



To,  
**MAHARERA Authority**  
**Mumbai**

**Subject: Deviation Report regarding Draft Allotment Letter**

We **Kele Realcorp Pvt Ltd** having Office No 702, 7<sup>th</sup> Floor, 7 Business Square, CTS No 1108/7, University Road, Shivajinagar, Pune 411016, MH, India promoter of the Project do hereby solemnly declare that the Allotment Letter for our Real Estate Project "**Niwaas**" having its address at **Amenity Space -2, Survey No. 171 Hissa No 17/18B/19, Sadesataranali, Hadapsar, Pune – 411028** with land Admeasuring **1303.97 Sq. mtrs.**, is in Line with the Model Form of Allotment Letter as Prescribed by MAHARERA Order No 31 and there are DEVIATIONS in our allotment letter for the said project as below-

1. Deviation 1: Page No 4

Clause No 9: **Cancellation of allotment:**

**Deviation Type: Modification**

| <b>S<br/>r<br/>.<br/>N<br/>o<br/>.</b> | <b>If the letter<br/>requesting to<br/>cancel the<br/>booking is<br/>received,</b> | <b>Amount to be<br/>deducted</b> |
|----------------------------------------|------------------------------------------------------------------------------------|----------------------------------|
| 1                                      | within 15 days from issuance of<br>the allotment letter                            | Rs.1,00,000/-                    |
| 2                                      | within 16-30 days from issuance<br>of the allotment letter                         | Rs.1,50,000/-                    |
| 3                                      | within 31-60 days from issuance<br>of the allotment letter                         | Rs.2,00,000/-                    |
| 4                                      | after 61 days from issuance of<br>the allotment letter                             | Rs.3,00,000/-                    |

2. Deviation 1: Page No 4

**Clause 12.(ii) Execution and registration of the agreement for sale**  
**Deviation Type: Modification**

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 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/ 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, I/we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding Rs.3,00,000/- 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.

**Kele Realcorp Pvt Ltd**

  
**Mr. Arnav Kele**

(Director)

Place: Pune

Date: 5<sup>th</sup> May, 2025

