Shri NEELKANTH Developers and Builders

104, 1st Floor, Navkar Atlantis CHS,
Daulat Nagar Road No.3,
Borivali - East, Mumbai - 400 066.

Mobile : +91 98699 17890
Phone : +91 89281 99340
Email : shrineelkanthoffice@gmail.com

Date: 06.05. 2023

1. **Deviation highlighted** 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 cost of the said unit;
3.	Within 16 to 30 days from issuance of the allotment letter ;	1.5% of the cost of the said unit;
4.	After 61 days from issuance of allotment letter	2% of the cost of the said unit.

DEVIATION REPORT WITH RESPECT TO ALLOTMENT LETTER

(1) ALLOTMENT OF THE SAID UNIT – Clause No.1

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform you that you have been allotted the residential/commercial premises viz. Flat/Shop no. _____, admeasuring _____ Sq.mtr equivalent to _____ Sq. Fts RERA Carpet area on ____ Floor, in "____" Wing of the proposed new building known as "MAHAVIR KRUPA CHS" having MahaRERA Registration no. _____ being re-developed on non-agriculture plots of land, bearing Sub-Plot no. 18, admeasuring 772 Sq. Yards or thereabout equivalent to 644 Sq.mtr and Sub-Plot no. 19 admeasuring 828 Sq. Yards or thereabout equivalent to 690 Sq.mtr which is totally admeasuring 1334 Sq.mtr vide C.T.S no. 511 of Village Eksar, corresponding to Old Final Plot no. 324 and New Final Plot no. 275 of TPS-III of Borivali, Mumbai Suburban District (hereinafter referred to as "the said Land") situated at Kastur Park, Shimpoli Road, Borivali West, Mumbai-400092, Maharashtra State at or for the total price of consideration of Rs._____/-(Rupees_____ Only), excluding the taxes, duties, charges, etc., as have been intimated to you.

OR

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I. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a plot bearing No._____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. in the project known as MAHAVIR KRUPA CHS having MahaRERA Registration No._____ hereinafter referred to as "the said unit" carved out from the land Sub-Plot no. 18 & . 19 Old Final Plot no. 324 and New Final Plot no. 275 of TPS-III of Borivali, Mumbai Suburban District situated at Kastur Park, Shimpoli Road, Borivali West, Mumbai-400092 Mumbai Suburban District admeasuring 772 & 690 sq. mt. for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Cancellation of Allotment – CLAUSE No.9

i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and 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 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 16 to 30 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said unit.

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

ii. In the event the amount due and payable referred in Clause 9 i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent. However, in case of default committed by you, we shall addition of seeking further compensation and recovery from you we shall be at liberty to adjust the refundable amount as part of liquidated damages.

