

LUXORA INFRASTRUCTURE PRIVATE LIMITED

Unit No 150, Avior Corporate Park,

Mumbai – 400080

CIN:

Date: 14 Apr 2023

To,

MAHARERA,

6th & 7th Floor, Housefin Bhavan,

Plot No: C - 21, E - Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051

Sub: Deviation Report with respect to model form of Allotment Letter.

We hereby declare that the following are deviations/ modifications in the Allotment Letter to be issued by the Promoter to the Allottees vis a vis Model Form of Allotment Letter as per Notification No.31/2022 dated July 01, 2022 issued by the MahaRERA Authority.

The deviation in Model Form of Allotment Letter Clauses are highlighted in Yellow colour in Column "Deviation Clause in Promoter Allotment Letter" and rest of the additional clauses of Developer AFS are highlighted in Grey colour in Column "Deviation Clause in Promoter Allotment Letter".

Clause No.	Clause in Model Agreement	Clause no.	Deviation Clause in Promoter Allotment Letter
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 BHK flat/villa/bungalow/commercial premises 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 C. S. No(s) __/CTS No(s) __/ Final Plot No(s)	1	This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted unit no. __ admeasuring RERA Carpet area __ square meters and with details as per Annexure A hereinafter referred to as "the said unit" or "Unit", being developed on land bearing Kh. Survey Gat Nos. __), forming part of the Ensaara Property in Village: Mouza Pipla, P. H. NO. 38, Tahsil Nagpur (Gramin) District: Nagpur, for a total consideration as per Annexure A hereto exclusive of GST, stamp duty and registration charges.



	____ / Survey No(s) ____, Hissa No(s) ____ ____ / Gat No(s) ____ / Khasra No(s) ____ ____ / Plot No(s) ____ lying and being at ____ Village ____ Taluka, ____ District admeasuring ____ sq. mtrs. for a total consideration of Rs. ____ (Rupees ____ only) exclusive of GST, stamp duty and registration charges.																																										
3	I/ We confirm to have received from you an amount of Rs. ____ (Rupees ____ 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 ____ through _____.	3	We confirm to have received from you an amount as per Annexure A (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 _____. The balance consideration shall be paid by you in accordance with paragraph 7 of the Annexure A hereto.																																								
Ann. A	Stage wise time schedule of completion of the Project <table border="1"> <thead> <tr> <th>Sr. no.</th> <th>Stages</th> <th>Date of completion</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Excavation</td> <td></td> </tr> <tr> <td>2.</td> <td>Basements (if any)</td> <td></td> </tr> <tr> <td>3.</td> <td>Podiums (if any)</td> <td></td> </tr> <tr> <td>4.</td> <td>Plinth</td> <td></td> </tr> <tr> <td>5.</td> <td>Stilt (if any)</td> <td></td> </tr> <tr> <td>6.</td> <td>Slabs of super structure</td> <td></td> </tr> <tr> <td>7.</td> <td>Internal walls, internal plaster, completion of floorings, doors and windows</td> <td></td> </tr> <tr> <td>8.</td> <td>Sanitary electrical and water supply fittings within the said units</td> <td></td> </tr> <tr> <td>9.</td> <td>Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks</td> <td></td> </tr> </tbody> </table>	Sr. no.	Stages	Date of completion	1.	Excavation		2.	Basements (if any)		3.	Podiums (if any)		4.	Plinth		5.	Stilt (if any)		6.	Slabs of super structure		7.	Internal walls, internal plaster, completion of floorings, doors and windows		8.	Sanitary electrical and water supply fittings within the said units		9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks		Ann. A	ANNEXURE A 1. Consideration Value The total Consideration Value of the unit purchased is Rs. ____ is exclusive of any Charges, Deposits, Duties and Taxes as mentioned below. 2. Payments Received The total payment received till date is Rs. ____ mentioned below: <table border="1"> <thead> <tr> <th>Payme nt Mode</th> <th>Instru ment No</th> <th>Instrument Date</th> <th>Bank Name</th> <th>Amount received towards CV + GST</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Note : The above acknowledgement of payments is subject	Payme nt Mode	Instru ment No	Instrument Date	Bank Name	Amount received towards CV + GST					
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10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing		<i>to realization of the cheque/s. Kindly refer to the payment receipt/s for detailed breakup of Consideration Value and relevant taxes.</i> 3. Details of Allottee/s Allottee/s <table border="1"> <thead> <tr> <th>Title</th> <th>Customer Name / Company Name</th> <th>Pan No</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Co-Applicant Details <table border="1"> <thead> <tr> <th>Title</th> <th>Co-Applicant Name / Company Name</th> <th>Pan No</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Contact Person <table border="1"> <thead> <tr> <th>Contact Name</th> <th>Phone No.</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> 4. Description of Unit <table border="1"> <tr> <td>Unit No.</td> <td></td> </tr> <tr> <td>Unit Configuration</td> <td></td> </tr> <tr> <td>Unit Carpet Area (In sq. mt.)* Approx.</td> <td></td> </tr> <tr> <td>Unit Carpet Area (In sq. ft.)* Approx.</td> <td></td> </tr> <tr> <td>Terrace Area (In sq. mt.)* Approx.</td> <td></td> </tr> </table>	Title	Customer Name / Company Name	Pan No	Address					Title	Co-Applicant Name / Company Name	Pan No	Address					Contact Name	Phone No.	Email Id				Unit No.		Unit Configuration		Unit Carpet Area (In sq. mt.)* Approx.		Unit Carpet Area (In sq. ft.)* Approx.		Terrace Area (In sq. mt.)* Approx.	
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11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing compound wall and all other requirements as may be required to complete Project as per specifications in agreement of sale, any other activities																																		
12.	Internal roads and footpaths, lighting																																		
13.	Water supply																																		
14.	Sewerage (chamber, lines, septic tank, STP)																																		
15.	Storm water drains																																		
16.	Treatment and disposal of sewage and sullage water																																		
17.	Solid waste management and disposal																																		
18.	Water conservation / rainwater harvesting																																		
19.	Electrical meter room, sub-station, receiving station																																		
20.	Others																																		



