Balaji Town

Office : Sai Nagar, Infront of Sharada Kirana Store, Wardha - 442 001

Partner :
SURENDRA R. MAHAKALKAR
+91 9422140179

Partner :
VINOD P. DHOBLE
+91 9822238142

Ref. No.

Date : / /

Date:19-03-2024

To

The MahaRERA

Subject: Deviation Report for Allotment letter for the project **"Balaji Town-2" situated in Survey No. 5/1/A/1,** Mouza- **Dattapur**, Taluka- **Wardha,** District- Wardha by **Surendra Ramchandra Mahakalkar & Vinod Purushottam Dhoble** .

Respected Sir,

We, **Surendra Ramchandra Mahakalkar & Vinod Purushottam Dhoble** are the Promoter in project **"Balaji Town-2 "** hereby certify that there is following deviation with respect to **ALLOTMENT LETTER** uploaded on Rera Website with respect to the Model Form of Allotment issued by the MahaRERA for the Plottable Layout Project.

Our project is a Plottable layout Project so the paragraph with regarding the details of building and allotment of Parking space is not applicable to us and is so deleted from our Allotment Letter which is reproduced below:

"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/villa/ bungalow / commercial premises bearing No. _____ admeasuring RERA Carpet Area _____ Sq Mtrs. equivalent to _____ Sq ft. situated on _____ Floor in Building / Tower ____ /Block ____ /Wing ____ in the Project known as _____, having Maharera Registration No. _____, Hereinafter referred to as "the said unit" being developed on land bearing C. S. No(s) _____ /CTS No(s)_____ /Final Plot No(s) _____ /Survey No(s) _____ / Hissa No(s) _____ / Gat No _____Khasra No(s) _____ Plot No(s) _____ lying and being at Village _____ Taluka _____ District _____ admeasuring _____ Sq Mtr for a total consideration of Rs._____ (Rupees _____ only) exclusive of GST, Stamp duty and registration charges."

Allotment of Parking Space(s):

Further I / We have the pleasure to inform you that you have been allotted along

with the said unit, garage(s) bearing No(s) _____ admeasuring _____ Sq Mtrs equivalent to _____ Sq ft / Covered Car Parking spaces at _____ level basement / podium bearing No(s) _____ admeasuring _____ Sq Mtrs equivalent to _____ Sq ft / Stilt parking bearing No(s) _____ admeasuring _____ Sq Mtrs equivalent to _____ Sq ft / mechanical car parking unit bearing No(s) _____ admeasuring _____ Sq Mtrs equivalent to _____ Sq ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

Further I / We have the pleasure to inform you that you have been allotted an open car parking bearing no. _____ without consideration."

In the following points in Allotment letter we have made some changes in the words that are not applicable to us and so deleted such words from the Allotment letter uploaded on the Rera website.

Deleted words from allotment letter are shown as "striked off" and words added in allotment letter are shown in "Inverted commas and Italic".

Further payments:

Further payments towards the consideration of the said ***"Plot"*** ~~**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.

Possession:

The said ***"Plot"*** ~~unit along with the garage(s)/ covered car parking spaces(s)~~ shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said ***"Plot"*** ~~unit as well as of the garage(s) / covered car parking space(s)~~ 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.

Signature,

Surendra Ramchandra Mahakalkar
(Joint Landowner & Developer)

Vinod Purushottam Dhoble
(Joint Landowner & Developer)