L&T Seawoods

Date: 23rd April 2024

To,

Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor,
Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

Re: Deviation Report with respect to model copy of Agreement for Project " L AND T SEAWOODS - West Manor (Tower A and B) " being developed by L&T Seawoods Limited
The deviation in model agreement are highlighted in and marked as ~~'Green'~~ and the additions in the Developer AFS are highlighted in 'Yellow'.

Cl. No.	Clause in the Model Agreement	Cl. No. at Page No.	Deviation/Modification in Developer AFS*
-	-	1 at Page 14	**THE RECITALS FORM PART OF THE AGREEMENT** The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
1	The Promoter shall construct the said building/s consisting of ..... basement and ground/ stilt, /..... podiums, and ..... upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.	2.1. Page 14	The Promoter shall construct the Real Estate Project i.e. _____Building, on a portion of the Cluster C Area, which portion is admeasuring approximately _____square metres. The Building _____shall comprise of _____basements, lower ground, podium and upto ____ floors/ __ residential levels, with an option to the Promoters to increase the floors/residential levels beyond __ floors/ __residential level, subject to the approvals from the Authorities, if required.

	Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.		to the approvals from the Authorities, if required. The Promoters shall have the right to register with RERA, the apartments above ____ floors/ ___ residential levels of the Building, either as a separate real estate project or as part of this Real Estate Project, and the possession/completion date of such separate real estate project may be different date, ~~, and the Allottee/s give the explicit consent to the Promoters for the same~~ and the Allottee/s agree, confirm and undertake that the Allottee/s shall not raise any objection for the same, at any time. The basements, lower ground (with independent access) and the landscape podium shall be common and connected within all buildings /other RERA projects of Cluster C and/or any other project of the Larger Land; Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.
-	-	2.2 at Page 14	The plans, designs and specifications of the Real Estate Project are approved or shall be approved by the concerned local authority from time to time. The Real Estate Project shall have Common Areas And Facilities And Amenities that may be used by the Allottee/s on a non-exclusive basis with the other allottee/s as provided in Clause 8 hereinbelow, on the terms and conditions as may be applicable. The Real Estate Project, is part of the Cluster G development, under the heading West Square, and the Promotor reserves right to launch other RERA projects within Cluster G, from time to time;

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1.a	(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. ..... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the building_____/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. ..... including Rs. ..... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).	3.1 at Page 15 Third Schedule at Page 50 Fourth Schedule at Page 51 Fifth Schedule at Page 52	The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s, the Said Apartment ~~No. ..... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the building _____/wing (hereinafter referred to as "the Apartment")~~, more particularly described in the Third Schedule hereunder written and ~~as~~ shown on the Plan at "Annexure D" and delineated / hatched in red colour on ~~in~~ the floor plan annexed hereto and marked ~~as "Annexure D-1"~~ for the Consideration mentioned in Fourth Schedule. The said Consideration is exclusive of GST and other applicable taxes. Along with the Said Apartment, if Parties hereto are specifically agreed at the time of booking, the Allottee/s is/are also entitled for ancillary area if any, admeasuring the approximate area in square meters & equivalent to sq. ft. mentioned in Third Schedule shown on the Plan at "Annexure D-1" delineated / hatched in blue colour. The facilities, fixtures, fittings appurtenant to the Said Apartment are more particularly described in the Fifth Schedule hereunder written ("Apartment Facilities"); ~~including Rs. ..... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).~~ **THIRD SCHEDULE** *Description of the Said Apartment and the Said Car Parking Spaces*

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Apartment bearing No. **707** of the type **3BHK Imperio** admeasuring **62.696** square metres equivalent to **674.860** square feet and ancillary area, if any, admeasuring **20.903** square metres equivalent to **225.000** square feet, on the _____ floor in the building known as - **L&T Seawoods-Opal at West Square** for a Consideration mentioned in Fourth Schedule.

Further, for the exclusive use of the Allottee/s, (**2 SINGLE**)covered car parking space/s at _____level basement / podium bearing No(s). .

FOURTH SCHEDULE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

1	Consideration	**Rs.23419754 /- (Rupees Two Crore Thirty Four Lakh Nineteen thousand Seven hundred Fifty Four Only)** excluding GST & other applicable tax

FIFTH SCHEDULE

Apartment Facilities within/appurtenant to the Said Apartment

Specifications of Apartment
Vitrified Tiles flooring in Living, Dining and Master Bedrooms
Vitrified tile flooring in all Bedrooms and Kitchen

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			Glazed tiles below platform & Ceramic tile / Vitrified tiles dado above kitchen platform upto two feet height
			Granite Platform, Stainless Steel Sink
			Vitrified antiskid tiles in toilet flooring, balconies and Flower beds
			Sanitary ware and CP fittings in toilet of reputed brands
			Glass Partition in Master toilet and Mirror above wash basin in all toilets
			Anodized / Powder Coated Aluminium Windows
			Wooden door Frames and laminated shutter for main door, bedroom and toilet doors
			Only 4 BHK will be provided with Marble tiles in Living, Dining & Passage
			Facilities in Apartment
			Exhaust Fan in Kitchen & Toilet
			Water & Electric point for Washing Machine
			Video Door Phone
			Instant Type Gyser in all toilets
			Provision for telephone
			Provision for Electrical points for split A/C in bedrooms & living room
			Hot & Cold water piping for Shower & washbasin in all toilets
			Provision for FTTH for data & Voice connection
			Facilities in Common Area
			Vitrified flooring in Typical lift lobby
			Italian Marble at Main Entrance lobby / Reception at drop off level
			4 BHK will be provided with marble in living, Dining and passage
			3BHK will be provided with Vetrified Tiles
1.a	(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos ____ situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/- (iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the	3.2 at Page 15 Third Schedule at Page 50	The Allottee/s is further desirous of using car parking space in the Real Estate Project. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, the Promoter has agreed to allocate to the Allottee/s without any additional consideration the right to use car parking space(s) mentioned in Third Schedule, exclusively for the use of the Allottee/s ("the Said Car Parking Space") within the car parking area in the Real Estate Project. The Allottee/s will be bound to abide with the rules

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Allottee covered parking spaces bearing Nos ____situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-.

and regulations as may be framed for the use of the Said Car Parking Space by the Promoter and shall pay such outgoings in respect of the Said Car Parking Space as may be levied by the Promoter, from time to time. It is clarified that the Promoter may provide a mandated reserved area of car parking for the visitors/guests of the allottee/s of the Real Estate Project in the existing basement of the Integrated Commercial Complex falling within the Cluster C Area or alternatively the Promotor, at its discretion, reserves right to provide the a mandated reserved area of car parking for the visitors/guests of the allottee/s of the Real Estate Project at any part of G Cluster or any other project(s) in the Larger Land;

~~(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos _____ situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout for the consideration of Rs. _____/-~~

~~(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout for the consideration of Rs. _____/-.~~

THIRD SCHEDULE

Description of the Said Apartment and the Said Car Parking Spaces

Apartment bearing No. **707** of the type **3BHK Imperio** admeasuring **62.696** square metres equivalent to **674.860** square feet and ancillary area, if any, admeasuring **20.903** square metres equivalent

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