

CCI PROJECTS PRIVATE LIMITED

CIN : U70102MH2000PTC128732

Corporate Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001
Tel.: 022 66144000

DEVIATION REPORT FOR ALLOTMENT LETTER

Project Name : Rivali Park-Skyleap

Promoter : CCI Projects Private Limited

We, M/s CCI Projects Private Limited hereby declare that save and except the deviations highlighted in yellow in the attached draft of the Allotment Letter and listed out hereinbelow, the draft Model Allotment Letter submitted by us is in accordance with the prescribed format of MahaRERA:

Sr. No.	Heading Of The Clause	Clauses as per Allotment letter for the Project	Deviation
1.	Allotment of the said Premises	Clause No-1 Page No- 1-2	This has reference to your request referred to in the above-mentioned subject. In that regard, we have the pleasure to inform that you have been allotted the premises ("said Premises") along with certain common areas and facilities appurtenant thereto (" Limited Areas and Facilities ") which are more particularly described in the First Schedule hereunder written in the project known as " Rivali Park – [●] ", having MahaRERA Registration No. [●] (" Real Estate Project "), being developed on land bearing CTS No. 163-A & 165 of Village Magathane at Dattapada Road, Borivali East, Mumbai-400066 Taluka Borivali, Mumbai Suburban District admeasuring 1203 square metres, for the price as mentioned in the First Schedule hereunder written (" Sale Price "), and subject also to the terms, conditions and covenants contained in the pro forma of the Agreement for Sale of Premises (" Agreement for Sale ") as submitted to the



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			Maharashtra Real Estate Regulatory Authority ("Authority") as part of our application with the Authority. In addition to the Sale Price, you shall also bear and pay stamp duty and registration charges and taxes consisting of tax paid or payable by way of GST, Service Tax, Value Added Tax and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the said Premises and/or this letter of allotment ("Allotment Letter") and/or the Agreement for Sale. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST, Service Tax, Value Added Tax and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Allotment Letter and/or the Agreement for Sale and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by you alone and we shall not be liable to bear or pay the same or any part thereof. On a demand being made by us upon you, you shall pay the same to us without any delay, demur or default
2.	Allotment of Car Parking Spaces	Clause No- 2 Page No- 2	grant you permission to park your own vehicle and for no other purpose whatsoever and more particularly mentioned in the First Schedule hereunder written



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3.	Receipt of Part Consideration	Clause No-3 Page No - 2	You have expressly agreed that you will pay to us a sum equivalent to 20% of the Sale Price as earnest money (hereinafter referred to as " Earnest Money ").
4.	Disclosure of Information	Clause No-4 Page No-3	You confirm that you have examined all documents and information uploaded by us on the website of the Authority at https://maharera.maharashtra.gov.in under the project name " Rivali Park –Skyleap " and have read and understood the Title Certificate, the Agreement for Sale, the documents, information and disclosures in all respects and are fully satisfied with the same and have accepted the same as Real Estate Project related title documents and further you agree to the terms, conditions and covenants as contained in the Agreement for Sale uploaded by us as part of registration with the Authority.
5.	Further Payments	Clause No-6 Page No - 3	And timely payment shall be essence of this contract
6.	Possession	Clause No- 7 Page No-3	We shall endeavor to complete the construction of the said Premises and obtain the occupation certificate from Municipal Corporation of Greater Mumbai (" MCGM ") for the said Premises and hand over to you the said Premises on or before the Completion Date as mentioned in the First Schedule hereunder written, subject to payment of the Sale Price as well as payment of such amounts as more particularly mentioned in the Third Schedule and Fourth Schedule hereunder written and in the manner and as per the terms and conditions more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves. We shall be entitled to extension of time for handing over delivery of the said Premises on the



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			Completion Date, if the completion of the Real Estate Project is delayed on account of occurrence of events of force majeure or any circumstances or events beyond our reasonable control. You agree to co-operate with us in the event an extension of completion of the Real Estate Project is required to be obtained as a result of occurrence of events of force majeure or any circumstances or events beyond our reasonable control
7.	Interest Payment	Clause No-8 Page No – 3-4	In the event you do not make payment of any instalment of the Sale Price (prior to execution and registration of the Agreement for Sale), then you shall be liable to pay interest at the rate which shall be the prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment of the Sale Price/parts thereof (“ the Interest Rate ”). Upon execution of the Agreement for Sale, the terms and conditions contained therein shall prevail
8.	Cancellation of Allotment	Clause No-9 Page No-4	Notwithstanding what is mentioned in Clause 8 above, in the event you do not make payment of any instalment of the Sale Price (prior to execution and registration of the Agreement for Sale), we shall be entitled to at our own option and discretion, to terminate this Allotment Letter, without any reference or recourse to you. Provided that, we shall give notice of 15 (fifteen) days in writing to you (“ Default Notice ”), by Courier / E-mail / Registered Post A.D. at the address provided by you, of our intention to terminate this Allotment Letter with detail/s of the specific breach or breaches of terms and conditions in respect of which we intend to terminate the Allotment Letter. If you fail to rectify the breach or breaches mentioned by us within the period



