

RIGHT CHANNEL BUILDCON LLP

101, 1st Floor, Kailash Ram Kripa, Plot No. 6, Kailashpuri Road, Uppar Govind Nagar, Malad (East), Mumbai - 400 097.

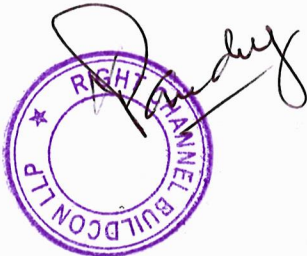
Tel. : 022-2872 8676, 022-2872 8767 • Website : www.rccpvtltd.com

Email : rcc1311@gmail.com, rcc1311@rediffmail.com

Report of Deviation

The Following Clauses have been deviated from the Allotment Letter:

- a) You have perused and satisfied yourselves as regards the sanctioned plans of the proposed building under construction and the requisite approvals, site conditions and title documents. You are made aware that the said unit shall be for 'Residential purpose' only and not for any commercial use and no change of user shall be permitted registered under no. [_____] under the provisions of the Real Estate (Regulation & Development) Act, 2016 ("RERA").
- b) Subject to the timely payment of the Sale Price as agreed, the society will enter into an appropriate agreement for sale at the appropriate stage, setting out detailed terms and conditions of sale of the Premises at a later date.
- c) This letter is not intended to create any right or interest in the Premises or on the land on which the proposed building is to be constructed.
- d) Since, this letter does not amount to any creation of any right in the Premises; the Promoter shall be entitled to make any additions and alterations in the sanctioned plans, layout plans and specifications, as may be permitted by the law, without your previous consent.
- e) This letter shall not be treated as any agreement or understanding between us for sale of the Premises unless and until a formal agreement for sale is executed between us and registered with the concerned Sub-Registrar of Assurances.
- f) As this letter does not confer any right or interest in the Premises, you will not be entitled to transfer or assign the same or seek specific performance for sale of the Premises to you.



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- g) Under any situation you are not entitled to terminate this allotment and cancel your booking and/or sell your Premises to any third party without prior intimation to the promoter in writing until possession.
- h) You are also made aware that the promoter is free to raise finance for the Project, however, before execution of the agreement for sale the society will seek the no objection of the lender, if such mortgage is created.
- i) Further, because of any regulatory issues and/or force majeure, the society decide to discontinue with the project, society reserve its right to cancel this allotment and refund the amount paid by you without any interest thereon/compensation therefore.
- j) All the payments towards the Sale Price shall be made by a local account payee crossed cheque/Pay Order/ Demand Draft drawn in favor of ['_____'].
- k) All notices to be served upon you as contemplated in this letter shall be deemed to have been duly served if sent to you by Post/Hand Delivery/ Registered A.D. to the address given hereinabove.

DATE: 21st DECEMBER 2022

PLACE: MUMBAI



Name of the Promoter
(Signature)

(Devendra H. Pandey)