

Date: 18.11.2025

Deviation Report with respect to Allotment Letter

Project Name: Pratik Nagar Palladio Kothrud Central

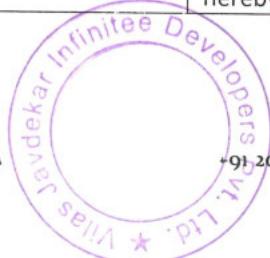
We hereby declare that the following are deviations/modifications in the Allotment Letter to be executed by the Developer with the Purchasers in respect of proposed Project "Pratik Nagar Palladio Kothrud Central", having MahaRERA Registration No. _____, hereinafter referred to as "the said Unit", being developed on project land admeasuring 10,200 Square Meters out of land admeasuring 14,467 Square Meters bearing C.T.S. No.749 (P), (Old Survey No.137/1), Village: Kothrud, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar of Assurances, Haveli No.1 to 28, Pune.

Sr. no.	Clause No. as per Model Allotment Letter	Original Clause as per Model Allotment Letter	Revised Clause as per present Allotment Letter for project "Pratik Nagar Palladio Kothrud Central"
		To, Mr./Mrs./Ms. _____ R/o. _____ Email ID: _____ Telephone/Mobile No. _____ Pan Card No.: _____	No Deviation
		Sub: Your request for allotment of flat/unit in the project known as "Pratik Nagar Palladio Kothrud Central", having MahaRERA Registration No. _____	No Deviation
1		Allotment of the said unit: This has reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted commercial Unit/ premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. situated on _____ floor in Building/Wing _____ in the project known as "Pratik Nagar Palladio Kothrud Central", having MahaRERA Registration No. _____, hereinafter referred to as "the said Unit", being developed on land bearing Survey No./Gat No./CTS No./ Final Plot No. _____, Hissa No./ Plot No. _____, lying and being at _____, Village _____, Taluka _____, District _____ admeasuring _____ sq. mtrs. for a total consideration of Rs. _____/- exclusive of GST, Stamp Duty and Registration Charges.	No Deviation
2		Allotment of Garage/ Covered Parking Space(s):	The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell/allot to the Allottee

Vilas Javdekar Infinitee Developers Pvt. Ltd.

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		<p>The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell/allot to the Allottee covered parking space/s, at _____ Basement/Stilt/Podium/ Mechanical parking bearing No._____ admeasuring _____ sq. ft. having _____ sq. ft. length x _____ sq. ft. breadth x _____ sq. ft. vertical clearance.</p> <p style="text-align: center;">OR</p> <p>The Allottee/s has requested the Promoter for allotment of open parking space and the Promoter agrees to allot to the Allottee/s an open parking space/s, (if applicable) without consideration bearing no._____ admeasuring _____ sq. ft. having _____ meters length x _____ ft. breadth.</p>	<p>covered parking space/s, (if applicable) at _____ Basement/Stilt/Podium/Wing/Building bearing No._____ admeasuring minimum 9.29 sq. mtrs. having _____ meters length x _____ meters breadth x _____ meters vertical clearance being constructed in the project. The Allottee/s hereby confirm and agrees that there may be deviation up to 20 CM from all dimensions of the parking based on the inputs/changes suggested by the structural engineer/ architect.</p>
3		<p>Receipt of part consideration:</p> <p>We confirmed that we have received from you an amount of Rs. _____/- (Rupees _____ Only) being 10% of the total consideration value of the said Unit as booking amount/advance payment on _____, through no. _____. The above payment received by us have been deposited in RERA Designated Collection Bank Account No_____, _____ Bank, _____ Branch, Pune having IFS Code No. _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No._____ and Account No._____ respectively.</p>	No Deviation
4		<p>Disclosures of information:</p> <p>I/We have made available to you the following information namely: -</p> <ul style="list-style-type: none"> i) The sanctioned plans, layout plans, along with specifications, approved by the Competent Authority are displayed at the Project site and has also been uploaded on MahaRERA website. ii) The stage wise time Schedule of completion of the Project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure – A attached herewith iii) The Website address of MahaRERA is https://maharera.mahaonline.gov.in/# 	No Deviation



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5		<p><u>Encumbrances:</u></p> <p>I/We hereby confirm that the said unit is free from all encumbrances and I/We hereby further confirm that no encumbrances shall be created on the said unit. We shall obtain NOC from the concerned financial institution/bank, in case we availed the project finance for the said project.</p>	No Deviation
6		<p><u>Further Payments:</u></p> <p>Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) (if applicable) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.</p>	No Deviation
7		<p><u>Possession:</u></p> <p>The said unit along with the covered car parking spaces(s) (if applicable) shall be handed over to you on or before _____ subject to the payment of the entire consideration amount of the said unit as well as of the covered car parking space(s) (if applicable) in the manner and at the times as well as per the terms and conditions as more specifically enumerated /stated in the Agreement for Sale to be entered into between ourselves and yourselves.</p>	No Deviation
8		<p><u>Interest payment:</u></p> <p>In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate Plus Two Percent.</p>	No Deviation



