

DEVIATION REPORT - ALLOTMENT LETTER

A. Name of the Promoter/ Organization – Pegasus Properties Pvt Ltd.

B. Name of Project – “Megapolis Shimmer – A1” at CS/CTS/Survey/Plot no. R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4, Village – Hinjewadi, Taluka - Mulshi, District – Pune.

2. Allotment of parking space(s): Further I/ we have the pleasure to inform you that, as proposed by the Allottees to the Promoter that, the Parking Space provided in the Said Building Project as per the plans sanctioned by the MIDC (Maharashtra Industrial Development Corporation) and for parking the vehicles of the Flat Purchasers in the Said Building Project, may be laid/designed and earmarked in such a manner so as to ensure that, the utilization of the parking space is made by all the flat purchasers in the said building project to suit their parking requirements and which will also avoid future differences amongst the flat purchasers with respect to the parking space. Therefore for the convenience of the flat purchasers the Parking Space may be allocated / earmarked for use of the same by the respective flat purchasers. However such allocation / earmarking of the parking space will not mean and construe that the parking space is alienated and or transferred to the flat purchaser and the parking space shall always remain common property of the Society of all the flat purchasers in the said building project and any such allocation or earmarking of the parking space shall be treated to be only symbolic allocation for better management of the parking space amongst all the flat purchasers without any exclusive ownership claim over the parking space. Subject to this condition the Promoter has agreed to earmark / allocate one (Covered / Open) car parking space bearing No. on the ____ floor in the parking provided in the said building project to be used by the Purchaser / allottee for parking his / her / their vehicle subject to the final Conveyance Deed of the Said Building Project in favour of the Society of all the flat purchasers in the Said Building Project.

12. Execution and registration of the agreement for sale:

* In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the promoter shall serve upon the Allottee a notice calling upon the Allottee to pay the subsequent stage installment within 15 (Fifteen) days which if not complied, the promoter shall be entitle to cancel this Allotment Letter. On cancellation of the allotment letter the promoter shall be entitle to forfeit the amount paid by the Allottee or such amount as

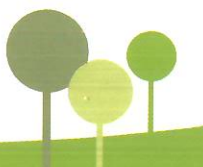
Pegasus Properties Pvt. Ltd.

ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified

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mentioned in the table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above refer table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

The above are the deviations proposed by us and no other clause provided for by RERA is contradicted.

In places to keep the flow of thought the sequences is not exactly as per the model but the spirit has been kept. Some additional clauses have been included in our draft to add clarity.



A handwritten signature in blue ink, appearing to read "Yogesh Bhav".

Mr. Yogesh Bhav
Pegasus Properties Pvt Ltd.
Date- 16/08/2023
Place - Pune