

DEVIATION REPORT WITH RESPECT TO MODEL DRAFT OF ALLOTMENT

Re: Proposed Real Estate Project known as 'Miraya Divine' to be constructed on piece or parcel of land bearing (i) Survey No./Hissa No. 146/1, (ii) Survey No./Hissa No. 149/3, (iii) Survey No./Hissa No.154/3, (iv) Survey No./Hissa No.412/1 and (v) Survey No./Hissa No. 414/1/C/2 admeasuring in aggregate 24273.74 square meters out of that area admeasuring 713.54 sq.mtrs is considered for the said project situate, lying and being at Village Majiwade, within the Registration District of Thane and within the limits of Thane Municipal Corporation, Taluka & District Thane.

Below are the deviations and/or additions from Model draft of Allotment and our draft of Allotment:

1. Allotment of Unit:

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 a residential flat bearing no. _____ admeasuring RERA Carpet area _____ square feet i.e. _____square meters situated on _____ floor ("said Unit") in the Project known as 'Miraya Divine' being developed on pieces and parcel of land bearing (i) Survey No./Hissa No. 146/1, (ii) Survey No./Hissa No. 149/3, (iii) Survey No./Hissa No.154/3, (iv) Survey No./Hissa No.412/1 and (v) Survey No./Hissa No. 414/1/C/2 admeasuring in aggregate 24273.74 square meters out of that area admeasuring 713.54 sq.mtrs is considered for the said project situate, lying and being at Village Majiwade, Taluka & District Thane, within the limits of Thane Municipal Corporation and within the Registration District of Thane for a total consideration of Rs. _____/- (Rupees _____ Only) (the "Consideration") **exclusive of GST, stamp duty, registration charges and other taxes, charges/deposits as are enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.**

2. Allotment of Covered Parking Space/s:

Further, we have the pleasure to inform you that you have been allotted along with the said Unit, **a surface/tandem/mechanical stack car parking space/s at _____ Podium Level/in Basement** on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.



9. **Cancellation of allotment:**

- (a) In case you desire to cancel the booking and/or in the event you refuse/s to execute and register the Agreement for Sale and/or if the booking amount/advance payment (including the amount of taxes levied by competent authority) to be paid under this Allotment Letter is collected in instalments and you commit default in payment on due date of any amount due and payable by you to us (including the amount of taxes levied by competent authority), an amount mentioned in the Table hereunder written would be deducted and retained by us the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter	Nil
2.	Within 16 to 30 days from issuance of the allotment letter	1% of the Consideration
3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the Consideration
4.	Within 61 days from issuance of the allotment letter	2% of the Consideration

You expressly agree that any payment paid by you towards GST and/or other taxes in respect of the said Unit shall be not refunded by us.

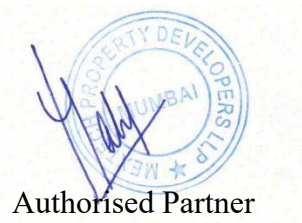
14. **No Grant or Assignment:**

Nothing in this Allotment Letter will be deemed as grant or assignment of any right, title and interest in the said Unit or portion thereof. This allotment merely entitles you to enter into an “Agreement for Sale” in accordance with the terms recorded hereunder.

Place:

Date:

For Mextech Property Developers LLP


Authorised Partner

ANNEXURE – ‘A’

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	
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 & 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 & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station	
20	Others	