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			stated in the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice period, we shall be entitled to terminate this Allotment Letter by issuance of a written notice to you ("Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by you. On the receipt of the Termination Notice by you, this Allotment Letter shall forthwith stand terminated and cancelled. On such termination and cancellation of this Allotment Letter in the manner as stated herein, we shall be entitled to forfeit the entire Earnest Money as and by way of agreed genuine pre-estimate of liquidated damages which the parties agree are not in the nature of penalty. Against refund of the amount paid by you (less Earnest Money as stated herein), you shall have no claim, demand or dispute of any nature whatsoever against us and/or the said Premises and we shall be entitled to deal with and/or dispose off the said Premises in the manner we deem fit and proper, without any reference or recourse to you. Further, you agree to execute and register (if required) any further document/s as may be required by us (as per our own discretion) enabling us to deal with and/or dispose off the said Premises in any manner whatsoever without any claim or dispute by you
9.	Execution and registration of the Agreement for Sale	Clause No-13 Page No -5-6	i. The Allotment Letter is issued on the clear understanding and assurances given by the Allottee to us that the Allottee will enter into an Agreement for Sale for purchasing the said Premises as mandated under the provisions of Section 13 (1) of the Real Estate (Regulation & Development) Act 2016 and Section 4 of the Maharashtra Ownership Flat Act 1963 and



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			further subject to other rules and regulations made thereon from time to time. In due course, we shall inform the Allottee to enter and execute such formal Agreement for Sale and, as and when we call upon the Allottee to do so, the Allottee undertakes to pay, over and above all charges mentioned hereinabove, the stamp duty and registration charges on the said Agreement for Sale including any other out of pocket expenses that may be required for completion of the registration process of the said Agreement for Sale under the Indian Registration Act 1908 v You agree to and do hereby irrevocably indemnify and shall at all times keep us and our officials and assigns indemnified, saved and harmless from and against all actions, including but not limited from the regulators/statutory authorities, claims, losses, damages, costs, liabilities, charges and expenses incurred, suffered or paid by us or required to be incurred, suffered or paid by us and against all demands, actions, suits or proceedings made, filed or instituted against us in connection with or arising out of or relating to the non-execution and/or non-registration of the Agreement for Sale by you.
10	Validity of the Allotment Letter	Clause No-14 Page No -6	All terms and conditions mentioned in the Agreement for Sale shall be binding upon you and this Allotment is only provisional and tentative commercial understanding between the Allottee and the Developer.
11	Other	Clause No-15 Page No -6-7	i) From the date of the Occupation Certificate, you shall be liable to bear and pay your proportionate share i.e. in proportion to the carpet area of the said Premises, of Common Area Maintenance ("CAM") charges as mentioned



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			in Fourth Schedule for maintenance of the Real Estate Project and/or the new phase residential component (as more particularly defined in the Agreement for Sale). ii) You agree and confirm that in the event you enter into any loan/financing arrangement with any bank/financial institution as envisaged in the Agreement for Sale, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to us as per the payment schedule set out in the Second Schedule hereunder written. If such bank/financial institution defaults in disbursing/paying the sanctioned amounts or part thereof and/or reduces the eligibility of the loan as sanctioned or part thereof as due and payable to us on the respective due dates in the manner detailed herein, then you agree and undertake to pay such amounts to us in the manner detailed in the Second Schedule hereunder written, otherwise, the same shall be construed as a default on your part and we shall be entitled to exercise the provisions of Clause 8 hereinabove. iii) Transfer and/or assignment of right, title or interest of any nature whatsoever in the said Premises shall not be permitted in favour of any third party/ies, save and except, in the event a prior written consent is obtained from us						
12	THE FIRST SCHEDULE ABOVE REFERRED TO	First Schedule Page No -8	THE FIRST SCHEDULE ABOVE REFERRED TO (Meaning of certain terms and expressions) <table><tr><td>Sr. No.</td><td>Terms and Expressions</td><td>Meaning</td></tr><tr><td>1.</td><td>Said Premises</td><td>Flat No. [●] on the [●] floor of the Real</td></tr></table>	Sr. No.	Terms and Expressions	Meaning	1.	Said Premises	Flat No. [●] on the [●] floor of the Real
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			2.	Carpet area of the said Premises	
			3.	Sale Price	Rs. [●]/- (Rupees [●] Only)
				(i) Sale Price towards the carpet area of the said Premises	Rs. [●]/- (Rupees [●] Only)
				(ii) Proportionate Sale Price towards the Limited Areas and Facilities	Rs. [●]/- (Rupees [●] Only)
			4.	Booking Amount and details of payment thereof	[●]
			5.	Car parking space/s	Permission to park in [●] ([●]) car parking space/s having () length x breadth and [●] height.
			6.	Date of commencement of maintenance including property taxes	[●]
			7.	Limited Areas and Facilities	[●]
			8.	Completion Date	[●]



