

29.10.2025

To,

The Maharashtra Real Estate Regulatory Authority,  
3<sup>rd</sup> to 9<sup>th</sup> Floor, Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra East, Mumbai 400051

Dear Madam/Sir,

Ref: Deviation in model form of Allotment Letter in respect of the project "VAAYU" being applied for registration.

Mentioned below is a gist (highlighted) of the additions we seek to carry out in the specimen Allotment Letter for the above project.

Remaining all non highlighted clauses, information remains the same only clause numbering has been changed.

For your convenience the additional clauses have been highlighted in yellow below:

As and where the clause numbering has changed is also specified below:

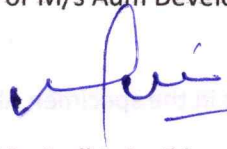
Clause No.	Deviation/Clause number change
I	Is added to give description of the name of the project, its location and make provision for insertion of MahaRERA project registration number.
II	Is clause 1 in the model Allotment Letter
III	Is clause 4 in the model Allotment Letter
IV	Is added to give the description of the word "carpet area" as per RERA and excludes balconies included in the F.S.I
VI	Is in continuation of clause 1 in the model Allotment Letter
VII	Is Clause 2 in the model Allotment Letter
VIII	Is Clause 3 in the model Allotment Letter
IX	Is Clause 6 in the model Allotment Letter
X	Is added to include time is of the essence
XI	Is Clause 7 in the model Allotment Letter
XII	Is Clause 8 in the model Allotment Letter
XIII	Is added to ensure there is not right of the allottee on the said unit unless the entire sale price is paid and the agreement for sale is registered.
XIV	Is added to reinstate that the purchaser/allottee is entering into this allotment letter with complete knowledge of the plans.
XV	Is clause 13 in the model Allotment Letter
XVI	Is Clause 14 in the model Allotment Letter



XVII	Is added stating that the signing the allotment letter results in confirmation of the terms and conditions specified in the Allotment Letter.
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The Promoter M/s Aum Developers Realty, hereby confirms that the Proforma Allotment Letter is in line with the Model Allotment Letter prescribed in Maharashtra RERA Rules and there are no other additions and deviations other than those specified above.

For M/s Aum Developers Realty



Mr. Sudhir Parikh  
Partner



Date: 29.10.2025

Place: Mumbai

Clause No.	Deviation/Clause number change
I	Is added to give description of the name of the project in the model letter.
II	Is added to give description of the name of the project in the model letter.
III	Is added to give description of the name of the project in the model letter.
IV	Is added to give description of the name of the project in the model letter.
V	Is added to give description of the name of the project in the model letter.
VI	Is added to give description of the name of the project in the model letter.
VII	Is added to give description of the name of the project in the model letter.
VIII	Is added to give description of the name of the project in the model letter.
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XIV	Is added to give description of the name of the project in the model letter.
XV	Is added to give description of the name of the project in the model letter.
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XIX	Is added to give description of the name of the project in the model letter.
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XXIV	Is added to give description of the name of the project in the model letter.
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XXVI	Is added to give description of the name of the project in the model letter.
XXVII	Is added to give description of the name of the project in the model letter.
XXVIII	Is added to give description of the name of the project in the model letter.
XXIX	Is added to give description of the name of the project in the model letter.
XXX	Is added to give description of the name of the project in the model letter.