SHANTPRABHA CO-OP. HOUSING SOCIETY LIMITED

(REGISTERED UNDER NO.BOM.HSG-1921 OF 1968)

Pahadi School Road No.2, Aarey Road,Goregaon (East), Mumbai- 400 063.

GST-IN: 27AAYAS8243G1ZR

OFFICE BEARERS:

Chairman	Secretary	Treasurer
Mr. Atul Kale	Mr. Sujit Gupte	Mr. Dnyanesh Patil

COMMITTEE MEMBERS:

Ms. Shraddha Pednekar	Mr. Vinayak Phadke	Mr. Sharadchandra Hardikar	Mr. Shekhar Madkaikar
Ms. Apoorva Garge	Mr. Ashok Kulkarni	Mr. Anand Muranjan	Mr. Milind Hardikar

SCHSL/23-24/33 — 10th August 2023

To,

Chairperson of MAHARERA,
Bandra (E), Mumbai.

Sub: - Details of deviations with respect to the proforma of the Allotment Letter in relation to the Project known as "SHANTPRABHA".

Ref: - Order No. 31/2022 dated July, 1, 2023 bearing reference No. MAHARERA/Secy/File No. 27/164/2022 issued by MahaRera.

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Respected Sir,

With reference to the above-mentioned subject, the details of deviation / modification with respect to proforma of the Allotment Letter in relation to the Project known as "SHANTPRABHA" are as follows;

Sr. No.	Point No. in Allotment Letter	Clause Deviated / Modified in Allotment Letter
1.	Point No. 1 (Page No. 2)	a portion of all that piece or parcel of (ADDED)
2.	Point No. 2 (Page no. 2)	NO DEVIATION.
3.	Point No. 3 (Page no. 2)	NO DEVIATION.
4.	Point No. 4 (Page no. 3)	NO DEVIATION.
5.	Point no. 5 (Page no. 4)	We shall be entitled to make such changes in the plans in respect of the building to be constructed by us on the above property. (ADDED)
6.	Point No. 6 (Page No. 4)	NO DEVIATION.

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7.	Point No. 7 (Page No. 4)	NO DEVIATION.
8.	Point No. 8 (Page no. 5)	subject to force majeure conditions (ADDED)
9.	Point No. 9 (Page no. 5)	as stated herein or in the Agreement for Sale to be entered into between ourselves and yourselves, you shall be (ADDED)
10.	Point No. 10 (Page no. 5)	NO DEVIATION.
11.	Point No. 11 (Page no. 6)	NO DEVIATION.
12.	Point No. 12 (Page no. 6)	NO DEVIATION.
13.	Point No. 13 (Page no. 6)	NO DEVIATION.
14.	Point No. 14 (Page no. 8)	You will not in any circumstances transfer your rights in respect of the Flat or under this letter without our written consent having been obtained first and provided you have paid all amounts payable till then. (ADDED)
15.	Point No. 15 (Page no. 9)	We shall complete construction of the building to be known as "SHANTPRABHA" wherein the said flat will be situated and handover quiet, vacant, physical and peaceful possession of the said flat on or before 30/06/2027 subject to whatever is otherwise stated in the said Agreement for Sale. However, we shall not incur any liability if the construction is delayed by reasons a (i) war, civil commotion or act of God; (ii) any notice, order, rule, notification

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		of the Government and/or other public or competent authority/court. And that you hereby agree to ignore such delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of us as per the provisions of the RERA Act or any relevant section of the Acts from the time being in force. (ADDED)
16.	Point No. 16 (Page no. 9)	It shall be mandatory and binding on you to return this Letter of Allotment issued by us on executing the Agreement for Sale required under the Real Estate (Regulation and Development) Act 2016("RERA"). Accordingly, this Letter of Allotment shall automatically stand cancelled on execution of Agreement for Sale. In the event of termination/ cancellation of the said earmarking, we shall have the right and be entitled to deal with the said premises in any manner as we may deem fit without any recourse to you. (ADDED)
17.	Point No. 17 (Page no. 10)	NO DEVIATION.

For Shantprabha Co-Operative Housing Society Limited

SHANTPRABHA CHS LTD.

Treasurer Secretary Chairman

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