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SAKET GROUP
NURTURING POTENTIAL

OYSTER SAKET INFRASTRUCTURE

Deviation Report related to Allotment Letter

Date : 29.10.2024

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:

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.

12. Execution and registration of the agreement for sale:

i) You shall execute the agreement for sale and appear for registration of the same before the concerned sub-registrar within a period of One months from the date of issuance of this letter or within such period as may be

communicated to you. The said period can be further extended on our mutual understanding.

ii) In the event the booking amount is collected and if you fail to pay the subsequent state installment, we shall serve upon you a notice calling you to pay the subsequent state installment within 15 days which if not complied, we shall be entitled to cancel this allotment letter. On cancellation of the allotment letter, we shall be entitled to forfeit the amount paid by you or such amount as mentioned in table enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in states.

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 One months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration on the same within 15 days, which if not complied, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.

For M/s. Oyster Saket Infrastructure

OYSTER SAKET INFRASTRUCTURE ★ DWARLI

Co-Venturer