KOHINOOR™
Foundation for a better life

Deviation Report with respect to Allotment letter

A. Name of the Promoter Organisation: KGI REALTY PRIVATE LIMITED

B. Name of the Project: KOHINOOR EDEN B5

C. Project land : Survey no. 36/24 and 36/23/3, Village Adivali Dhokli, Taluka Ambernath, Dist Thane 421306, Maharashtra.

Please find appended below the list of deviations in the said allotment letter:

A. List of clauses that has been amended by promoter in the Allotment letter is produced hereunder and the same is also highlighted in yellow color in the said allotment letter

Deviation Report

I. Clause 1: added portion

1. You have informed us that you have visited the project site and you are satisfied its state and condition and based on your satisfaction and acceptability of our title you have applied for allotment of the said Unit.
2. being developed on the land forming part of the Larger
3. As incidental to the beneficial use of the said Unit, we have permitted you the exclusive use and occupation of balcony/ utility/pocket terrace space admeasuring _____ sq. m. attached to the said Unit.

Clause 1: Deleted Portion

1. This has reference to your request at the above subject.
2. villa/bungalow/commercial premises bearing no._____

II. Clause 2: added portion

1. along with the said Unit stilt parking
2. admeasuring _____ square metres equivalent to _____ square feet on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves. The Parking Spaces is intended to be constructed on the Layout Land, in accordance with the sanctioned plan or modified sanctioned

Plan, in the last phase of development of the Layout Land. The parking space/s shall be for the Allottee/s only and is not transferrable to any other person.

3. OR

Allottee has informed the promoter that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Unit. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

Clause 2: Deleted portion

1. an open car
2. without consideration.

III. Clause 6: added portion

1. Stilt car parking space(s)
2. Time for payment of consideration shall be essence of the Allotment. All further payments shall be made in the designated Bank Account as per the Schedule of Payment mentioned hereinbelow. We shall not be responsible or accountable for any cash payment made by you and you shall not be entitled to claim any credit in respect thereof.

PARTICULARS	MILESTONE
BOOKING TOKEN	2.0%
WITHIN 15 DAYS of BOOKING	8.0%
Within 10 days EXECUTION OF AGREEMENT	10.0%
Excavation	10.0%
PLINTH	15.0%
3 Level	6.0%
6 Level	6.0%
9 Level	6.0%

12 Level	6.0%
15 Level	6.0%
18 Level	6.0%
21 Level	6.0%
24 Level	6.0%
On Commencement of Painting, plumbing, tiling works	4.0%
Completion Certificate	3.0%
Total	100.%

PARTICULARS OF THE DESIGNATED BANK ACCOUNT:

A/ C NAME	KGI REALTY PVT LTD KOHINOOR EDEN
ACCOUNT NO.	106605003096
IFSC	ICIC0001066
NAME OF THE BANK	ICICI BANK

In the event of dishonour of cheque, you shall be liable to pay Rs 5000/- to us towards reimbursement of bank charges.

Clause 6: Deleted portion

1. garage(s)/covered car parking space(s)

IV. Clause 7: added portion

1. Stilt

Clause 7: Deleted portion

1. garage(s)/covered car parking space(s)

V. Clause 9: added portion

1. 10% of the flat cost
2. receipt of fresh booking for the allotted unit.

9.iii. If you do not pay balance booking amount, or pay 10% of the total sale consideration and come forward for execution and registration of the Agreement, within 16 days from

the date hereof, your booking shall be liable to be cancelled and we shall be entitled to forfeit the amounts paid by you.

Clause 9: Deleted portion

1. an amount mentioned in the table hereunder written*
2. the 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 the issuance of the allotment letter	Nil
2.	Within 16 to 30 days from the issuance of the allotment letter	1% of the cost of the said unit
3.	Within 31 to 60 days from the issuance of the allotment letter	1.5% of the cost of the said unit
4.	After 61 days from the issuance of the allotment letter	2% of the cost of the said unit

*The amount deducted shall not exceed the amount as mentioned in the table below.

VI. Clause 10: added portion

ii. In addition to the sale consideration, you shall be liable to pay for proportionate share of taxes including Municipal Cess / charges / taxes, Water charges / taxes, deposit towards provisional monthly contribution, deposits towards water, electric, gas connection and other utility and service connection charges and one year outgoings in advance as specified in the Agreement for Sale to be entered into between yourselves and ourselves.

iii. Rs. 50,000 towards MIDC Water connection (If provided).

iv. Rs. 55,000 towards infrastructure development cost.

v. Rs. 10,000 towards legal expenses.

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Clause 10: Deleted Portion

1. stamp duty and registration charges,

VII. Clause 12: added portion

1. 16 Days
2. 16 Days
3. 15 Days

Clause 12: Deleted portion

1. ~~2 months~~
2. *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 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 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 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 stages.
3. 2 months

For KGI REALTY PRIVATE LIMITED

KGI REALTY PVT. LTD. Ulhasnagar

Aashish Hotchandani

Director

Date : 19th March, 2024