



**ROHAN**  
**BUILDERS &**  
**DEVELOPERS**  
**PVT. LTD.**

**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: 22-08-2023

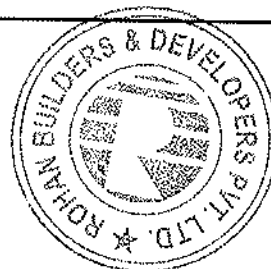
To,  
MAHARERA,  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No. C-21, E- Block,  
Bandra Kurla Complex, Bandra (E),  
Mumbai-400051.

**Sub: -Deviation and Modification Report in respect to draft allotment letter for Project Rohan Harita Phase 1 situated at CS/CTS/survey no. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(Part), 137/1 and 137/2 Village Tathawade, Taluka Mulshi, District Pune.**

Sir/Ma'am,

I, **Shri Abhishek Deepak Bhatewara**, 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 Harita Phase 1**", located at CS/CTS/survey no. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(Part), 137/1 and 137/2 Village Tathawade, Taluka Mulshi, District Pune except for:

Sr. No.	Clause of Model proforma letter	Clause wherein the deviation/ Modifications are made in draft proforma letter	Deviations and Modifications.		
			Sr No.	% of Demand	Particulars
1	6	6	1	10.00%	Before signing of this agreement.



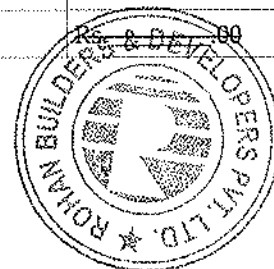


			2	20.00%	Within 15 days of execution & registration of this Agreement (Not exceeding 30%)
			3	5.00%	Within 7 days of completion Excavation of the building in which the Said Apartment is located.
			4	5.00%	Within 7 days of completion Foundation of the building in which the Said Apartment is located. (Not exceeding 45%)
			5	2.50%	Within 7 days of completion of 2nd slab of the building/Tower in which the Said Apartment is located.
			6	2.50%	Within 7 days of completion of 5th slab of the building/Tower in which the Said Apartment is located.
			7	2.50%	Within 7 days of completion of 8th slab of the building/Tower in which the Said Apartment is located.
			8	2.50%	Within 7 days of completion of 11th slab of the building/Tower in which the Said Apartment is located.
			9	2.50%	Within 7 days of completion of 14th slab of the building/Tower in which the Said Apartment is located.
			10	2.50%	Within 7 days of completion of 17th slab of the building/Tower in which the Said Apartment is located.
			11	2.50%	Within 7 days of completion of 20th slab of the building/Tower in which the Said Apartment is located.
			12	2.50%	Within 7 days of completion of 22nd slab of the building/Tower in which the Said Apartment is located.
			13	5.00%	Within 7 days of completion of 25th slab of the building/Tower in which the Said Apartment is located.
			14	5.00%	Within 7 days of completion of all slabs of the building/Tower in which the Said Apartment is located.



				(Not exceeding 70%)	
			15	5.00%	on completion of walls, internal plaster, floorings of the apartment (Not exceeding 75%)
			16	10.00%	on completion of the external plumbing and external plaster of the said Apartment (Not exceeding 85%)
			17	10.00%	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 Tower in which the said Apartment (Not exceeding 95%)
			18	5.00%	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 the Society	Rs. _____00
Deposit towards water and other utility and services connection charges	Rs. _____00
Deposits 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

  
Abhishek Deepak Bhatewara

Authorized Signatory

Date: 22-08-2023



