

Date: 27.07.2024

DEVIATION REPORT W.R.T. ALLOTMENT LETTER

Project Name: **VTP NEW HINJEWADI PHASE 1**

Project Land: Survey Nos. 188/1(P), 191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/2, 193/3, 193/4, 193/5 under sector R21+27 area admeasuring about 2062.39 Sq. mtrs out of area admeasuring 36217 Sq. mtrs at Village Hinjewadi, Taluka Mulshi, District Pune.

Promoter Name: **M/s. MEXUS REAL ESTATE DEVELOPERS LLP**

Please find appended below the list of deviations in the Said Allotment Letter:

A. List of Clauses that have been amended by Promoter in the Allotment Letter is produced hereunder and the same is also highlighted in yellow color in the said Allotment Letter:

8. Cancellation of Allotment: -

- 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.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter/booking date;	1% of the cost of the said Unit;
2.	Within 16 to 30 days from issuance of the allotment letter/booking date;	2% of the cost of the said Unit;
3.	Within 31 to 60 days from issuance of the allotment letter/booking date;	10% of the cost of the said Unit;
4.	After 61 days from issuance of the allotment letter/booking date	10% of the cost of the said Unit;

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(LIMITED LIABILITY PARTNERSHIP)

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LLP IN: ABB-7153

- ii) In the event the amount due and payable referred in clause 9 (i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, 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.

11. Execution and registration of the Agreement for Sale:

- i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 30 days from the date of booking/issuance of this letter or within such period as may be communicated to you. The said period of 30 days can be further extended on our mutual understanding.
- 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 30 days from the date of booking/issuance of this letter or within such period as may be communicated to you, 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, we shall be entitled to cancel this Allotment Letter and further we shall be entitled to forfeit an amount not exceeding 10% of the cost of the said 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.
- iii) In the event the balance amount due and payable referred in clause 11(ii) above is not refunded within 45 days 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.

Annexure – A

Stage wise time Tentative Schedule of completion of the project



MEXUS REAL ESTATE DEVELOPERS LLP

Promoter(s) / Authorized Signatory