

GAGAN GALAXY REALTY LLP

301, 3rd Floor Marvel Alaina, Lane No.5, Koregaon Park, Pune-411001

Date: 04.01.2023

To,
THE MAHARASHTRA REAL ESTATE
REGULATORY AUTHORITY,
6th & 7th Floor, Housefin Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051

Re: Deviation Sheet with respect to Model Form of Allotment Letter prescribed under "Annexure 1" to Order No.35/2022 dated 12.08.2022 passed by the Maharashtra Real Estate Regulatory Authority

<u>Sr.No.</u>	<u>As per Model Form of Allotment Letter prescribed under "Annexure 1"</u>	<u>Proposed Changes / Additions in the Allotment Letter</u>
1)	Clause 1 of Model Form of Allotment Letter:- for a total consideration of Rs._____/ - exclusive of GST, Stamp Duty and Registration Charges	Clause 1 of our Allotment Letter:- at or for the mutually agreed total lumpsum consideration of Rs._____/ - (Rupees _____ Only) The above price does not include expenses for Stamp Duty, Registration Fees and Charges, Goods & Services Tax (GST), Infrastructure Charges and Maintenance Charges. Allotment of the said Unit in your favour is expressly subject to the terms and conditions set out in Annexure "A".
2)	Clause 2 of Model Form of Allotment Letter	No deviation
3)	Clause 3 of Model Form of Allotment Letter	No deviation
4)	Clause 4 of Model Form of Allotment Letter	No deviation
5)	Clause 5 of Model Form of Allotment Letter	No deviation
6)	Clause 6 of Model Form of Allotment Letter	No deviation
7)	Clause 7 of Model Form of Allotment Letter	No deviation
8)	Clause 8 of Model Form of Allotment Letter	No deviation
9)	Clause 9 of Model Form of Allotment Letter	No deviation
10)	Clause 10 of Model Form of Allotment Letter	No deviation
11)	Clause 11 of Model Form of Allotment Letter	No deviation
12)	Clause 12 of Model Form of Allotment Letter	No deviation
13)	Clause 13 of Model Form of Allotment Letter	No deviation
14)	Clause 14 of Model Form of Allotment Letter	No deviation