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Terrace Area (in sq. ft.) Approx.	
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Enclosed Area (in sq. mt.) Approx.	
Enclosed Area (in sq. ft.) Approx.	
Total Usable Area (in sq. mt.) Approx.	
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Car Parking Space/Type	No of Car Parks
Uncovered Car Park	1

Notes: 1 sq. mtr. = 10.764 sq. ft

5. Project Details and Land Details

Project Name	Vista 3C
Project Land Area in sq m approx	4207
FSI Available on Project Land in sq m approx (as per current Project Plan)	7692.74
Project Land	All those pieces and parcels of lands bearing Survey Kh. No. 97/1 pt. 97/2 pt. 97/3 pt 97/4 pt part in Village Pipla, Tahsil



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					Against Commencement of 1st Slab	15.00 %
					Against Commencement of 3rd Slab	10.00 %
					Against Commencement of 5th Slab	10.00 %
					Against Commencement of 7th Slab	10.00 %
					Against Commencement of Top Slab	10.00 %
					Against Commencement of Flooring	5.00 %
					Against Commencement of Plumbing	5.00 %
					Against Commencement of Doors and Windows	5.00 %
					Against Commencement of External Painting	5.00 %
					Against Intimation of Possession	5.00 %
					Total	100%

Duties and Taxes

Stamp Duty	As per Maharashtra Stamp Act
Registration	@ 1% of Consideration Value upto maximum of Rs 30,000
GST	At prevailing rates

Note: Any other statutory duties and taxes are payable by the customer at the actual rates at the time of registration and as per applicable law.

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Charges and Deposits

Metropark Corpus	
Body Corporate Society Share Application Money	
Metropark Sinking Fund	
Building Sinking Fund	

Notes:

1. Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum., or as per applicable law
2. All cheques to be issued in favour of Luxora Infrastructure Private Limited Master RERA Escrow Vista 3C only.
3. Unit cancellation charges as applicable.
4. Stamp duty, registration charges, and applicable taxes are payable by the customer at the actual rates at the time of registration and as per applicable law. GST, if applicable, will be payable on pro rata basis on each of the above milestone collections.
5. The current estimated monthly Project Maintenance Charge in relation to the Unit is [Rs _____ per square foot) on Total Usable Area mentioned above and is payable for a period of 1 (one) year from the intimation of Possession Date by the Allottee and, thereafter quarterly in advance and/or as shall be decided by the Promoter/Body Corporate/Apex body (as applicable).
6. The current estimated monthly Ensaara Metropark Maintenance charge is Rs _____ per square foot (i.e. Rs _____ per sq. m) on Total Usable Area mentioned above and is payable for a period of 1 (one) year from the intimation of Possession Date by the Allottee and, thereafter quarterly in advance and/or as shall be decided by the Promoter/Body Corporate/Apex body (as applicable).
7. Metropark Corpus Fund, Metropark Sinking Fund, Body Corporate Society Share Application Money Charges and Building Sinking Fund will be payable at the time of Intimation of Possession
8. Club charges refer to the Allottee's access to, and use of, the specific Neighbourhood Club as mentioned above.



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PROMOTER