Date: 08/08/2023

Deviation Report

Document Type: Allotment Letter

Project Name: **"PRATAP LEGACY"**

Project Land:land adm.874.80 sq. meters(as per physical survey 822.77) bearing Survey No. 186, CTS NO. 873, TPS VI lying and being at Village Vile Parle, Taluka Andheri MSD, situated at Plot No.7, Dadabhai Road, Vile Parle (West), Mumbai 400 056, along with the building structure standing thereon known as "APARAJITA APARTMENTS" consisting of One building having ground plus three upper floors having 16 flats occupied by the members.

Promoter Name: **JPV REALTORS PVT. LTD**

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.

All payments against this allotment shall be made by you by way of an account payee Cheque/Demand Draft drawn in favour of

JPV Realtors Private Limited
7th & 8th Floor, Jet Prime, Suren Road, Near WEH Metro Station,
Andheri Kurla Road, Andheri (East), Mumbai 400093. CIN: U70109MH2008PTC182424
Website: www.jpvrealtors.com Tel: 02242389999 Email: Info@jpvrealtors.com

"_____" 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.:
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 **08/08/2023**. 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 JPV REALTORS PVT. LTD

Director