

Date: 25.01.2023

Maan- Hinje Township Developers LLP

Regd. Office: 5th Floor, Godrej One,
Pirojshanagar, Eastern Express Highway,
Vikhroli (E) Mumbai – 400079, India.

Sub: Deviation Report with respect to model form of Allotment Letter

We hereby declare that the following are deviations/modifications in the Allotment Letter to be issued by the Developer to the Purchasers vis a vis Model Form of Allotment Letter as per Notification No.31/2022 dated 1st July, 2022 issued by MAHARERA Authority.

The deviation/modification in Model Form Clauses are highlighted in **Yellow** colour in Column “Deviation/Modification Clause in Developer Allotment letter” and deletion of clauses of Model Form are highlighted in **Grey** colour in column “Deviation/Modification Clause in Developer Allotment Letter”.

<u>Sr. No.</u>	<u>Clause in Model Allotment Letter</u>	<u>Clause No.</u>	<u>Deviation/Modification Clause in Developer Allotment Letter</u>
1	<u>Subject</u> Your request for allotment of flat/commercial premises/plot in the project known as _____ having MahaRERA Registration No. _____.	Subject	Your request received vide application form recorded on _____ (“ Application Form ”) for allotment of Unit/ Flat in the project known as The Gale at Godrej Park World (“ Phase ”) having MahaRERA Registration No. _____
2	<u>Allotment of the said unit:</u> This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____ BHK flat/villa/bungalow/commercial premises bearing No. _____ admeasuring RERA Carpet area _____	1	<u>Allotment of the said Flat / Unit:</u> This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a Flat / Unit bearing No. ____ admeasuring RERA Carpet area _____ sq.mtrs. equivalent to _____ sq.ft. and Exclusive

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	<p>sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in Building _____/ Tower _____/ Block _____/ Wing _____ in in the project known as _____, having MahaRERA Registration No. _____ hereinafter referred to as “the said unit”, being developed on land bearing C.S. No.(s)_____/CTS No(s)_____/Final Plot(s) _____/Survey No(s)_____, Hissa No(s)_____/Gat No(s)/Khasra No(s)_____/Plot No(s) _____lying and being at _____Village_____ Taluka_____, Dist. _____ admeasuring _____ sq mtrs. For a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.</p>		<p>Areas of the said Flat/Unit admeasuring _____ square meters, situated on _____ floor in building / tower No. _____ in the project known as The Gale at Godrej Park World, having MahaRERA Registration No. _____, hereinafter referred to as “the said Flat / Unit”, being developed on land bearing Survey Nos. 198/1/1 (P), 199/1 (P), 199/2 (P), 199/3 (P), 199/4 (P), 200/1/1(P) + 200/1/2(P) + 200/1/3(P), 200/3/2 (P), 201/3 (P), 201/4 (P) & 202 (P) lying and being at Village Hinjewadi, Taluka Mulshi, District. Pune admeasuring 25491.37 Sq. mtrs. for a total consideration of Rs. _____/- (Rs. _____ only) exclusive of GST, stamp duty and registration charges and other charges as set out in the Agreement for Sale to be entered between ourselves and yourselves.</p>
3	<p><u>Allotment of garage/covered parking space(s):</u></p> <p>Further, I/we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) admeasuring _____ sq. mtrs equivalent to _____ sqft./covered car parking space(s) at _____ level podium/basement bearing No(s) _____ admeasuring _____ sq mtrs., equivalent to _____ sqft on the terms and conditions as shall be enumerated in the agreement for sale to be entered between ourselves and yourselves.</p> <p>OR</p>	2	<p><u>Allotment of garage/covered parking space(s):</u></p> <p>Further, we have the pleasure to inform you that you have been allotted along with the said Flat / Unit, _____ parking space(s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft. at _____ level on the terms and conditions as shall be enumerated in the agreement for sale to be entered between ourselves and yourselves.</p>

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	Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.		
4	<p><u>Receipt of part consideration:</u></p> <p>I / we confirm to have received from you an amount of Rs. _____ (Rupees _____ only), (<i>this amount shall not be more than 10% of the cost of the said unit</i>) being _____% of the total consideration value of the said unit as booking amount / advance payment on dd/mm/yyyy, through _____.</p> <p>You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly, I/we confirm to have received from you and amount of Rs. _____ (Rupees _____ only) being _____% of the total consideration value of the said unit as booking amount/advance payment</p>	3	<p><u>Receipt of part consideration:</u></p> <p>A. I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____ only), being _____% of the Sales Consideration (as defined in the Application Form) of the said Flat/Unit as booking amount / advance payment on dd/ mm/ yyyy, through _____ (Insert mode of payment).</p> <p style="text-align: center;">OR</p> <p><u>Receipt of part consideration:</u></p> <p>A. A. You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly we confirm to have received from you amount of Rs. _____/- (Rupees _____) being _____% of the Sale Consideration of the said Flat/Unit as booking amount / advance payment on _____ (date), through _____ (mode of payment). The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.</p> <p>a) Rs. _____/- (Rupees _____ [words]) on or before _____ (date in dd/mm/yyyy)</p> <p>b) Rs. _____/- (Rupees _____ [words]) on or before _____ (date in dd/mm/yyyy)</p> <p>c) Rs. _____/- (Rupees _____ [words]) on or before _____ (date in dd/mm/yyyy)</p> <p>d) Rs. _____/- (Rupees _____ [words]) on or before _____ (date in dd/mm/yyyy)</p>

