



RAM INDIA GROUP
PACE PASSION PERFECTION
REAL ESTATE

DEVIATION REPORT

To,
THE MAHARSHTRA REAL ESTATE
REGULATORY AUTHORITY,
6th & 7th Floor, Housefin Bhavan, Plot No.C- 21,
E-Block, bandra kurla Complex, Bandra (E),
Mumbai 40051

Re: Deviation Sheet With respect to Proforma of the Allotment Letter
Prescribed by the Authority under "Annexure - 1" of
Order No .35/2022 dated 12.08.2022

Document Type : Allotment Letter

Project Name : **"FORESTA"**

Project Address : Sr. No 22/2A/2/3, 22/2A/2/4, 22/2A/2/5, KONDHWA (KH), PUNE -
411048

Promoter Name : **M/S Ram India Smart Spaces**

Please Find appended below the list of deviation 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 :

1. Clauses 6 – added Portion:

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"1 Chaphalkar House ", 4th floor, Above TJSB Bank, Near Hotel Utsav,
Pune - Satara Road, Bibavewadi, Pune - 411 037

Handwritten signature





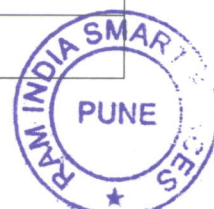
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10%	On Booking
20%	Within 15 Days From Booking
15%	On completion of the Plinth of the building/wing in which the said Apartment is located.
05%	On completion of the Upper Ground Slab of the building in which the said Apartment is located.
05%	On completion of the Podium Slab of the building in which the said Apartment is located.
05%	On completion of the 2 ND Slab of the building in which the said Apartment is located.
05%	On completion of the 3 RD Slab of the building in which the said Apartment is located.
05%	On completion of the TOP Slab of the building in which the said Apartment is located.
05%	On completion of the Walls, internal Plaster of the apartment said
05%	On completion of the staircases, lift, wells, lobbies up, to the floor level doors and windows of the said Apartment.
05%	On completion of the external plumbing and external Finishing, elevation, terraces with water proofing, of the Building
10%	on completion of the lifts, water pumps, electrical fittings, electro, mechanical and , entrance lobby/s, paving if any specified, of areas Appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Apartment is located
05%	At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of completion certificate, whichever is earlier
100.00%	Total

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Signature





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2. Clauses 12 – added portion:

- a. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub- Registrar within a period of 1 months. From the date of issuance of this letter of within such period as may be communicated to you. *The said period of 1 months can be further extended on our mutual understating.
- b. 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 1 months from the date of issuance of this letter or within such period as may be communicated to you, I 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 complied I shall be entitled to cancel this allotment letter and further I Shall be entitled to forfeit an amount not exceeding 2% 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.

For _____

Through its M/S Ram India Smart Spaces
Mr. Rachit Rahul Agarwal

Date:- __/__/20__

Pune



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