



BASONS INVESTMENTS PVT. LTD.

B/702,Citiscap CHS. Ltd., A.K. Road, Andheri (East), Mumbai- 400 059.
Tel.: 4005 2272/ 2837 3314/ 2839 1883 • Fax :40150272 • Mobile: 98202 14160
Email ID: basonsnirmal@yahoo.in • PAN No. AABC4095L
CIN No. U65993MH2000PTC124639

Date: 10th January 2023

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai – 400 051.

Dear Sir / Madam,

SUB: Deviation Report for Allotment Letter & Agreement For Sale

RE: CITI NEST Project, Plot No. 28, CTS No. 292, 292 / 1 to 3, Village Kondivita, J. B. Nagar, Andheri – East, Mumbai – 400 059.

In view of the approval accorded by the Authority to the model allotment letter in its meeting held on **27.05.2022**, we, **M/s. Basons Investments Private Limited**, the Promoters, hereby declare the following:

- a. The proforma of the allotment letter proposed to be signed by the promoters with the allottees shall be in accordance with model allotment letter as approved by the Authority.
- b. The Table in Clause 9 of the allotment letter prescribes the minimum period (number of days) within which the booking can be cancelled and the upper limit of the percentage of the amount to be deducted in case the allottee desires to cancel the booking. The promoter may if the promoter so chooses to increase the number of days within which the booking can be cancelled as well as decrease the percentage of the amount to be deducted in the event of cancellation of the booking, in the allotment letter prescribed.
- c. Promoters shall henceforth upload the allotment letter, as at Annexure '1' hereto or the amended form of the allotment letter as mentioned at (b) above when applying for registration of a real estate project.
- d. Promoters shall also upload as is being presently done, the proforma of the agreement for sale proposed to be signed with the allottees that may be as per the model form of agreement at Annexure A of Rule 10 of the Rules or the proforma of the agreement for sale as may be modified and adapted by promoters on case-to-case basis having regard to the facts and circumstances of each case.
- e. In the event there are any deviations / modifications in the proforma of the agreement for sale as proposed by promoters and the model form of agreement at Annexure A of Rule 10 of the Rules, then such deviations / modifications shall be highlighted in different colour and accordingly be uploaded while seeking registration of the real estate project so as to enable proper and speedy verification of the proforma of the agreement for sale as uploaded.



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- f. Non-compliance of the above or if the deviations / modifications proposed by promoters in the proforma of the agreement for sale as uploaded is / are contrary to the provisions of the Act, the Rules and Regulations made thereunder, then the application of the promoter for registration of the real estate project shall be liable to be rejected subject to compliance of the mandate as provided in the proviso to Section 5 of the Act.

Kindly place the abovementioned details on your records and do the needful.

Thanking you,

Yours faithfully,

For Basons Investments Pvt. Ltd.

Mr. Nirmal Bathwal
Director