

DEVIATION REPORT W.R.T. ALLOTMENT LETTER

Date :03.06.2023

DEVIATION REPORT WITH REPORT TO ALLOTMENT LETTER

I, Bhushan Vilas Palresha, Director/Authorised Signatory of Ashdan Developers Private Limited, do hereby declare that, we have highlighted the clauses in the model allotment letter uploaded along with the application of registration of project, as follows:

9. Cancellation of Allotment: -

- i) In case you desire to cancel the booking, an amount mentioned in the table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter/booking;	1% of the cost of the said unit
2.	Within 16 to 30 days from issuance of the allotment letter/booking;	2% of the cost of the said unit;
3.	Within 31 to 60 days from issuance of the allotment letter/booking;	10% of the cost of the said unit;
4.	After 61 days from issuance of the allotment letter/booking	10% of the cost of the said unit;

- ii) In the event the amount due and payable referred in clause 9 (i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

ASHDAN DEVELOPERS PRIVATE LIMITED

OFFICE: VTP House, 3rd Floor, Near Phoenix Mall, Nagar Road,
Pune - 411 014, Maharashtra, India.

+91 20 6685 0000 | www.vtprealty.in

REGISTERED OFFICE: Solitaire World Level 8 S No. 36/1/1, Opposite Regency Classic,
Mumbai-Bangalore Highway, Baner, Pune - 411 045, Maharashtra, India.

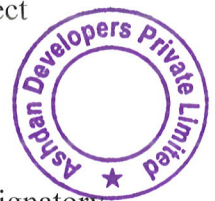
CIN No.: U70102PN2006PTC129196

12. Execution and registration of the Agreement for Sale:

- i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 30 days from the date of booking/issuance of this letter or within such period as may be communicated to you. The said period of 30 days can be further extended on our mutual understanding.
- ii) If you fail to execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 30 days from the date of booking/issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement for Sale and appear for registration of the same within 15 (fifteen) days, which if not complied, we shall be entitled to cancel this Allotment Letter and further we shall be entitled to forfeit an amount not exceeding 10% of the cost of the said Unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in clause 12(ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

Annexure – A

Stage wise time Tentative Schedule of completion of the project



Promoter(s) / Authorized Signatory