

EMBELLISH HOUSES LLP
 Regd. Office: Godrej One,
 5th Floor, Pirojshanagar,
 Eastern Express Highway,
 Vikhroli (E), Mumbai - 400
 079. India
 Tel.: +91-22-61698500
 Fax: +91-22-61698888
 Website: _____
 LLPIN: AAO-2164

DATE: 07.10.2025

Sub: Deviation Report with respect to model form of Allotment Letter

We hereby declare that the following are deviations/modifications in the Allotment Letter to be issued by the Developer to the Purchasers vis a vis Model Form of Allotment Letter as per Notification No.31/2022 dated 1st July, 2022 issued by MAHARERA Authority

The additions in Model Form of Allotment letter Clauses are highlighted in Yellow colour in Column "Deviation Clause in Developer Allotment Letter" and deviation of Developer' Allotment Letter are highlighted in Grey colour in column "Deviation Clause in Developer Allotment Letter".

| Sr. No. | Clause of Model Allotment Letter | Clause No. | Deviation Clause in Developer Allotment Letter |
|---------|--|------------|---|
| 1 | <u>Allotment of the said unit:</u> 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 a _____ BHK flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in Tower _____ in the project | 1 | <u>Allotment of the said unit:</u> This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a Flat/Unit bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq. ft. and Exclusive Areas of the said Flat/Unit admeasuring _____ square meters equivalent to _____ sq. ft., situated on _____ floor in Tower A in the project known as "Godrej Trilogy Seaturf" |
| 2 | <u>Allotment of garage/covered parking space(s):</u> Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration. | 2 | Allotment of garage/covered parking spaces Further I/ we have the pleasure to inform you that you have been allotted along exclusive right to use with the said unit, garage/covered car parking space at [•]level basement/podium/stilt/mechanical car parking unit bearing No. [•]admeasuring [•]sq.ft. having [•]ft. length x[•]ft. breadth x [•]ft. vertical clearance or open car parking space without consideration bearing No. [•]admeasuring [•]sq.ft. having [•]ft. length x[•]ft. breadth at _____ level in multilevel car parking on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves. Being constructed in the layout for the consideration of Rs. _____ |

EMBELLISH HOUSES LLP
 Regd. Office: Godrej One,
 5th Floor, Pirojshanagar,
 Eastern Express Highway,
 Vikhroli (E), Mumbai - 400
 079. India
 Tel.: +91-22-61698500
 Fax: +91-22-61698888
 Website: _____
 LLPIN: AAO-2164

| | | | |
|----|--|----|--|
| | | | <p>OR</p> <p>Further I/ We have the pleasure to inform you that you have been allotted given right to use an open parking bearing No. _____ without consideration.</p> |
| 3. | <p><u>Receipt of part consideration:</u></p> <p>C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFSC Code _____. 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 _____ respectively.</p> | 3. | <p>C. The Allottee/s has paid on or before execution of this Agreement a sum of INR. _____/- (Rupees _____ only) (not exceeding 10% of the Total Consideration) as advance payment and hereby agrees to pay to that Developer Promoter the balance amount of INR. _____/- (Rupees _____ only) and shall be deposited in _____ RERA Designated Collection Account _____ Phase _____, _____ no _____ Branch having IFS Code _____ situated at _____</p> <p>In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.</p> |
| 4. | <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) 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> | 6 | <p>Further payments towards the consideration of the said unit as well as of the garage(s) covered parking space(s) 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> |
| 5. | <p><u>Possession:</u></p> <p>The said unit along with the covered garage(s)/ car parking spaces(s) shall be handed over to you on or before subject to the payment of the consideration amount of the said unit as well as</p> | 7 | <p>The said unit along with the covered garage(s) parking spaces(s) shall be handed over to you on or before subject to the payment of the consideration amount of the said unit as well as of the covered garage(s) parking space(s) in the manner and at the times well as per the terms and conditions as more specifically enumerated</p> |

