

LUXORA INFRASTRUCTURE PRIVATE LIMITED

Unit No 150, Avior Corporate Park,

Mumbai – 400080

CIN:

Date: 14 Apr 2023

To,

MAHARERA,

6th & 7th Floor, Housefin Bhavan,

Plot No: C - 21, E - Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051

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 Promoter to the Allottees vis a vis Model Form of Allotment Letter as per Notification No.31/2022 dated July 01, 2022 issued by the MahaRERA Authority.

The deviation in Model Form of Allotment Letter Clauses are highlighted in Yellow colour in Column "Deviation Clause in Promoter Allotment Letter" and rest of the additional clauses of Developer AFS are highlighted in Grey colour in Column "Deviation Clause in Promoter Allotment Letter".

Clause No.	Clause in Model Agreement	Clause no.	Deviation Clause in Promoter Allotment Letter
1	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 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) __	1	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 unit no. __ admeasuring RERA Carpet area __ square meters and with details as per Annexure A hereinafter referred to as "the said unit" or "Unit", being developed on land bearing Kh. Survey Gat Nos. __), forming part of the Ensaara Property in Village: Mouza Pipla, P. H. NO. 38, Tahsil Nagpur (Gramin) District: Nagpur, for a total consideration as per Annexure A hereto exclusive of GST, stamp duty and registration charges.

	____ / Survey No(s) ____, Hissa No(s) ____ ____ / Gat No(s) ____ / Khasra No(s) ____ ____ / Plot No(s) ____ lying and being at ____ Village ____ Taluka, ____ District admeasuring ____ sq. mtrs. for a total consideration of Rs. ____ (Rupees ____ only) exclusive of GST, stamp duty and registration charges.																																																									
3	I/ We confirm to have received from you an amount of Rs. ____ (Rupees ____ only), (this amount shall not be more than 10% of the cost of the said unit) being ____% of the total consideration value of the said unit as booking amount/ advance payment on ____ through _____.	3	We confirm to have received from you an amount as per Annexure A (this amount shall not be more than 10% of the cost of the said unit) being ____% of the total consideration value of the said unit as booking amount / advance payment on dd/mm/yyyy, through _____. The balance consideration shall be paid by you in accordance with paragraph 7 of the Annexure A hereto.																																																							
Ann. A	Stage wise time schedule of completion of the Project <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. no.</th> <th style="width: 65%;">Stages</th> <th style="width: 30%;">Date of completion</th> </tr> </thead> <tbody> <tr><td>1.</td><td>Excavation</td><td></td></tr> <tr><td>2.</td><td>Basements (if any)</td><td></td></tr> <tr><td>3.</td><td>Podiums (if any)</td><td></td></tr> <tr><td>4.</td><td>Plinth</td><td></td></tr> <tr><td>5.</td><td>Stilt (if any)</td><td></td></tr> <tr><td>6.</td><td>Slabs of super structure</td><td></td></tr> <tr><td>7.</td><td>Internal walls, internal plaster, completion of floorings, doors and windows</td><td></td></tr> <tr><td>8.</td><td>Sanitary electrical and water supply fittings within the said units</td><td></td></tr> <tr><td>9.</td><td>Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks</td><td></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		Ann. A	ANNEXURE A 1. Consideration Value The total Consideration Value of the unit purchased is Rs. ____/- (Rupees: ____) which is exclusive of any Charges, Deposits, Duties and Taxes as mentioned below. 2. Payments Received The total payment received till date is Rs. ____/- (Rupees: ____) only as per details mentioned below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Payme nt Mode</th> <th style="width: 15%;">Instru ment No</th> <th style="width: 15%;">Instrum ent Date</th> <th style="width: 15%;">Bank Name</th> <th style="width: 40%;">Amount received towards CV + GST</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Payme nt Mode	Instru ment No	Instrum ent Date	Bank Name	Amount received towards CV + GST																				
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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, any other activities	
12.	Internal roads and footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management and disposal	
18.	Water conservation / rainwater harvesting	
19.	Electrical meter room, sub-station, receiving station	
20.	Others	

Note : The above acknowledgement of payments is subject to realization of the cheque/s. Kindly refer to the payment receipt/s for detailed breakup of Consideration Value and relevant taxes.

