

M/S PALMS QUALITY CONSTRUCTION REALTY LLP

10, Bhoomi Landmark, Plot 34, Sector-17, Khanda Colony, New Panvel (W),
Navi Mumbai-410206. Telefax- +91 22 27 48 00 05/06 Email ID-
accounts2@qualcon.co.in

Date – 26-05-2023

To,

MahaRera Authority,

6th Floor, Housefin Bhavan,

Plot No. C-21, E Block, BKC

Bandra (E), Mumbai – 400051.

Subject – Deviation Report on model form of Allotment Letter.

Dear Sir,

I, **Mr. Manish Narendra Mehta** Partner of M/S PALMS QUALITY CONSTRUCTION REALTY LLP do hereby declare, undertake and state that the below Mentions deviation in respect to Allotment letter as per annexure 1 on model form of Allotment Letter.

10. FSI, TDR AND DEVELOPMENT POTENTIAL WITH RESPECT TO THE SAID BUILDING ON THE SAID PROPERTY:

- i. The Promoter hereby declare that the Floor Space Index (FSI) available in respect of the Said Property as per the modified Development Control Regulations or any amendment proposed by the SPA NAINA or ancillary FSI or as and when Unified Development Control and Promotion Regulations(UDCPR) became applicable to the Villages under SPA NAINA. The Promoter presently plan to construct only a proposed Built-up area of _____ sq.m out of the potential Built-up area of the Said Project, as per presently approved Building Plans and available FSI, and retain the right for additional development on the said property upto the permissible FSI as and when became available subject to statutory approval by the Town Planning authorities. The Promoter herein disclose that the total expected FSI for the Said Project or the said property may be higher, based on expectations of increased FSI that may be available through loading of TDR, and/or FSI available on payment of premiums and/or FSI available as incentive FSI by implementing various schemes of the competent local authorities, and/ or any increase in FSI on the said property on modification of the Development Control Regulations or the Development Plan applicable to the Said Project. The Allottees/Purchasers have agreed to purchase the Said Unit on the understanding that the

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Designated Partner

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increased FSI, if any, in respect of the said property or Said Project, shall be long to the Promoter only, and that the Promoter shall be entitled to utilize the total expected FSI, including any increase in FSI till the Said Project premises and building/s are conveyed in favour of the CHSL, for construction of additional units in the Said Project.

- ii. The Promoter shall make application for revised building permission for upper floors of the project building on any stage before completion of the building and the promoter can obtain revised commencement certificate for such additional floors from SPA NAINA CIDCO wherein the Allottees /Purchasers hereby agrees to that and the Allottees/Purchasers will not raise any objection for it. Also the Allottees/ Purchasers confirm that the Promoter is not required to obtain any consent from the Allottees/Purchasers for the grant of revised Commencement Certificate and to complete the project building according to revised plan.
- iii. The Allottees/ Purchaser herein by signing this Agreement confirm that the Promoter has the right to transfer the Additional FSI available in respect of the said project/ property in the form of TDR to utilize the same on his other properties without any prior consent required from the Purchasers herein.

11. CONSENT BY ALLOTTEES/ PURSCHASER

- i. Even upon delivery of possession of the Said unit to the Allottees/Purchasers herein, the Promoter shall be entitled, without any consent/permission from the Flat Purchaser or organization of unit holders to carry out the balance construction activities upon the Said Property or upon the amalgamated layout of the Said Property and the adjacent property and for that purpose to provide accesses, spaces etc. through the Said Property for the adjacent unit occupants.
- ii. The Purchasers hereby agrees to co operate and give his consent and as when asked as required to alter, modify, change, cancel any of the plans, drawings, amenities, facilities, etc., all the rendering, maps, designs in the brochures, video presentation, sales and promotion materials are artists' conception and not actual depiction of the buildings, walls, driveways, elevation, landscaping of the project within 7 days from the date of receiving such confirmation letter.

For Palms Quality Construction Realty LLP

Designated Partner