

Date: 1st March, 2024

To,
MahaRera
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 for obtaining RERA registration certificate for the project "**L And T Seawoods – West Manor (A and B)**" situated at situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706,.

We hereby declare that the following are the deviations/modifications/additions in the Allotment Letter to be issued by the Developer to the Allotee/s vis-à-vis Model Form of Allotment Letter as per Notification No. 31/2022 dated 1st July, 2022 issued by MAHARERA Authority.

The deviations/modifications/additions in the Model Form of Allotment Letter clauses are highlighted in **Yellow** colour in column "Deviation Clause in Developer's Allotment Letter".

Sr. No.	Clause of Model Allotment Letter	Clause No.	Deviation Clause in Developer's Allotment Letter
1.	<u>Allotment of the said Unit:</u> 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	1	<u>Allotment of the said Unit:</u> 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(s) _____ / Khasra No(s) _____ / Plot No(s) _____ lying and being at _____ Village _____ Taluka _____, Dist. _____ admeasuring _____ sq. mtrs. for a total consideration of Rs. _____/- (in figures)	flat 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 plot no. R1, Sector 40 admeasuring about 1348.85 sq. mtr sq. mtrs. situated at situated situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706,, for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, Stamp duty and registration charges, statutory taxes, legal charges, cost of formation of the society,
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	(Rupees _____ _____ Only) (in words) exclusive of GST, Stamp Duty and Registration Charges.		conveyance charges, share application money, society maintenance charges, deposit towards water, electric, and other utility and services' connection charges, competent authority transfer charges, club house membership and other miscellaneous charges. All payments against this allotment shall be made by you by way of an Account Payee Cheque/Demand Draft drawn in favour of "_____ " or transferred to Bank Account having details as mentioned in the Schedule-I written hereunder.
2.	<u>Execution and registration of the Agreement for Sale:</u> i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter, or within such period as may be	12	<u>Execution and registration of the Agreement for Sale:</u> i) You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter, or within





communicated to you*. The said period of 2 months can be further extended on our mutual understanding.

** In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the Promoter shall serve upon the Allottee a notice calling upon the Allottee to pay the subsequent stage installment within 15 (fifteen) days, which if not complied, the Promoter shall be entitled to cancel this Allotment Letter. On cancellation of the Allotment Letter, the Promoter shall be entitled to forfeit the amount paid by the Allottee, or such amount as mentioned in the 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 terms and conditions as enumerated in this Allotment Letter shall be applicable even for cases where*

such period as may be communicated to you*. The said period of 2 months can be further extended on our mutual understanding.

** In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the Promoter shall serve upon the Allottee a notice calling upon the Allottee to pay the subsequent stage installment within 15 (fifteen) days, which if not complied, the Promoter shall be entitled to cancel this Allotment Letter. On cancellation of the Allotment Letter, the Promoter shall be entitled to forfeit the amount paid by the Allottee, or such amount as mentioned in the 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 terms and conditions as enumerated in this Allotment Letter shall be*





	booking amount is collected in stages.		applicable even for cases where booking amount is collected in stages. In event of cancellation, amount paid by you, after deductions of forfeiture charges, shall be refunded to your Bank Account as mentioned in the <u>Schedule I</u> hereunder written and I/we shall be entitled to dispose of the same as I/we deem fit and proper, including selling the said flat to any third party.
3.	<u>Validity of Allotment Letter:</u> This Allotment Letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.	13	<u>Validity of Allotment Letter:</u> This Allotment Letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document. The benefit of this Letter of Intent and matters of and incidental thereto, cannot be directly or remotely transferred or assigned or disposed of by



			you, without having obtained our prior written consent for the same.														
4.		After 14	<table><tr><th colspan="2">SCHEDULE I</th></tr><tr><td>Promoter's Bank Details</td><td>Allottee's Bank Details</td></tr><tr><td>Account Name:</td><td>Account Name:</td></tr><tr><td>Account No.:</td><td>Account No.:</td></tr><tr><td>Bank Name:</td><td>Bank Name:</td></tr><tr><td>Branch Name:</td><td>Branch Name:</td></tr><tr><td>IFSC Code:</td><td>IFSC Code:</td></tr></table>	SCHEDULE I		Promoter's Bank Details	Allottee's Bank Details	Account Name:	Account Name:	Account No.:	Account No.:	Bank Name:	Bank Name:	Branch Name:	Branch Name:	IFSC Code:	IFSC Code:
SCHEDULE I																	
Promoter's Bank Details	Allottee's Bank Details																
Account Name:	Account Name:																
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Branch Name:	Branch Name:																
IFSC Code:	IFSC Code:																
5.	Annexure - A Stage wise time schedule of completion of the project		#Date of Completion (Stage wise schedule shall be construed as on or before the date of Completion) # Subject to approval from competent authority														

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Allotment Letter has been prepared and submitted to MahaRERA on _____. In the event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

Thanking you.

For Promoter,




L&T Seawoods Ltd.
Through its Authorized Signator