

Deviation Report for Allotment Letter in respect of Plot No. 17, Sector 7, Airoli.

1. We hereby state that the Allotment Letter is in accordance with the format prescribed by RERA except the following modifications which have been inserted for explanation and clarification and protect and secure the Promoter from Allottee's frivolous and/or non-substantial claims / objections, the same however, does not in manner contravene the prescribed Model Allotment Letter.

- (i) In case Allottee fails to accept amount due and payable by the Promoter on account of withdrawal from the Project by Allottee or cancellation or termination of Allotment Letter, following explanation and clarification is provided in para 12 and para 15 (iii) and para 20 of the Allotment Letter:

Para 12 : It is clarified that we shall not be liable to pay any interest as mentioned above if the delivery of a cheque / demand draft gets delayed by the postal department / courier agencies and/or if you fail to encash the cheque / demand draft delivered to your above mentioned address and/or you have changed your above referred address without intimation to us. The postal receipt/courier receipt for delivery of a cheque /demand draft for refund of balance amount shall be sufficient and conclusive proof of a refund of the balance amount by us to you.

Para 15 (iii) : It is clarified that we shall not be liable to pay any interest as mentioned above if the delivery of a cheque / demand draft gets delayed by the postal department / courier agencies and/or if you fail to encash the cheque / demand draft delivered to your above mentioned address and/or you have changed your above referred address without intimation to us. The postal receipt/courier receipt for delivery of a cheque /demand draft for refund of balance amount shall be sufficient and conclusive proof of refund of the balance amount by us to you.

Para 20 : You have agreed that, upon making payment of 10% of the Purchase Price of the said Flat you shall enter into Agreement for Sale as per the provisions of Section 13(1) of RERA by making payment of stamp duty, registration charges and other incidental charges without seeking any extension in respect thereof. You have agreed to visit our office for executing the Agreement for Sale within a period of 15 (fifteen) days from our calling upon you to do so and you agree to pay the stamp duty and registration charges payable thereon and attend the office of the sub-registrar of assurances for admitting execution of such Proposed Agreement and other incidental documents. If you fail to execute the Proposed Agreement and appear for registration of the same before the concerned Sub-Registrar within the period / extended period intimated by us to you, we shall be entitled to serve upon you a notice calling upon you to execute the Proposed Agreement and appear for registration of the same within such notice period, 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 2% of the Purchase Price of the said Flat 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. In the event balance amount due and payable as referred to in this clause 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. It is clarified that we shall not be liable to pay any interest as mentioned above if the delivery of a cheque / demand draft gets delayed by the postal department / courier agencies and/or if you fail to encash the cheque / demand draft delivered to your above mentioned address and/or you have changed your above referred address without intimation to us. The postal receipt/courier receipt for delivery of a cheque /demand draft for refund of balance amount shall be sufficient and conclusive proof of refund of the balance amount by us to you.

Dated this 26th day of September, 2022

For **M/S. SHREENATHJI ORGANISERS PVT. LTD.**

For SHREENATHJI ORGANISERS PVT. LTD.

Director

Mr. Nitin Babubhai Gajipara