TWO TAURUS REALTY LLP

414, Mahinder Chambers Premises C S Ltd, W.T.Patil Marg, Opp.Dukes Factory,
Chembur, Mumbai-400071.

Date:- 30/10/2023

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C -21, E – Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Subject - Deviation Report of Letter of Allotment of the "INSIGNIA"

3. Receipt of part consideration:

~~A. You have requested us to consider payment of the booking amount / advance payment in stages, which request has been accepted by us and accordingly,~~ We have received from you, an amount of Rs._____/- (Rupees _____ Only), being ____% of the Sale Price, on _____, through _____. ~~The balance __% of the booking amount / advance payment shall be paid by you in the following manner:~~

~~a. Rs._____/- (Rupees _____ Only) on or before _____;~~
~~b. Rs._____/- (Rupees _____ Only) on or before _____;~~
~~c. Rs._____/- (Rupees _____ Only) on or before _____;~~
~~d. Rs._____/- (Rupees _____ Only) on or before _____;~~

~~B. If you fail to make the balance __% of the booking amount / advance payment within the time stipulated above, further action as stated in Clause 12 hereunder written shall be taken by us against you.~~

4. Disclosures of information:

We have made available to you, the following information, namely:

(a) The sanctioned plans, layout plans, along with specifications approved by the competent authority, are displayed at the project sit, and has also been uploaded on the MahaRERA website;

Email: twotaurusrealtyllp@gmail.com Tel : 022-66135555.

(b) ~~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 "" attached herewith and~~

The following approvals have been granted in respect of the development of the said Property:

i. SRA issued its LOI dated 18th April 2023 bearing No. MW/PVT/0038/20230109/LOI for the redevelopment of the said Property;
ii. SRA issued Intimation of Approval ("**IOA**") bearing No. MW/PVT/0038/20230109/AP/C dated 21st April 2023. SRA has issued a Commencement Certificate ("**CC**") bearing No. MW/PVT/0038/20230109/AP/C dated 10th July 2023.

(c) The website address of MahaRERA is https://maharera.mahaonline.gov.in.

6. Further payments:

~~Further payments towards the consideration of the said unit as well as of the garages/covered car parking spaces shall be made by you,~~ You confirm to pay, Rs._____/- (Rupees _____ Only), being the balance Sale Price, in the manner and at the times set out in the schedule annexed hereto and marked as Annexure "2". ~~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.~~

7. Possession:

~~The said unit along with the garages / cover car parking spaces 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 garages / covered car parking spaces in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered between ourselves and yourselves.~~

Subject to you not being in default of any of the terms and conditions contained herein and in the agreement for sale to be executed between us, including default in payment of the Sale Price or any part thereof, and you not terminating this Letter of Allotment and the transaction contemplated herein, the possession of the said Flat along with Car Parkings, shall be handed over to you, on or before _____ ("Possession Date").

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, on or before _____.~~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 two months can be further extended on our mutual understanding~~.

(B) If you fail to execute the the agreement for sale and/or appear for registration of the same before the concerned Sub-Registrar, within the time period stipulated in Clause ___ hereinabove, 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 fifteen (15) days from the date of such notice, which if not complied, without prejudice to our other rights and remedies, we shall be entitled to cancel this letter and further we shall be entitled to forfeit 2% of the Sale Price ~~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 ___ hereinabove 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.~~

Annexure "2"

Payment Schedule

The Sale Price* shall be paid by the Purchaser/s to the Promoter in the following manner:

Sr. No.	Particulars/Event	Due in %	Amount (Rs.)
1	**On booking**	**10%**	
2	**Within 30 days of booking**	**10%**	
3	**On completion of excavation**	**10%**	
4	**On completion of plinth**	**15%**	
5	**On completion of 3th Floor Slab**	**7.5%**	
6	**On completion of 6th Floor Slab**	**7.5%**	
7	**On completion of 9th Floor Slab**	**7.5%**	
8	**On Completion of Terrace Slab**	**2.5%**	
9	**On Completion of Walls & Plaster / Gypsum of the said Flat**	**10%**	
10	**On Completion of External Plaster & External Plumbing & Installation of Lifts, Pumps, Fire Fighting System / Electrical fittings / Mechanical Requirements**	**10%**	
11	**On Possession / Receipt of Occupation Certificate**	**10%**	
	Total	**100%**	

(*) The Sale Price is exclusive of any sums or amounts including applicable service tax, VAT/ GST and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable on the Sale Price and/or payable hereunder or in respect of the said Unit and all such amounts shall be entirely borne and paid by the Purchaser/s on demand being raised by the Promoter.

For Two Taurus Realty LLP

TWO TAURUS REALTY LLP MUMBAI

Shravan Aggarwal

Authorised Signatory