

NEELYOG ENTERPRISE

UNIT No.1037 10TH Floor HubtownSolaris, N S Padhke Marg, Andheri(E), Mumbai-400069.

13.09.2022

To,

MahaRERA,
Housefin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai-400051

DECLARATION

Subject: Deviation Report in Booking Letter

Ref.: Proposed development of the portion of the land bearing Layout Plot No. (s).10, 11, 12, 13, 14 and 15 out of old out of old Survey No.86, 90, 91 and 93, New Survey No.128, 157, 158 and 159, lying and being at Village Achole, Taluka Vasai , Dist.Palghar, admeasuring 292.77sq. Mtrs

Sir,

We are developing the above referred land.

The following are the deviations with respect to Proforma Allotment letter as given in Annexure "I" under Clause (g) of Sub-section 2 of Section 4 of the MahaRera Act.

NEELYOG ENTERPRISE


MEMBER

Page No.1, Clause No.1

It is further agreed that the consideration for the said Unit is agreed upon on the basis of existing tax structure. Any changes in the tax structure which has the effect of transferring the liability of payment of tax from Allottee to the Developer (Example: If burden of GST is put on Developer through RCM and/or any such changes), in that event the Developer shall be entitled to recover the same from the Allottee herein and withhold handing over of the possession of the said Unit unless the said amount is received.

Page No.2, Clause No.3

At your request, we shall permit you exclusive right to use _____ car parking space in the building. It is clarified that location of the Car Parking shall be identified by us at our sole and absolute discretion at the time of offering possession of the said unit.

Page No.2, Clause No.3

PAYMENT SCHEDULE

Activity	Consideration to be paid (in Rs)
On Registration of Agreement	10%
Less: Earnest money already paid	
On Completion of Plinth	15%
On Completion of 1st Slab	6.25%
On Completion of 2nd Slab	6.25%
On Completion of 3rd Slab	6.25%
On Completion of 4th Slab	6.25%
On Completion of 5th Slab	6.25%
On Completion of 6th Slab	6.25%

NEELYOG ENTERPRISE



MEMBER

On Completion of 7th Slab	6.25%
On Completion of 8th Slab	6.25%
On Completion of Wall (Blockwork),	
Internal and external plaster (proportionately as per work completed)	7.00%
On Completion of Flooring	6%
On Completion of door, Windows and sanitary fitting	7%
On Possession	<u>5%</u>
TOTAL	<u>100%</u>

Page No.6. Clause No.15 9i) to (ii)

15.Miscellaneous:

i) A regular and detailed Agreement under the applicable law will be executed in due course of time. The provisions of the Agreement to be executed shall supersede this Allotment Letter and this Allotment letter shall stand cancelled and terminated on execution of such Agreement.

iv) This letter is not transferable or assignable without our previous Written Consent.

You are requested to register our project under Real Estate (Regulation & Development) Act, 2016 and issue registration Certificate.

Yours faithfully,

For Neelyog Enterprise

NEELYOG ENTERPRISE

MEMBER Member