SAMARPAN HOMES & DEVELOPERS

Office : Shop No. 1 & 2, Swayambhu Residency, Kasturba Road No. 2, Opp. BMC Hospital, Borivali (East), Mumbai - 400 066. Mobile : 93214 61391

samarpan2017@yahoo.com / info@samarpanhomes.com www.samarpanhomes.com

REDEFINING LIVING

Date : 24/11/2023

To,

Maha RERA Authority,

6th floor, HousefinBhavan,

Plot No C-21, E Block,BKC,

Bandra (E), Mumbai:-400051

Subject:- Deviation Report on Allotment of Flat/Units in building being constructed on land bearing CTS No. 2455, 2455/1 to 18 admeasuring 1934 sq. meters and admeasuring 2009 sq. mtrs. as per property card (including road set back area admeasuring 556 sq. mtrs.) and that net plot area is 1453 sq. mtrs., of Village Eksar, Taluka Borivali, Mumbai Suburban District, situated at Rokadia Lane, Mandapeshwar Road, Borivali (W), Mumbai – 400 092

Dear Sir,

No Deviation in Allotment letter have been made to para 3, 4(i), 4(iii), 5, 6, 7, 8, 9 (i), 9(ii), and Headings.

Following para have been modified:

Para no	
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/commercial premises bearing No_____ admeasuring RERA carpet area_____ sq.mtrs equivalent to ____ sq.ft. situated on____ floor in Building _____ to be known as Om Shree Jagannath, having MahaRERA Registration No._____, hereinafter referred to as "the said unit", being developed on land bearing CTS No. 2455, 2455/1 to 18 admeasuring 2009 sq. mtrs as per Property Card lying and being at Kanheri Village, Borivali Taluka, Dist. Mumbai Suburban for a total consideration of Rs _____/- (in figures _____(Rupees _____in words _____only) exclusive of GST, Stamp Duty and Registration Charges.

SAMARPAN

SAMARPAN HOMES & DEVELOPERS

Office : Shop No. 1 & 2, Swayambhu Residency, Kasturba Road No. 2, Opp. BMC Hospital, Borivali (East), Mumbai - 400 066. Mobile : 93214 61391

samarpan2017@yahoo.com / info@samarpanhomes.com www.samarpanhomes.com

REDEFINING LIVING

	_____(Rupees _____in words _____only) exclusive of GST, Stamp Duty and Registration Charges. If the area of flat changes, then the consideration will be accordingly.
2	Further I/ we have the pleasure to inform that you have been allotted along with the said unit/ covered car parking space(s) at _____ level podium bearing No(s) _____ admeasuring _____ sq.mtrs. equivalent to _____ sq.ft/ stilt parking bearing No(s) _____admeasuring _____ sq.mtrs equivalent to _____ sq.ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves
4(ii)	The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity shall be as stated in agreement for sale to be executed and registered between ourselves
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
12	You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 6 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. 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 6 months from the date of issuance of this letter or within such period as may be communicated to you, I/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, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 10% 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. This is only an allotment of the flat and not a final and binding agreement of the flat referred herein. Rights of the purchaser shall be established over the said flat upon the execution and registration of the said Agreement for Sale and upon the full consideration paid by the purchaser to us. We shall

SAMARPAN

REDEFINING LIVING

SAMARPAN HOMES & DEVELOPERS

Office : Shop No. 1 & 2, Swayambhu Residency, Kasturba Road No. 2, Opp. BMC Hospital, Borivali (East), Mumbai - 400 066. Mobile : 93214 61391

samarpan2017@yahoo.com / info@samarpanhomes.com www.samarpanhomes.com

	Sale and upon the full consideration paid by the purchaser to us. We shall have first charge and lien on the Said Flat until the full and final payment is received by us as per this allotment

Following para have been added:

Para no	
9(iii)	Upon such cancellation purchaser shall also be liable to pay liquidated damages to the extent of 10% of the consideration amount.
13	The development will be carried out as per sanctioned plan and other requisites permissions obtained or to be obtained by us from the concerned authorities. We reserve our right and authority to make alterations or modify such sanctioned plan as we in our absolute discretion deem fit without much affecting the premises agreed to be allotted to you.
14	You shall not have any right, authority, to assign or transfer the rights under this letter of Allotment to any other person or persons without our permission in writing

Clause No 11 & 15 has been removed

And the above deviations have been marked in the Draft Allotment letter.

For, M/S. SAMARPAN HOMES AND DEVELOPERS

Partner

Name : Mr. Ramesh D. Jain

Date : 24/11/2023