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9		<p><u>Cancellation of Allotment:</u></p> <p>i) In case you desire to cancel the booking an amount mentioned in the Table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.</p> <table border="1" data-bbox="466 630 1013 1185"> <thead> <tr> <th data-bbox="466 630 568 765">Sr. No.</th><th data-bbox="568 630 838 765">If the letter requesting to cancel the booking is received</th><th data-bbox="838 630 1013 765">Amount to be deducted*</th></tr> </thead> <tbody> <tr> <td data-bbox="466 765 568 877">1.</td><td data-bbox="568 765 838 877">Within 15 days from issuance of the allotment letter;</td><td data-bbox="838 765 1013 877">Nil;</td></tr> <tr> <td data-bbox="466 877 568 990">2.</td><td data-bbox="568 877 838 990">Within 16 to 30 days from issuance of the allotment letter;</td><td data-bbox="838 877 1013 990">1% of the cost of the said unit;</td></tr> <tr> <td data-bbox="466 990 568 1102">3.</td><td data-bbox="568 990 838 1102">Within 31 to 60 days from issuance of the allotment letter;</td><td data-bbox="838 990 1013 1102">1.5% of the cost of the said unit;</td></tr> <tr> <td data-bbox="466 1102 568 1185">4.</td><td data-bbox="568 1102 838 1185">After 61 days from issuance of the allotment letter.</td><td data-bbox="838 1102 1013 1185">2% of the cost of the said unit.</td></tr> </tbody> </table> <p>The amount deducted shall not exceed the amount paid by you towards consideration of the said unit as mentioned in the table above.</p> <p>ii) In the event the amount due and payable referred in Clause 9 (i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, 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.</p>	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;	Nil;	2.	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said unit;	3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said unit;	4.	After 61 days from issuance of the allotment letter.	2% of the cost of the said unit.	No Deviation
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10		<p><u>Other Payments:</u></p> <p>You shall make the payment of GST, Stamp Duty and Registration Charges, as applicable and such other payments as more specifically mentioned in the Agreement for Sale, the Proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.</p>	No Deviation															
11		<p><u>Proforma of the Agreement for Sale and binding effect:</u></p>	No Deviation															



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		<p>The Proforma of the Agreement for Sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the Proforma of the Agreement for Sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.</p>	
12		<p><u>Execution and Registration of the Agreement for Sale:</u></p> <p>i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.</p> <ul style="list-style-type: none"> • In the event the booking is collected in stages and if allottee fails to pay the subsequent stage installment the promoter shall serve upon the allottee to pay the subsequent stage installment within days which if not complied, the promoter shall be entitled to cancel this allotment letter. On such cancellation of the allotment letter, the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event to amount to be forfeited shall exceed the amount mentioned in the above referred 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. <p>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 07 days 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</p>	<p>i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of <u>07 days</u> from the date of issuance of this letter or within such period as may be communicated to you. The said period of <u>07 days</u> can be further extended on our mutual understanding.</p> <ul style="list-style-type: none"> • In the event the booking is collected in stages and if allottee fails to pay the subsequent stage installment the promoter shall serve upon the allottee to pay the subsequent stage installment within days which if not complied, the promoter shall be entitled to cancel this allotment letter. On such cancellation of the allotment letter, the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event to amount to be forfeited shall exceed the amount mentioned in the above referred 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. <p>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 07 days 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</p>



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		<p>be entitled to cancel this allotment letter and further I/We 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.</p> <p>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.</p>	<p>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 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.</p> <p>iii) In the event the balance amount due and payable referred in Clause 11 (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.</p>
13		<p><u>Validity of allotment letter:</u></p> <p>This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.</p>	No Deviation
14		<p><u>Headings:</u></p> <p>Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.</p>	No Deviation
		<p>Signature: Name: _____ (Promoter/ Authorised Signatory) Email id: _____ Date: _____ Place: _____</p>	No Deviation
		<p><u>CONFIRMATION & ACKNOWLEDGEMENT</u></p> <p>I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.</p>	No Deviation



