

Deviation Report related to Allotment Letter

Date : 03/05/2024

To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No. C-21
E Block, Bandra Kurla Complex,
Bandra East, Mumbai 400 051

Sir,

Kindly find the contents and clauses of Deviation-

2. Allotment of the parking space:

There will be a provision of mechanical parking tower and as per the requirement of the allottee the Promoter may grant the allotment of parking space in such mechanical parking tower

As the Purchaser has not opted for any parking space the Promoter has not allotted any facility of parking to the Allottee.

3. Receipt of part consideration:

Sr. No.	Description	%	Consideration Amount excluding GST (in INR Rs.)	GST (in INR Rs.)	Total (in INR Rs.)
1	Booking Amount payable on or before issue of Allotment Letter.	9.50%			
2	On execution of Registration (to be executed within 30 days from booking amount)	14.50%			
3	On completion of plinth	20%			
4	On completion of slabs (Divided in to total no. of Slabs, Demand will be sent for two slabs together on completion of second slab onwards).	30%			

OYSTER SAKET INFRASTRUCTURE

Office Address: Opp. Dwarli Post Office,
Malang Road, Kalvan (E) Dist. Thane-421306, Maharashtra, India
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5	On completion of Brick Work	4%			
6	On Completion of Internal Plaster	4%			
7	On Completion of External Plaster	4%			
8	On completion of Flooring work	4%			
9	On completion of Door, Windows	5%			
10	On offer for possession	5%			
	TOTAL	100%			
Note	Demands for internal walls and flooring milestones above will be triggered when the milestone is achieved, which could be prior to the structure completion.				

If you fail to make the payment of advance amount as well as further installment of consideration as mentioned hereinabove on the stipulated dates, further action as stated in Clause 12 hereunder written shall be taken by us as against you.

7. Possession :

The said premises along with the parking space (if any) shall be handed over to you on or before _____ subject to the payment of consideration amount of the said premises as well as the parking spaces and all other dues, charges, deposits, amounts and on the terms and conditions as mentioned in the agreement to be entered into between ourselves and yourselves and on grant of building completion / occupation certificate.

For M/s. Oyster Saket Infrastructure

Co-Venturer



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