DEVIATION REPORT

IN RESPECT OF ALLOTMENT LETTER

PROJECT NAME: RAGHAV ANANTA

I. *SUMMARY OF DEVIATIONS IN ALLOTMENT LETTER:*

Clause No.	Clause Title	Type of deviation
1.	Allotment of the said unit	NO DEVIATION
2.	Allotment of parking space(s)	NO DEVIATION
3.	**Receipt of part consideration**	**MODIFICATION**
4.	**Disclosures of information**	**DELETION**
5.	Encumbrances	NO DEVIATION
6.	**Further payments**	**ADDITION**
7.	**Possession**	**ADDITION**
8.	Interest payment	NO DEVIATION
9.	Cancellation of allotment	NO DEVIATION
10.	**Other payments**	NO DEVIATION **MODIFICATION**
11.	**Proforma of the agreement for sale and binding effect**	**MODIFICATION**
12.	Execution and registration of the agreement for sale	NO DEVIATION
13.	Validity of allotment letter	NO DEVIATION
14.	Housing Loans	**ADDITION**
15.	**Additions & Alterations**	**ADDITION**
16.	**Membership Of Society**	**ADDITION**
17.	Headings	NO DEVIATION

II. *DETAILED CONTENTS OF DEVIATION IN ALLOTMENT LETTER:*

SR. NO.	TITLE	MODEL ALLOTMENT LETTER		ALLOTMENT LETTER		TYPE OF DEVIATION
		Clause No.	*Content*	*Clause No.*	*Content*	
1.	**RECEIPT OF PART CONSIDERATION**	**3**	I/We confirm to have received from you an amount of Rs. ---------- ----- (in figures) ---------- (Rupees. in Word only), (this amount shall not be more than 10% of the cost of the said unit) being % of the total consideration value of the said unit as booking amount/advance payment on dd/mm/yyyy, through ---------- made of payment.	**3**	We confirm to have received from you an amount of Rs. ---------- (Rupees.....only) as booking amount/advance payment on ....., through ---------- cheque/d.d./RTGS bearing no..... dated	**MODIFICATION**
2.	**DISCLOSURES OF INFORMATION**	**4**	I/We have made available to you the following, information namely: (i) The sanctioned plans, layout plans, along with specifications approved by the competent authority are displayed at the project site and have also been uploaded on MahaRERA website. (ii) The stage wise time schedule of completion of the project, including the provisions	**4**	(ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith.	**DELETION**

			for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and The website address of MahaRERA is https://maharera.mahaonline.gov.in			
3.	**FURTHER PAYMENTS**	**6**	Further payments towards the consideration of the said unit as of the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated/ stated in the agreement for sale to be entered into between ourselves and yourselves.	**6**	**...** All payments to be paid through Cheques, Bank Transfer, Net Banking or Demand Drafts only in favour of the Developer.	**ADDITION**
4.	**POSSESSION**	**7**	The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before ---------- subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times as well as per the terms and	**7**	**...** In case, the apartment is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the instalments and due dates thereof.	**ADDITION**

			conditions as more specifically enumerated/stated in the agreement for sale to be entered into between ourselves and yourselves.			
5.	**OTHER PAYMENTS**	**10**	You shall make the payment of GST, Stamp Duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.		You shall make the payment of GST, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is uploaded on the MahaRERA site, in terms of Clause 11 hereunder written.	
6.	**PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT**	**11**	The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.	**11**	The proforma of the agreement for sale to be entered into between ourselves and yourselves is uploaded on the MahaRERA site. Uploading of the proforma of the agreement for sale does not create a binding obligation on the part of ourselves until compliance by yourselves of the mandate as stated in Clause 12.	**MODIFICATION**

7.	**HOUSING LOANS**			**14**	i. The Purchaser at his/her discretion and cost may avail housing loan from bank/ financial institution. The Purchaser shall endeavour to obtain loan sanctions within 30 days from the date of allotment. ii. The Developer shall under no circumstances be held responsible for non-sanction of the loan to the Purchaser for whatsoever reason. The payment of instalments to the Developer shall not be linked to the housing loan availed/to be availed by the Purchaser.	**ADDITION**
8.	**ADDITIONS & ALTERATIONS**			**15**	Cost of any additions and alterations made over and above agreed specifications at the request of the Purchaser shall be charged extra.	**ADDITION**

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9.	**MEMBERSHIP OF SOCIETY**			**16**	i. The Purchaser shall become a member of the Society which is in existence to look after the maintenance of Kannamwar Nagar Sai Krupa C.H.S. Ltd. and abide by its rules. ii. The Purchaser shall pay applicable membership fees by way of deposit in favor of the Society and decided corpus fund at the time of taking possession of the completed apartment.	**ADDITION**

For RAGHAV RAJ BUILDERS AND DEVELOPERS LLP

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP MUMBAI

Designated Partner

Date: 20 December 2023