Declaration

To MahaRERA
Mumbai,

Subject: Deviation Report for Allotment Letter.

Ref: Proposed Redevelopment of "Samrat CHSL" building situated at Final Plot No.: 28 of T.P.S. Santacruz No. II, C.T.S. No. G-92 of Village Bandra G, lying, being and situated at Juhu Road, Santa Cruz West, Mumbai - 400 064.

Dear Sir/ Madam,

This is to state that there are no other deviations in the Allotment letter for the abovementioned project and the Model form of Sale Agreement as given in Estate (Regulation and Development) Act, 2016 (Rule 10(1) - Annexure "A") other than those given under the Deviation Report.

Deviation Report

RERA Model Allotment Letter		PCPL Allotment Letter	
Clause No.	Clause	Clause No.	Clause
1.	This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____BHK flat bearing No_____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to sq. ft. situated on floor in Building Tower/Block /Wing _____ in the project known as having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land bearing	1.	This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____BHK flat bearing No_____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to sq. ft. situated on floor in Building___ Tower/Block /Wing _____ in the project known as having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land bearing Final Plot No. 28 of Santacruz No. II, bearing C.T.S. No. G-92, of Village Bandra -G, admeasuring in the aggregate

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	Final Plot No. 28 of Santacruz No. II, bearing C.T.S. No. G-92, of Village Bandra -G, admeasuring in the aggregate as 1028 square meters as per Final Plot TPS Santacruz No. II situated at Juhu Road, Santacruz (West), Mumbai - 400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban for a total consideration of Rs. _____in figures (Rupees. in words only) exclusive of GST, stamp duty and registration charges.		as 1028 square meters as per Final Plot TPS Santacruz No. II situated at Juhu Road, Santacruz (West), Mumbai -400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban for a total consideration of Rs. _____in figures (Rupees. in words only) exclusive of GST, stamp duty, registration charges, and possession charges
2.	**Allotment of parking space(s):** Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.	2.	**Allotment of parking space(s):** Further I/ We have the pleasure to inform you that you have been allotted one open car parking
5.	**Encumbrances:** I/ We hereby confirm that the said unit is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit	5.	**Encumbrances:** I/ We hereby confirm that the said unit is free from all encumbrances, and I/we hereby further confirm that no encumbrances shall be created by us on the said unit save and except the mortgage/charge created by availing construction finance from financial institution in respect of the said unit. We shall obtain necessary NOC

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			from the financial institution before the registration of the Agreement for Sale in respect of the said unit.
9.	**Cancellation of allotment** 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 days from the date of receipt of your letter requesting to cancel the said booking. . ii. The amount deducted shall not exceed the amount mentioned in the table above. iii. 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.	9.	**Cancellation of allotment:** 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. ii. On cancellation of the allotment as stated above, the Promoter shall be entitled to sell and transfer the said Premises to another allottee. Upon cancellation, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.

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12.	**Execution and registration of the agreement for sale:** a. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding. **In the event the booking is collected in stage and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15(fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount*	12.	**Execution and registration of the agreement for sale:** a. You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding b. If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the

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	as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages. b. If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, we shall be entitled to cancel this allotment letter and further we shall be		cost of the said unit and the balance amount if any due and payable shall be refunded without interest.

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	entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest. within 45 days from the date of expiry of the notice period. c.In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, 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.		

For PRANAV CONSTRUCTIONS PRIVATE LIMITED

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PRANAV KIRAN ASHAR

DIRECTOR