DEVIATION REPORT

WITH RESPECT TO MODEL COPY OF ALLOTMENT LETTER

SUBJECT	**:**	**Deviation Report** **With Respect To Model Copy Of Allotment Letter**
PROJECT	**:**	**Proposed Building 'GAYATRI NIWAS',**
REFERENCE	**:**	**On plot bearing New C.T.S. No. 169/A, 169/B** **[Old C.T.S. No. 169] and [Old C.T.S. No. 169 and 170/A] and [Old C.T.S. No. 170] and [Old C.T.S. No. 170, 170/1 to 170/13] and C.T.S. No. 170/B,** **Village Malad North, Taluka Borivali, Mumbai Suburban District, at Shantilal Modi Road No.2, and HemuKalani Cross Road No.3, IraniWadi, Kandivali (West) Mumbai 400067,**
OWNER / PROMOTER / DEVELOPER	**:**	**M/S. RANJANA CONSTRUCTION PVT. LTD.**

Kindly find appended below the list of Deviation in RERA Model Copy of Allotment Letter:

Model Agreement Clauses	**Promoter Agreement Clauses**
Clause No.8 **Add**	**Interest Payment :** In case of delay in making any payments, you shall be liable to pay interest, which shall be the State Bank Of India highest Marginal Cost of Lending Rate plus two percent, on all the amounts which become due and payable by the Allottee/s to the Promoter under the terms of this Allotment from the date the said amount is due and payable by the Allottee/s to the Promoter till the date of such Payments.
Clause No.9 (i) **Add**	**Cancellation of Allotment :** In case you desire to cancel the booking, and/or in the event you refuse/s to execute and register the Agreement For Sale and/or if the amount to be paid under this Allotment Letter is collected in installment and you commit default in payment on due date of any amount due and payable by you to us (including the amount of taxes levied by competent authority), 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 receipts of your letter requesting to cancel the said booking, and/or in the event you refuse/s to execute and register the

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<td>Agreement For Sale and/or if the amount to be paid under this Allotment Letter is collected in installment and you commit default in payment on due date of any amount due and payable by you to us (including the amount of taxes levied by competent authority),
<table>
<tr><th>No</th><th>In event of Cancellation / Termination</th><th>Amount to be deducted</th></tr>
<tr><td>1)</td><td>within 15 days
from issuance of the allotment letter</td><td>Nil;</td></tr>
<tr><td>2)</td><td>within 16 to 30 days
from issuance of the allotment letter</td><td>1 %
of the cost of the said unit</td></tr>
<tr><td>3)</td><td>within 31 to 60 days
from issuance of the allotment letter</td><td>1.5%
of the cost of the said unit</td></tr>
<tr><td>4)</td><td>after 61 days
from issuance of the allotment letter</td><td>2%
of the cost of the said unit</td></tr>
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<td>Clause No.9 (ii)
Add</td>
<td>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, and/or in the event you refuse/s to execute and register the Agreement For Sale and/or if the amount to be paid under this Allotment Letter is collected in installment and you commit default in payment on due date of any amount due and payable by you to us (including the amount of taxes levied by competent authority), you shall be entitled to receive the balance amount with interest calculated at the rate which shall be State Bank Of India highest Marginal Cost of lending Rate plus two percent.</td>
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<tr>
<td>No Such Clause</td>
<td>Additional <u>Clause No. 14</u> - i.e.
Nothing in this Allotment Letter will be deemed as grantor assignment of any right, title and interest in the said Unit or portion thereof. This Allotment merely entitles you to enter into an ‘Agreement for Sale’ in accordance with the terms recorded hereunder.</td>
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M/S. RANJANA CONSTRUCTION PVT. LTD.

Bhumika Sheth
(Director)

Date : 05/09/2023
Place : Mumbai