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4	<p><u>Disclosure of information:</u></p> <p>We have made available to you the following information namely: -</p> <ul style="list-style-type: none"> i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website. ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and iii) The website address of MahaRERA is <p><u>https://maharera.mahaonline.gov.in/#</u></p>	4	<p><u>Disclosure of information:</u></p> <p>We have made available to you the following information namely: -</p> <ul style="list-style-type: none"> i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the Phase site and has also been uploaded on MahaRERA website. ii) The stage wise time schedule of completion of the Phase, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and iii) The website address of MahaRERA is <p><u>https://maharera.mahaonline.gov.in/#</u></p>
5.	<p><u>Encumbrances:</u></p> <p>I/ We hereby confirm that the said unit is free from all encumbrances and I/We hereby further confirm that no encumbrance shall be created on the said Flat/Unit.</p>		<p><u>Encumbrances:</u></p> <p>I/ We hereby confirm that the said Flat/Unit is free from all encumbrances and I/We hereby further confirm that no encumbrance shall be created on the said Flat/Unit.</p>
6	<p><u>Further Payment</u></p> <p>Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the</p>	6	<p><u>Further payments:</u></p> <p>Further payments towards the Sale Consideration of the said Flat/Unit as well as of the _____ parking space(s) shall be</p>

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	times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.		made by you, in the manner and at such times as well as on the terms and conditions as more specifically enumerated /stated in the Agreement of Sale that will be executed between ourselves and yourselves.												
7	<p><u>Possession</u></p> <p>The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the garage(s) /covered car parking space(s) in the manner and at the times well as per the terms and conditions as more specifically enumerated stated in the agreement for sale to be entered into between ourselves and yourselves</p>	7	<p><u>Possession:</u></p> <p>The said Flat/Unit along with the _____ parking spaces(s) shall be handed over to you on or before on or before _____ subject to the payment of the consideration amount of the said Flat/Unit as well as of the _____ parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.</p>												
9.	<p><u>Cancellation of Allotment</u></p> <p>i. In case you desire to cancel the booking 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 receipt of your letter requesting to cancel the said booking:</p> <table><tr><td>Sr. No.</td><td>If the letter requesting to cancel the booking is received,</td><td>Amount to be deducted</td></tr><tr><td></td><td></td><td></td></tr></table>	Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted				9.	<p><u>Cancellation of allotment:</u></p> <p>i. In case you desire to cancel the booking 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 receipt of your letter requesting to cancel the said booking:</p> <table><tr><td>Sr. No.</td><td>If the letter requesting to cancel the booking is received,</td><td>Amount to be deducted</td></tr><tr><td></td><td></td><td></td></tr></table>	Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted			
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	<table><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 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></table>	1.	within 15 days from issuance of the allotment letter;	Nil;	2.	within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said Unit;	3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost the said Unit;	4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said Unit.		<table><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 Sales Consideration of the said Flat/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 Sales Consideration of the said Flat/Unit;</td></tr><tr><td>4.</td><td>after 61 days from issuance of the allotment letter.</td><td>2% of the Sales Consideration of the said Flat/Unit.</td></tr></table>	1.	within 15 days from issuance of the allotment letter;	Nil;	2.	within 16 to 30 days from issuance of the allotment letter;	1% of the Sales Consideration of the said Flat/Unit;	3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the Sales Consideration of the said Flat/Unit;	4.	after 61 days from issuance of the allotment letter.	2% of the Sales Consideration of the said Flat/Unit.
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12	<p><u>Execution and registration of the agreement for sale:</u></p> <p>(i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated</p>	12.	<p><u>Execution and registration of the agreement for sale:</u></p> <p>(i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.</p>																								

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	<p>to you. The said period of 2 months can be further extended on our mutual understanding.</p> <p>(ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the consideration of the said plot/unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.</p>		<p>(ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the Sales Consideration of the said Flat/Unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.</p> <p>(iii) In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.</p>
13	<p><u>Validity of allotment letter:</u></p> <p>This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for sale between ourselves and yourselves. Cancellation of allotment</p>	13.	<p><u>Validity of allotment letter:</u></p> <p>This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the</p>

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	of the said plot/unit thereafter, shall be covered by the terms and conditions of the said registered document.		said Flat/Unit thereafter, shall be covered by the terms and conditions of the said registered document.
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Thanking you

For Maan Hinje Township Developers LLP

(Authorized Signatory)

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