| | of the garage(s)/ covered car parking space(s) in the manner and at the times 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 | | stated in the agreement for sale to be entered into between ourselves and yourselves | | | | | | | | | | | | | | | | | | |
|---------|---|---|--|-----------------------|----|---|------|----|---|----------------------------------|----|---|------------------------------------|---|---|---------|---|-----------------------|----|--|---|
| 6. | <p><u>Cancellation of Allotment</u></p> <p>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><tr><th>Sr. No.</th><th>If the letter requesting to cancel the booking is received,</th><th>Amount to be deducted</th></tr><tr><td>1.</td><td>within 15 days from issuance of the allotment letter;</td><td>Nil;</td></tr><tr><td>2.</td><td>within 16 to 30 days from issuance of the allotment letter;</td><td>1% of the cost of the said flat;</td></tr><tr><td>3.</td><td>within 31 to 60 days from issuance of the</td><td>1.5% of the cost of the said flat;</td></tr></table> | 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 flat; | 3. | within 31 to 60 days from issuance of the | 1.5% of the cost of the said flat; | 9 | <p><u>Cancellation of Allotment</u></p> <p>In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount (if any) due and payable shall be refunded to you without interest within 60 days from the date of receipt of your letter in prescribed format requesting to cancel the said booking along with any other document which may be called up.</p> <table><tr><th>Sr. No.</th><th>If the letter requesting to cancel the booking is received,</th><th>Amount to be deducted</th></tr><tr><td>1.</td><td>After issuance of the allotment letter and/or application form (as the case maybe)</td><td>10% of the cost of the said Flat as Non-Refundable Amount along with all costs such as brokerage, taxes etc. at actuals incurred by the Developer (if any).</td></tr></table> <p>ii. In the event the amount due and payable referred in Clause 9 (i) above (if any) is not refunded within 60 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the</p> | Sr. No. | If the letter requesting to cancel the booking is received, | Amount to be deducted | 1. | After issuance of the allotment letter and/or application form (as the case maybe) | 10% of the cost of the said Flat as Non-Refundable Amount along with all costs such as brokerage, taxes etc. at actuals incurred by the Developer (if any). |
| 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 flat; | | | | | | | | | | | | | | | | | | | |
| 3. | within 31 to 60 days from issuance of the | 1.5% of the cost of the said flat; | | | | | | | | | | | | | | | | | | | |
| Sr. No. | If the letter requesting to cancel the booking is received, | Amount to be deducted | | | | | | | | | | | | | | | | | | | |
| 1. | After issuance of the allotment letter and/or application form (as the case maybe) | 10% of the cost of the said Flat as Non-Refundable Amount along with all costs such as brokerage, taxes etc. at actuals incurred by the Developer (if any). | | | | | | | | | | | | | | | | | | | |

EMBELLISH HOUSES LLP
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400
079. India
Tel.: +91-22-61698500
Fax: +91-22-61698888
Website: _____
LLPIN: AAO-2164


| | | | | |
|---|---|----------------------------------|----|---|
| | allotment letter; | | | 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. |
| 4. | after 61 days from issuance of the allotment letter. | 2% of the cost of the said flat. | | |
| <p>*The amount deducted shall not exceed the amount as mentioned in the table above.</p> <p>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> | | | | |
| 7 | <p><u>Execution and Registration of the Agreement for Sale</u></p> <p>12(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> <p>12(ii) 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 said unit and the balance amount if any due and payable shall be refunded</p> | | 12 | <p><u>Execution and Registration of the Agreement for Sale</u></p> <p>12(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 issuance of this letter or within such period as may be communicated to you.* The said period of 30 days months can be further extended on our mutual understanding.</p> <p>12(iii) 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 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</p> |

EMBELLISH HOUSES LLP
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400
079. India
Tel.: +91-22-61698500
Fax: +91-22-61698888
Website: _____
LLPIN: AAO-2164

| | | | |
|--|---|--|--|
| | without interest within 45 days from the date of expiry of the notice period. | | <p>I/we shall be entitled to forfeit an amount not exceeding the amount mentioned in table 9 (i) above and the balance amount if any due and payable shall be refunded without interest within 60 days from the date of expiry of the notice period.</p> <p>12(iv) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 60 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> |
|--|---|--|--|

Thanking you


For Embellish Houses LLP


Authorized Signatory