15)	N/A	Clause 15) Kindly sign a copy of this Letter and return the same to us in token of your having confirmed the contents hereof.																																																												
16)	Annexure – A of Model Form of Allotment Letter	<p>Stage wise time schedule for completion of Project</p> <table> <tr> <th>Sr.No.</th><th>Stages</th><th>Date of Completion</th></tr> <tr><td>1.</td><td>Excavation</td><td></td></tr> <tr><td>2.</td><td>Basement</td><td></td></tr> <tr><td>3.</td><td>Parking Floors</td><td></td></tr> <tr><td>4.</td><td>Stilt Level</td><td></td></tr> <tr><td>5.</td><td>Slabs of Super Structure</td><td></td></tr> <tr><td>6.</td><td>Internal walls, internal plaster, completion of flooring, doors and windows</td><td></td></tr> <tr><td>7.</td><td>Sanitary, electrical and water supply fittings in units</td><td></td></tr> <tr><td>8.</td><td>Staircases, lift wells and lobbies at each Floor Level</td><td></td></tr> <tr><td>9.</td><td>Overhead and Underground water tanks</td><td></td></tr> <tr><td>10.</td><td>External plumbing and external plaster, elevation and completion of terraces with waterproofing</td><td></td></tr> <tr><td>11.</td><td>Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobbies, plinth protection, paving of areas appurtenant to Building, compound wall and other requirements as may be required to complete Project as per specifications in Agreement for Sale</td><td></td></tr> <tr><td>12.</td><td>Internal Roads, footpaths and lighting</td><td></td></tr> <tr><td>13.</td><td>Water supply</td><td></td></tr> <tr><td>14.</td><td>Sewerage (chamber lines, septic tank, etc)</td><td></td></tr> <tr><td>15.</td><td>Storm water drains</td><td></td></tr> <tr><td>16.</td><td>Treatment and disposal of sewage and sullage water</td><td></td></tr> <tr><td>17.</td><td>Solid waste management and disposal</td><td></td></tr> <tr><td>18.</td><td>Water conservation / rain water harvesting</td><td></td></tr> <tr><td>19.</td><td>Electrical meter room, sub-station, receiving station</td><td></td></tr> </table>	Sr.No.	Stages	Date of Completion	1.	Excavation		2.	Basement		3.	Parking Floors		4.	Stilt Level		5.	Slabs of Super Structure		6.	Internal walls, internal plaster, completion of flooring, doors and windows		7.	Sanitary, electrical and water supply fittings in units		8.	Staircases, lift wells and lobbies at each Floor Level		9.	Overhead and Underground water tanks		10.	External plumbing and external plaster, elevation and completion of terraces with waterproofing		11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobbies, plinth protection, paving of areas appurtenant to Building, compound wall and other requirements as may be required to complete Project as per specifications in Agreement for Sale		12.	Internal Roads, footpaths and lighting		13.	Water supply		14.	Sewerage (chamber lines, septic tank, etc)		15.	Storm water drains		16.	Treatment and disposal of sewage and sullage water		17.	Solid waste management and disposal		18.	Water conservation / rain water harvesting		19.	Electrical meter room, sub-station, receiving station	
Sr.No.	Stages	Date of Completion																																																												
1.	Excavation																																																													
2.	Basement																																																													
3.	Parking Floors																																																													
4.	Stilt Level																																																													
5.	Slabs of Super Structure																																																													
6.	Internal walls, internal plaster, completion of flooring, doors and windows																																																													
7.	Sanitary, electrical and water supply fittings in units																																																													
8.	Staircases, lift wells and lobbies at each Floor Level																																																													
9.	Overhead and Underground water tanks																																																													
10.	External plumbing and external plaster, elevation and completion of terraces with waterproofing																																																													
11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobbies, plinth protection, paving of areas appurtenant to Building, compound wall and other requirements as may be required to complete Project as per specifications in Agreement for Sale																																																													
12.	Internal Roads, footpaths and lighting																																																													
13.	Water supply																																																													
14.	Sewerage (chamber lines, septic tank, etc)																																																													
15.	Storm water drains																																																													
16.	Treatment and disposal of sewage and sullage water																																																													
17.	Solid waste management and disposal																																																													
18.	Water conservation / rain water harvesting																																																													
19.	Electrical meter room, sub-station, receiving station																																																													
17)	N/A	<p>Annexure "A"</p> <p>Terms and Conditions</p> <p>1. The amounts payable towards GST shall be as per today's applicable rates. You shall bear and pay any change in such taxes or duties from time to time as applicable or any other charges levied</p>																																																												

	<p>by Government in future before or after taking possession of the Unit.</p> <p>2. Payment should be made within 15 (Fifteen) Days from the date of demand.</p> <p>3. The Stamp Duty and Registration Charges should be paid at least 3 (Three) Days in advance before registration of Agreement for Sale in respect of the said Unit is due.</p> <p>4. Transfer or Sale or Assignment of the said Unit and/or the benefit factor of this allotment letter is not allowed till full payment of purchase price and other charges is done by you and possession is taken.</p> <p>5. You shall have to complete the Housing Loan formalities and obtain Sanction Letter before registration of Agreement for Sale. We will not be held responsible if there is delay in loan disbursement.</p> <p>6. All disputes shall be referred to Conciliation under the provisions of the Real Estate (Regulation and Development) Act, 2016 and shall also be subject to the jurisdiction of the Courts of Pune.</p> <p>7. Kindly pay all amounts towards Unit purchase price / GST by Cheques / Pay Orders / Demand Drafts in the name of "_____" payable at Pune or via Wire Transfers on details below:-</p> <p>Bank Name & Branch : Current Account No : IFS Code : MICR Code :</p> <p>8. Kindly pay Stamp Duty and Registration Charges by Cheques / Pay Orders / Demand Drafts in the name of "_____" payable at Pune or via Wire Transfers on details below:-</p> <p>Bank Name & Branch : Current Account No : IFS Code : MICR Code :</p>
--	---

Yours Sincerely,
GAGAN GALAXY REALTY LLP


Designated Partner

