

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".

Claus e No.	Clause in Model Agreement	Claus e 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.



Luxora Infrastructure Pvt. Ltd.

CIN : U70100MH2007PTC166943

Unit No. 150, Avior Corporate Park, Nirmal Galaxy,

LBS Road, Mulund West, Mumbai – 400080

Ph : 25908100 / 25908200

www.ensaara.co.in

	___ / 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> <tr><td>10.</td><td>External</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		10.	External		Ann. A	1. Consideration Value The total Consideration Value of the unit purchased is Deposits, Duties and Taxes as mentioned below. 2. Payments Received The total payment received till date is _____ <table border="1"> <thead> <tr> <th>Payment Mode</th> <th>Instrument No</th> <th>Instrument Date</th> <th>Bank Name</th> <th>Amount received towards CV + GST</th> </tr> </thead> <tbody> <tr><td>Others</td><td></td><td></td><td></td><td></td></tr> </tbody> </table> Note : The above acknowledgement of payments is subject to real receipt/s for detailed breakup of Consideration Value and relevant 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>	Payment Mode	Instrument No	Instrument Date	Bank Name	Amount received towards CV + GST	Others					Title	Customer Name / Company Name	Pan No	Address				
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	plumbing and external plaster, elevation, completion of terraces with waterproofing				
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				

Co-Applicant Details			
Title	Co-Applicant Name / Company Name	Pan No	
Contact Person			
Contact Name		Phone No.	
4. Description of Unit			
Unit No.			
Unit Configuration			
Unit Carpet Area (In sq. mt.)* Approx.			
Unit Carpet Area (In sq. ft.)* Approx.			
Terrace Area (In sq. mt.)* Approx.			
Terrace Area (In sq. ft.) Approx.			
Open Balcony Area (In sq. mt.)* Approx.			
Open Balcony Area (In sq. ft.)* Approx.			
Enclosed Balcony Area (In sq. mt.)* Approx.			
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Total Usable Area (In sq. mt.)* Approx.			



			Total Usable Area (in sq. ft.)* Approx.																							
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			Notes: 1 sq. mtr. = 10.764 sq. ft																							
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			6. Possession Date We shall endeavour to provide possession by the Possession d thereafter. 7. Payment Details Milestones Earnest On Registration Against Commencement of Foundation Against Commencement of Plinth Against Commencement of 1st Slab Against Commencement of Top Slab Against Commencement of Flooring Against Commencement of Plumbing Against Commencement of Doors and Windows Against Commencement of External Painting Against Intimation of Possession Total Duties and Taxes Stamp Duty As per Maharashtra Stamp Act
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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.

Charges and Deposits

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

Notes:

- Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum., or as per applicable law
- All cheques to be issued in favour of Luxora Infrastructure Private Limited Master RERA Escrow Parkhouse-Holistic only.
- Unit cancellation charges as applicable.
- 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.
- The current estimated monthly Project Maintenance Charge in relation to the Unit is Rs 1 per square foot (i.e. Rs 10.76 per sq.m) of Total Usable Area mentioned above and is payable from the Date of intimation of Possession for one year in advance and thereafter quarterly in advance to the Promoter/Body Corporate or as decided by the Promoter/Body Corporate from time to time.
- The current estimated monthly Ensaara Metropark Maintenance charge is Rs 2.5 per square foot (i.e. Rs 26.91 per sq. m) on Total Usable Area mentioned above and is payable 30 Days from the Date of Intimation of Possession for one year in advance and thereafter quarterly in advance and/or as shall be decided by the Promoter/Body Corporate/Apex Body as applicable.
- 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



Tar

			8. Club charges refer to the Allottee's access to, and use of, the specific Neighbourhood club as mentioned above
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