SHIV ESTATES
Building concrete dreams...

GURUKRIPA GROUP

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DEVIATION REPORT W.R.T. ALLOTMENT LETTER

This is with reference to the project **SHIV ANSH** being developed by us situated on plot no. 169A, Sec-10, Khargar, Raigad.

The following clauses will be added to the allotment letter in deviation to the Draft of Allotment of RERA.

You have perused and inspected a letter dated 17.03.22 bearing no. CIDCO/BP-17637/TPO(NM)/2020/7532, wherein CIDCO has granted permission to use said Land for residential and commercial use on terms and conditions mentioned therein

1. Further on said Land we have represented to you that, we have proposed to construct additional floors (the **"Future Development"**). The additional floors will consist of Podium if approved and residences on upper floors, You have perused and inspected the said Future Development layout plan. We will be applying for revised Development permission and amended commencement certificate to the competent authorities for utilizing F S I , TDR and/ or any suchpremium FSI that maybe available in lieu of TDR the sanction of such Future Development as and when the DCR ofthe CIDCO/PMC /UDCPR, 2020 permits such revision. The saidProject together with the proposed Future Development willconstitute the whole project named as " **SHIV ANSH** " to be referred as the said **"Entire Project"**. You further undertake and assure to us that you shall not raise any objection or seek compensation on the basis of revision of the sanctioned plan.

2. You have stated that considering the said Unit can be reserved at competitive pricing with facility of deferred payments based on stage of completion, you would beinterested in reserving the Unit at the present stage Accordingly, you are agreeable to bear the project risk in return of lower pricing and facility of deferred payment.

3. Now upon your above request we are pleased to reserve for you the said Unit, for said Consideration Apart from the above, you shall also pay GST as per prevalent rates and rules and regulations (the **"Statutory Taxes"**) and Stamp duty and Registration charges as applicable and Rs.__________/- on account of legaland documentation charges (the **"Processing Charges"**). Statutory charges and procedural charges You shall pay any statutory taxes, any additional rate of statutory taxes, GST, additional stamp duty and additionalregistration charges on Consideration asmay be applicable from time to time. In respect of any amount remaining unpaid under this Reservation including taxes on consideration, we will have a first lien and charge on the said Unit.

4. We will allow the Possession of the said Unit to you only after receiving the Occupation Certificate for the Entire Project including the additional FSI and only after receiving the entire amount of Consideration, along with the other charges as mentioned in the draft agreement

For SHIV ESTATES

Proprietor