

ASHDAN DEVELOPERS PVT. LTD.

(Formerly known as KUL Developers Private Limited)
CIN:U70102PN2006PTC129196



Date: 04-10-2024

Deviation Report

Document Type: Allotment Letter

Project Name: **VTP EUPHORIA PHASE 5**

Project Land: Survey Nos. 147, 148, 149, 150 out of Sector R3+4 area admeasuring about 1,156 Sq. mtrs at Village Manjari Khurd, Taluka Haveli, District Pune.

Promoter Name: **ASHDAN DEVELOPERS PRIVATE LIMITED**

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 2 – changed portion

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s)/covered car space admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breath x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Further I/We have the pleasure to inform you that you have been allotted an open car parking having _____ ft. length x _____ ft. breadth without any additional charges.

- (ii) Clause 8 (i)– added portion:

ASHDAN DEVELOPERS PRIVATE LIMITED

VTP House, Near Phoenix Mall, Nagar Road,
Pune - 411 014, Maharashtra, India.

+91 20 6685 0000

www.vtprealty.in

| 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; |

12. 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 12(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.

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date 04/10/2024. The Draft of Allotment Letter has been prepared and submitted to MahaRERA. 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.



Ashdan Developers Pvt. Ltd.

Promoter, through its Authorized Signatory

Mr. Nilesh Vilas Palresha