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13	THE SECOND SCHEDULE ABOVE REFERRED TO	Second Schedule Page No 10	THE SECOND SCHEDULE ABOVE REFERRED TO (Schedule of Payment of the Sale Price as payable by you)			
			Sr No	Milestone	Percentage	Amount
			1.	At the time of Booking (Part of the Earnest Money)	10%	
			2.	Upon Execution of Agreement for Sale (Including balance portion of the Earnest Money)	20%	
			3.	On Completion of Plinth	10%	
			4.	On Completion of 8 th slab	5%	
			5.	On Completion of 20 th slab	5%	
			6.	On Completion of 30 th slab	5%	
			7.	On Completion of 40 th slab	5%	
			8.	On Completion of 50 th slab	5%	
			9.	On Completion of On Top Slab	5%	
			10.	On Completion of Walls, Internal Plaster, Flooring, Internal Plumbing of the Premises	5%	
			11.	On Completion of the Staircases, Lift wells, Lobbies, Doors, and Windows of the Premises floor	5%	
			12.	On Completion of External Plaster, Terrace waterproofing, and External Plumbing	5%	
			13.	On Completion of Lift	5%	
			14.	Completion of Entrance Lobby, Plinth protection, paving, pumps, electrical fittings, electromechanical, environment requirement	5%	
			15.	On receipt of Occupation Certificate	5%	



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14	THE THIRD SCHEDULE ABOVE REFERRED TO	Third Schedule Page No 11	THE THIRD SCHEDULE ABOVE REFERRED TO (being the amounts to be paid by you in accordance with this Allotment Letter) <table><tr><td>Sr No</td><td>Particulars</td><td>Amount</td></tr><tr><td>1.</td><td>Charges towards formation and registration of the Society and the Apex Body, along with applicable taxes</td><td>[•]</td></tr><tr><td>2.</td><td>Deposit towards water, electricity, and other utility and services connection charges</td><td>[•]</td></tr><tr><td>3.</td><td>One-time non-refundable membership fee with respect to the club house forming part of the New Phase Residential Component</td><td>[•]</td></tr><tr><td>4.</td><td>One-time non-refundable membership fee with respect to the Sky Club additional exclusive amenities only for Real Estate Project and Tower - 5</td><td>[•]</td></tr><tr><td>5.</td><td>All legal costs, charges and expenses</td><td>[•]</td></tr><tr><td>6.</td><td>Development and Infrastructure charges</td><td>[•]</td></tr></table>	Sr No	Particulars	Amount	1.	Charges towards formation and registration of the Society and the Apex Body, along with applicable taxes	[•]	2.	Deposit towards water, electricity, and other utility and services connection charges	[•]	3.	One-time non-refundable membership fee with respect to the club house forming part of the New Phase Residential Component	[•]	4.	One-time non-refundable membership fee with respect to the Sky Club additional exclusive amenities only for Real Estate Project and Tower - 5	[•]	5.	All legal costs, charges and expenses	[•]	6.	Development and Infrastructure charges	[•]
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15	THE FOURTH SCHEDULE ABOVE REFERRED TO	Fourth Schedule Page No 13	THE FOURTH SCHEDULE ABOVE REFERRED TO (being the amounts to be paid by you in accordance with this Allotment Letter) <table><tr><td>Sr. No.</td><td>Particulars</td><td>Amount</td></tr><tr><td>1.</td><td>Share application money of the Society</td><td>[•]</td></tr><tr><td>2.</td><td>Provisional Building Common Area Maintenance Charges for first 24 Months</td><td>[•]</td></tr></table>	Sr. No.	Particulars	Amount	1.	Share application money of the Society	[•]	2.	Provisional Building Common Area Maintenance Charges for first 24 Months	[•]												
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			3.	Provisional Federation Common Area[•] Maintenance Charges for first 24 Months	
**In case of any taxes and other charges/levies are directly billed/invoiced to the Allottee/s, the Allottee/s shall be liable to pay the same directly to the concerned authority/ies.					

Place : Mumbai

Date - 18/10/2025



M/s CCI Projects Private Limited

Raunaq Rathi
(Authorised Signatory)