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		<p>Signature: _____</p> <p>Name: _____</p> <p>(Allottee/s)</p> <p>Place: Pune</p>																																					
		<p style="text-align: center;"><u>ANNEXURE – A</u></p> <p>Stage wise time Schedule of Completion of the Project –</p> <table border="1" data-bbox="450 713 1013 1935"> <thead> <tr> <th data-bbox="450 713 536 781">Sr. No.</th><th data-bbox="536 713 886 781">Stages</th><th data-bbox="886 713 1013 781">Date of Completion</th></tr> </thead> <tbody> <tr> <td data-bbox="450 781 536 810">1.</td><td data-bbox="536 781 886 810">Excavation</td><td data-bbox="886 781 1013 810"></td></tr> <tr> <td data-bbox="450 810 536 839">2.</td><td data-bbox="536 810 886 839">Basements (if any)</td><td data-bbox="886 810 1013 839"></td></tr> <tr> <td data-bbox="450 839 536 868">3.</td><td data-bbox="536 839 886 868">Podiums (if any)</td><td data-bbox="886 839 1013 868"></td></tr> <tr> <td data-bbox="450 868 536 895">4.</td><td data-bbox="536 868 886 895">Plinth</td><td data-bbox="886 868 1013 895"></td></tr> <tr> <td data-bbox="450 895 536 924">5.</td><td data-bbox="536 895 886 924">Stilt (if any)</td><td data-bbox="886 895 1013 924"></td></tr> <tr> <td data-bbox="450 924 536 954">6.</td><td data-bbox="536 924 886 954">Slabs of Super Structure</td><td data-bbox="886 924 1013 954"></td></tr> <tr> <td data-bbox="450 954 536 983">7.</td><td data-bbox="536 954 886 983">Internal Walls, Internal Plaster, Completion of Floorings, Doors and Windows.</td><td data-bbox="886 954 1013 983"></td></tr> <tr> <td data-bbox="450 983 536 1012">8.</td><td data-bbox="536 983 886 1012">Sanitary Electrical and Water Supply Fittings within the said units.</td><td data-bbox="886 983 1013 1012"></td></tr> <tr> <td data-bbox="450 1012 536 1041">9.</td><td data-bbox="536 1012 886 1041">Staircase, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks.</td><td data-bbox="886 1012 1013 1041"></td></tr> <tr> <td data-bbox="450 1041 536 1070">10.</td><td data-bbox="536 1041 886 1070">External Plumbing and External Plaster, Elevation, Completion of Terraces with Waterproofing.</td><td data-bbox="886 1041 1013 1070"></td></tr> <tr> <td data-bbox="450 1070 536 1100">11.</td><td data-bbox="536 1070 886 1100">Installation of Lifts, Water Pumps, Firefighting, Fittings and Equipment, Electrical Fittings, Mechanical Equipment, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas, Appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications in Agreement of Sale, Other Activities.</td><td data-bbox="886 1070 1013 1100"></td></tr> </tbody> </table>	Sr. No.	Stages	Date of Completion	1.	Excavation		2.	Basements (if any)		3.	Podiums (if any)		4.	Plinth		5.	Stilt (if any)		6.	Slabs of Super Structure		7.	Internal Walls, Internal Plaster, Completion of Floorings, Doors and Windows.		8.	Sanitary Electrical and Water Supply Fittings within the said units.		9.	Staircase, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks.		10.	External Plumbing and External Plaster, Elevation, Completion of Terraces with Waterproofing.		11.	Installation of Lifts, Water Pumps, Firefighting, Fittings and Equipment, Electrical Fittings, Mechanical Equipment, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas, Appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications in Agreement of Sale, Other Activities.		No Deviation
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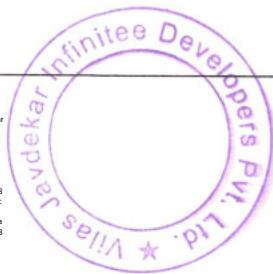
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	12.	Internal Roads & Footpaths, Lighting.		
	13.	Water Supply		
	14.	Sewerage (Chamber, Lines, Septic Tank, STP).		
	15.	Storm Water Drains		
	16.	Treatment and disposal of Sewage and Sullage a Water.		
	17.	Solid Waste Management & disposal		
	18.	Water Conservation / Rain Water Harvesting.		
	19.	Electrical Meter Room, Sub-Station, Receiving Station.		
	20.	Others		

Place: Pune

Date: 18.11.2025

Aditya
Vilas
Javdekar

Digitally signed by Aditya Vilas Javdekar
Date: 2025.11.21 17:25:55 +05'30'
postOfficeCode=411052, InPune,
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cn=Aditya Vilas Javdekar@javdekar.com,
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Date: 2025.11.21 17:25:55 +05'30'



FOR VILAS JAVDEKAR INFINITEE DEVELOPERS PRIVATE LIMITED

through its Director Mr. Aditya Javdekar