



Date: 22/10/2024

Deviation Report

Document Type: Allotment Letter

Project Name: **OM SONAL HEIGHTS**

Project Land: All that piece and parcels of land bearing Plot No. 171 corresponding (1) CTS No. 2055 admeasuring 267.60 sq. meters., (2) CTS No. 2056 admeasuring 13.90 sq. meters., (3) CTS No. 2057 admeasuring 1481.10 sq. meters., admeasuring an aggregate of 1762.6 sq. meters (area after setback is 1607.82 sq. mtrs) with the building standing thereon lying and being situated in Ghatkopar in Greater Mumbai District Mumbai Suburban Registration Sub-District & Mumbai City, Village Ghatkopar-Kirol.

Promoter Name: **M/S. D. D. DEZINES GROUP**

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:

- (i) Clause 6 – added portion:

Further payments towards the consideration of the said unit as well as of the covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the accompanying “**Annexure-B**”. In addition to the same, Other charges as more particularly set out in “**Annexure-C**” herein shall be paid by you, in the manner and at the 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



(ii) Annexure B – added portion:

**ANNEXURE-B
PAYMENT SCHEDULE**

The payment of the Instalments shall be made by you within 15 (fifteen) days of making demand for the payment of the respective instalment as follows; time being of the essence:

Payment Schedule Details	%	Amount (Rs.)
On booking and before registration of Agreement for Sale	10%	
On Completion of excavation of the said building		
On Completion of the Basement floor level slab of the said building		
On Completion of Plinth/ground of the said building		
On Completion of 1st Slab of the said building		
On Completion of 2nd Slab of the said building		
On Completion of 3rd Slab of the said building		
On Completion of 4th Slab of the said building		
On Completion of 5th Slab of the said building		
On Completion of 6th Slab of the said building		
On Completion of 7th Slab of the said building		
On Completion of 8th Slab of the said building		
On Completion of 9th Slab of the said building		
On Completion of 10th Slab of the said building		
On Completion of 11th Slab of the said building		
On Completion of Terrace Slab of the said building		
On Completion of walls, internal plaster, floorings, main door of the said unit		



On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor in which the said unit is located		
On Completion of external plumbing, external plaster, elevation, terraces with waterproofing, of the said building		
On Completion of the lifts, water pumps, electrical fittings, entrance lobbies of the said building		
On Possession		
Total Rupees _____ Only	100%	
Note: All taxes including Goods and Service Tax (GST) or any other statutory taxes / levies / cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Total Consideration mentioned herein do not include any taxes / levies / cess / other charges.		

(iii) Annexure C – added portion:

ANNEXURE-C

OTHER CHARGES

[A] NON-ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID UNIT

Sr. No.	Details	Amount (Rs.)
1	Legal Charges	
2	Water and Electricity Meter Charges	

[B] ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID UNIT

Sr. No.	Details	Amount (Rs.)
1	Share Money, Membership and Entrance Fees of the Society	
2	Advance deposit for the maintenance, management and upkeep of the building as also	



	taxes and other outgoings @ Rs. _____/- on RERA Carpet Area and Balcony, if any for _____ Months) plus GST (excluding property tax)	
3	Corpus Fund (@Rs. _____/- on RERA Carpet Area and Balcony, if any)	
4	Refundable Security Deposit at the time of Possession	

Notes:

- 1) The list of charges mentioned hereinabove are indicative and not exhaustive and you hereby agree to pay all or any such other charges, fees or levies or additional charges and any increases thereon which the Promoter may indicate to the Purchaser(s) from time to time.
- 2) All taxes including Goods and Service Tax (GST) or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the Other Charges mentioned herein do not include any taxes/levies/cess. Any other incidental or consequential charges, if any, shall be charged extra.

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Allotment Letter has been prepared and submitted to MahaRERA on **22/10/2024**. In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,

For D. D. DEZINES GROUP

Katish
Partner