Luxora
BEYOND COMPARE

LUXORA INFRASTRUCTURE PRIVATE LIMITED
Unit 150, Avior Corporate Park, Nirmal Galaxy,
Mumbai – 400080
CIN:
Date: [•]

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
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 dd/mm/yyyy, through _____.	3	We confirm to have received from you an amounts as per Annexure A (this amount shall not be more than 10% of the cost of the said Unit) as booking amount / advance payment as per Annexure A Or You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly, I/we confirm to have received from you and amount of Rs.

			_____ (Rupees _____ only) being ___% of the total consideration value of the said unit as booking amount/advance payment on _____ through _____. The balance _____% of the booking amount/advance payment shall be paid by you in accordance with **Annexure A** hereto. Note: the total amount accepted under this clause shall not be more than 10% of the cost of the said unit.
12 (i)	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.	12 (i)	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 amount collected in stages and if you fail to pay the subsequent stage instalment, the Promoter shall serve upon you a notice calling upon you to pay the subsequent stage instalment 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 you or such amount 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.

Ltd. Luxora

			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.

PROMOTER

Luxora Infrastructure Pvt. Ltd. * Mumbai