3. Details of Allottee/s

Allottee/s

Title	Customer Name / Company Name	Pan No	Address

Co-Applicant Details

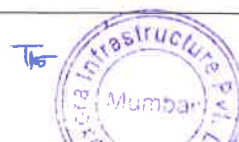
Title	Co-Applicant Name / Company Name	Pan No	Address

Contact Person

Contact Name	Phone No.	Email Id

4. Description of Unit

Unit No.	
Unit Configuration	
Unit Carpet Area (In sq. mt.)* Approx.	
Unit Carpet Area (In sq. ft.)* Approx.	
Terrace Area (In sq. mt.)* Approx.	



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						District:Nagpur, 440034 demarcated in red in Annx C
					Project Land Boundary (North)	12 m wide road
					Project Land Boundary (East)	Vista 3C
					Project Land Boundary (South)	Kh No 80 part
					Project Land Boundary (West)	Proposed Vista 3A
					RERA Registration No	P50500003509
					Promoters Project Bank Account	Luxora Infrastructure Private Limited Master RERA escrow Vista-3B(A/C No 03940200001112 with Bank of Baroda, Gamdevi Branch,Mumbai)
					Neighbourhood Club and Access	To be constructed on plot no A 1.7. Access to be shared with allottees of several Balance Projects

6. Possession Date

We shall endeavour to provide possession by the

Possession date i.e by Dec 31, 2022 or a date upto

three months thereafter.

7. Payment Details

Milestones	CV % Due
Earnest	10.00 %
Against Commencement of Foundation	5.00 %
Against Commencement of Plinth	5.00 %
Against Commencement of 1st Slab	15.00 %



Against Commencement of 3rd Slab	10.00 %
Against Commencement of 5th Slab	10.00 %
Against Commencement of 7th Slab	10.00 %
Against Commencement of Top Slab	10.00 %
Against Commencement of Flooring	5.00 %
Against Commencement of Plumbing	5.00 %
Against Commencement of Doors and Windows	5.00 %
On Completion of External Painting	5.00 %
Against Intimation of Possession	5.00 %
Total	100%

Duties and Taxes

Stamp Duty	As per Maharashtra Stamp Act
Registration	@ 1% of Consideration Value upto maximum of Rs 30,000
GST	At prevailing rates

Note: Any other statutory duties and taxes are payable by the customer at the actual rates at the time of registration and as per applicable law.

Charges and Deposits



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Notes:

1. Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum.,or as per applicable law
2. All cheques to be issued in favour of Luxora Infrastructure Private Limited Master RERA Escrow Vista-3B only.
3. Unit cancellation charges as applicable.
4. Stamp duty, registration charges, and applicable taxes are payable by the customer at the actual rates at the time of registration and as per applicable law. GST, if applicable, will be payable on pro rata basis on each of the above milestone collections.
5. The current estimated monthly Project Maintenance Charge in relation to the Unit is Rs 3.25 per square foot(i.e. Rs 34.98 per sq. m) on Total Usable Area mentioned above which shall be paid for a period of 1 (one) year from the intimation of Possession Date by the Allottee and thereafter quarterly in advance to the Promoter/Body Corporate or as decided by the Promoter/Body Corporate from time to time.
6. The current estimated monthly Ensaara Metropark Maintenance charge is Rs 2.5 per sq.ft.(i.e. Rs 26.91 per sq. m) on total Usable Area mentioned above which shall be paid for a period of 1 (one) year from the intimation of Possession Date by the Allottee and thereafter quarterly in advance and/or as shall be decided by the Promoter/Body Corporate/Apex Body as applicable.
7. Metropark Corpus Fund, Metropark Sinking Fund, Body Corporate Society Share Application Money Charges and Building Sinking Fund will be payable at the time of Intimation of Possession
8. Club charges refer to the Allottee's access to, and use of, the specific Neighbourhood Club as mentioned above.

PROMOTER

