LAXMINA®
GROUP

Date: 20/07/2023

Deviation Report

Document Type: Allotment Letter

Project Name: **LAXMINA KRISHNA NIWAS**

Project Land: Plot No.194, of Suburban Scheme III, Chembur, CTS No.1085, 1085/1 to 1085/8, Chembur Village, Kurla Taluka, Mumbai Suburban District, admeasuring in the aggregate 1033.93 square yards equivalent to 864.50 square meters or thereabouts, together with the building known as "Krishna Nivas", standing thereon, situate, lying and being at Gaothan Road No.3, Chembur, Mumbai Suburban District within the limits of Municipal Corporation of Greater Mumbai's "M" Ward.

Promoter Name: **M/s. LAXMINA ARGENTUM REALTIES (INDIA) PRIVATE LIMITED**

Please find appended below the list of deviations in the Said Allotment Letter:

A. List of Clauses that have 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:

(i) Clause 1 – added portion:

statutory taxes, legal charges, cost of formation of the Society, Conveyance Charges, Share Money of Society, Society Maintenance Charges, Deposit towards Water, Electric, and other utility and services connection charges, Competent Authority transfer charges.

Laxmina Argentum Realties (India) Private Limited

1401, Sanjona Chambers, Opposite Lakme Factory, Deonar Road, Govandi, Mumbai 400088
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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 account having details as mentioned in the Schedule I written hereunder:

(ii) Clause 12 (i) – added portion:

In event of cancellation, amount paid by you, after deductions of forfeiture charges, shall be refunded to your Bank Account as mentioned in the Schedule I hereunder written and thereafter, you shall not have any right, title, claim and interest over the Said Flat and I/we shall be entitled to dispose off the same as I/we deem fit and proper including selling the said flat to any third party.

(iii) Clause 13– added portion:

The benefit of this letter of intent and matters of and incidental thereto cannot be directly or remotely transferred or assigned or disposed off by you without having obtained our prior written consent for the same.

(iv) Clause 14 – added portion:

SCHEDULE I	
Promoter's Bank Details	Allottee's Bank Details
Account Name:	Account Name:
Account No.:	Account No.:

Laxmina Argentum Realties (India) Private Limited

Bank Name:	Bank Name:
Branch Name:	Branch Name:
IFSC Code:	IFSC Code:

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 **20/07/2023.** In 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.

For Promoter,

M/s. LAXMINA ARGENTUM REALTIES (INDIA) PRIVATE LIMITED

(Authorised Signatory)

Laxmina Argentum Realties (India) Private Limited