NSB PROPERTIES

B-7/8 Bageshree, Shankar Ghanekar Marg, Prabhadevi. Mumbai - 400 025.
Mobile : +91 98927 24615 E-mail : nsbproperties@yahoo.com

DECLARATION FOR REPORT ON DEVIATION IN RESPECT OF MODEL COPY OF ALLOTMENT LETTER

I, Mr. **Gautam Ekanath Thakur** Sole Proprietor of **M/S. NSB Properties** hereby declare and certify that: -

1. The firm has undertaken development of Plot of land lying and being at Chitrakar Ketkar Marg, Vileparle (East), Mumbai 400057 within Vileparle Town Planning Scheme No. II (1st Variation) (Final) bearing Original Plot No. 139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs. and bearing C. T. S. No. 1225 of Vileparle (East), Mumbai Suburban District admeasuring 493.3 sq. mtrs. as per City Survey records.

2. The MahaRERA has prescribed the format of Allotment Letter as per Annexure '1' to the Rule 10 (2).

3. The promoter has adopted the said format of said Allotment Letter. However, the promoter made certain deviations/modifications in the said prescribed format of Allotment Letter. As required, the said modifications/variations in the agreement for sale has been highlighted in yellow. The said modified Allotment Letter shall be used to enter into the Allotment Letter with the prospective buyer of the apartment in the said project undertaken. The particulars of the deviations/modifications in the said prescribed agreement for sale as proposed by the promoter are as under: -

   a. Clause no. 2 **(parking)** of the Allotment Letter has been modified, which is reproduced hereunder: -

      2. Allotment of garage/covered parking space (s):

      Further I/we have the pleasure to inform you that you have been allotted along with the said unit, ___ Car Parking Space/s in the Stack/Puzzle Parking in the Stilt on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

   b. Clause no. 3 (part consideration) of the Model Allotment Letter has been modified, which is reproduced hereunder:

us and accordingly I/We confirm to have received from you and amount of Rs. _____ (Rupees _____) being ___% of the total consideration value of the said unit as booking amount/advance payment on _____, through _____. The balance ___% of the booking amount/advance payment shall be paid by you in the following manner-

Sr. No	**Payment Schedule**	**Percentage of payment**	**Amount (In Rupees)**
1.	On or before execution of this Agreement	**10%**	**Rs. _____**
2.	On registration of this Agreement	**20%**	
3.	On completion of Plinth of the building	**15%**	**Rs. _____**
4.	On completion of First Slab of the Building	**5%**	**Rs. _____**
5.	On completion of Third slab of the Building	**5%**	**Rs. _____**
6.	On completion of Fifth slab of the Building	**5%**	**Rs. _____**
7.	On completion of Seventh slab of the Building	**5%**	**Rs. _____**
8.	On completion of Nineth slab of the Building	**5%**	**Rs. _____**
9.	On completion of completion of the walls, internal plaster, floorings, door frames of the said Flat	**5%**	**Rs. _____**
10.	On completion of the external plumbing, external plaster, elevation, terraces with water proofing of the Building	**5%**	**Rs. _____**
11.	On completion of Flooring of the Flat	**5%**	**Rs. _____**
12.	On completion of electrical, Sanitary fittings, lift work, windows, doors, bathrooms and kitchen.	**5%**	**Rs. _____**
13.	On application for O.C. after completion of all necessary works.	**5%**	**Rs. _____**
14.	At the time of handing over of the possession of the Apartment on or after the receipt of the Occupancy of the Flat	**5%**	**Rs. _____**

	Total	**100%**	**Rs.**

Sr. No	**Other Expenses**	**Amount**
1.	Membership Application of Share Money	Rs.1000/-
2.	Advance Maintenance Charges payable on offer of possession @ Rs.15/- per sq.ft. per month for one year, till Society takes over entire Management (Detailed Account will be given by Developer & account will be settled after clearing excess or shortfall).	Rs._____/- (Flat Area _ sqft* Rs.15/- * 12 month).
3.	Legal, Gas pipeline, telephone, electric meter & all other similar expenses in Purchaser's name/ for Purchaser's Flat	Rs.2Lakhs

4. As per order no. 35/2022 dated 12th December 2022 issued by the MahaRERA in clause (c) on page 3 of the said order, it is mentioned that in the event of any deviation/modification in the prescribed proforma of Agreement for sale as proposed by the promoter, then in such cases, the deviations/modifications shall be highlighted in the difference colours and accordingly be uploaded on the MahaRERA portal while seeking registration of the project under MahaRERA.

5. In view of such requirements vide said MahaRERA order bearing no. 31/2022 dated 1st July 2022, we are herewith uploading the model proforma agreement for sale as modified & proposed by the promoter highlighting in different colour the area where there are certain modifications/deviations.

6. This self certifying declaration is made for the purpose of registration of the _____ project with the MahaRERA.

Place: MUMBAI
Date: