SQYLINES BUILDERS LLP
Survey No. 33/1/F, Nr. Pawan Atharva Phase-1 Bldg., Gandhare Rd.,
Kalali Village, Kalyan (W) - 421 301. INDIA. T.: 86688 03413
info@nirvanalifespaces.in | nirvanalifespaces.in

NIRVANA LIFESPACES
ENRICHING LIVES

Date- 21/03/2024

To,
MAHA RERA,
Mumbai

Subject: **Deviation Report** Allotment Letter.

Project Details: **NIRVANA GARDENS phase II Wing B known as IRIS.**

Sir,

1. Please find enclosed herewith the draft of allotment letter. We have slightly modified some of the clause. Said Modification are highlighted in YELLOW Colour. Said Allotment letter is as per proforma allotment letter issued by MAHA RERA along with Order No. 30 of 2022 dated 3.6.2022.

the said consideration amount includes Legal expenses, society charges, Share money, entrance fees, electricity meter charges, substation expenses, water connection charges, development charges, deposits, transformer charges, grill charges, property tax and club house membership charges, and exclusive of GST, stamp duty and registration charges.

The location and other details viz parking number shall be intimated at the time of handing over of possession of the said unit.

Provided upon cancellation of allotment, I/we (promoter) shall have all rights/power to allot and sale flats/ unit to third party.

The Allottee shall on or before delivery of possession of the said pay to the promoter further total amount on following account:

1	**Flat/commercial/shops/ office Cost**	

2	**GST on Flat/commercial/shops/ office Cost as applicable as on the date of each payment.**	
3	**Advance Flat Maintenance Charges for 36 months** **For Apartment/Shops/ commercial Rs. _____/-** **1BHK – Rs._____/- per month** **2 BHK – Rs. ____/- per month** **3 BHK – Rs. ___/- per month**	
4	**GST on Maintenance (as applicable as on the date of the payment)**	
5	**Advance parking charges for maintenance for 36 months Rs.750/- per month per vehicle.**	

6	**GST on Parking Charges for maintenance (as applicable as on the date of the payment)**	

Note: Above mentioned charges are to be paid before taking possession of the Flat/shops/commercial.

Mokshay P Sadhwani

SQYLINES BUILDERS LLP

Partner of SQYLINES Builders LLP