 days of completion Plinth of the building in which the Said Apartment is located. (Not exceeding 45%)
			5%	Within 7 days of completion of 2nd slab of the building/wing in which the Said Apartment is located.
			5%	Within 7 days of completion of 8th slab of the building/wing in which the Said Apartment is located.
			5%	Within 7 days of completion of 14th slab of the building/wing in which the Said Apartment is located.
			5%	Within 7 days of completion of 20th slab of the building/wing in which the Said Apartment is located.
			5%	Within 7 days of completion of 26th slab of the building/wing in which the Said Apartment is located.
			5%	Within 7 days of completion of all slabs of the building/wing in which the Said Apartment is located. (Not exceeding 70%)
			5%	on completion of walls, internal plaster, floorings of the apartment (Not exceeding 75%)
			10%	on completion of the external plumbing and external plaster of the said Apartment (Not exceeding 85%)
			10%	on completion of the lifts, water pump, electrical fittings, electro, mechanical and environments requirements, entrance lobby/s, plinth protection, paving of areas appertain and all another requirements as may be prescribed in the agreement of sale of the building or wing in which the said Apartment (Not exceeding 95%)
			5%	And other dues payable by the Allottees/Purchasers to the Promoter within 7 days from the receipt of intimation letter along with the copy of the Occupation/Completion Certificate as to take the possession of the Apartment or at the time of receiving the possession of the Said Apartment whichever is earlier.

OTHER CHARGES PAYABLE BY ALLOTTEE/PURCHASER ON OR BEFORE EXECUTION OF AGREEMENT	
Stamp Duty - __%	Rs. _____ .00
Registration Charges - __%	Rs. _____ .00
GST -%	Rs. _____ .00
Miscellaneous registration expenses	Rs. _____ .00
Legal cost, charges and expenses	Rs. _____ .00
Share money, application entrance fee of the Society	Rs. _____ .00
Charges for formation and registration of teh Society	Rs. _____ .00



Deposit towards water and other utility and services connection charges	Rs. _____,00
Deposit of electrical receiving and Transformer / Sub Station provided in Layout	Rs. _____,00
Total Rupees _____ only	Rs. _____,00

AMOUNTS PAYABLE BY THE ALLOTTEE/ PURCHASER ON OR BEFORE DELIVERY OF POSSESSION OF THE FLAT / APARTMENT	
Deposit towards provisional monthly contribution for 12 months towards outgoings of Society and Maintenance charges Rs. _____/- , for _____ sq. ft.	
GST on the maintenance charges (or as applicable)	
Total	

The above deviations are not prejudicial to the interests of the purchasers/allottees, but are included to increase transparency and clarity in the proforma allotment letter.

As a result, it is requested that the deviation be allowed to be incorporated as a standard clause into the draft proforma allotment letter.

Thanking you.

Yours Truly,

For Rohan Builders & Developers Pvt Ltd

Authorized Signatory

Date: 06-05-2023

