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) ____/ 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.	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.

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<table>
<tr><td></td><td></td><td></td><td></td></tr>
<tr><td>3</td><td>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 _____.</td><td>3</td><td>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.</td></tr>
<tr><td>Ann. A</td><td>Stage wise time schedule of completion of the Project

<table>
<tr><th>Sr. no.</th><th>Stages</th><th>Date of completion</th></tr>
<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 plumbing and external plaster, elevation, completion of terraces with waterproofing</td><td></td></tr>
<tr><td>11.</td><td>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</td><td></td></tr>
</table></td><td>Ann. A</td><td>1. Consideration Value

The total Consideration Value of the unit purchased is Rs. _____/-

(Rupees: _____) which is exclusive of any Charges,Deposits,Duties and Taxes as mentioned below.

2. Payments Received

The payment plan selected is Lump Sum/Installment Plan. The total payment received till date is

Rs. _____Rupees: _____) only

as per details mentioned below:

<table>
<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>
<tr><td></td><td></td><td></td><td></td><td></td></tr>
</table>
Note : The above acknowledgement of payments is subject to realization of the cheque/s. Kindly refer to the payment receipt/s for detailed breakup of</td></tr>
</table>

Mumbai

	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 rom, sub-station, receiving station	
20.	Others	

Consideration Value and relevant taxes.

3. Details of Allottee/s

Allottee/s

Title	Customer Name / Company Name	Pan No	Address

Co-Applicant Details

Title	Co-Applicant Name / Company Name	Pan No	Address

Contact Person

Contact Name	Phone No.	Email Id

4. Description of Unit

Unit Type	PLOT
Unit Land No.	
Unit Land Area (In sq. mt.)* Approx.	
Unit Land Area (In sq. ft.)* Approx.	
Unit Area available(in sq. mt.)* Approx.	
Unit Area available(in sq. ft.) Approx.	

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Unit Land Boundary (North)	
Unit Land Boundary (East)	
Unit Land Boundary (South)	
Unit Land Boundary (West)	

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

5. Project Details and Land Details

Project Name	Park House-Tranquil 2
Project Land Area in sq m approx	2501
Project Land	All those pieces and parcels of lands bearing survey Kh. No. 961/3/4 (pt) in Village Pipla, Tahsil Nagpur (Gramin) District: Nagpur,400034 demarcated in red in Annexure C
Project Land Boundary (North)	Kh No 96 1/4
Project Land Boundary (East)	9 mt wide internal road
Project Land Boundary (South)	12 mt wide internal road
Project Land Boundary (West)	9 mt wide internal road
RERA Registration No	P50500021749
Promoters Project Bank Account	Luxora Infrastructure Private Limited Master RERA escrow Parkhouse-Tranquil-2(A/C No 03940200001225 with Bank of Baroda,Gamdevi Branch,Mumbai)

6. Possession Date

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We shall endeavour to provide possession by the Possession date i.e by Dec 31, 2021 or a date upto three months thereafter.

7. Construction of Unit

The Allottee shall construct the unit on the unit land within 5 (five) years from the Possession Date

8. Payment Details

Payment Schedule-

Lump sum/Installment Plan

Milestones	**CV % Due**
On Execution of Allotment Letter	10.00 %
1st Installment	14.00 %
2nd Installment	56.00 %
3rd Installment	20.00 %
Total	**100%**

Duties and Taxes

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

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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	
Body Corporate Sinking Fund	
Club House Charges	
Metropark Corpus	
Metropark 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 Park House Tranquil-2 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 Land is Rs 1 per square foot (i.e. Rs 10.76 per sq.m) on total Unit Area available mentioned above and is payable from the earlier of formation of Body Corporate or 1st August 2021 and/or as decided by the Promoter/Body Corporate from time to time (as applicable)*
6. *The current estimated monthly Ensaara Metropark Maintenance*

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			charge is Rs 2.5 per sq.ft (i.e. Rs 26.91 per sq.m) on total Unit Area available mentioned above and is payable 30 Days from the Date of Intimation of Posession quarterly in advance and/or as shall be decided by the Promoter/Body Corporate/Apex Body as applicable. 7. *Body Corporate Society Share Application Money charges and Body Corporate sinking Fund will be payable at the time of Intimation of Possession* 8. *Club Charges refer to the Allottees access to and use of the specific Neighbourhood Club as mentioned above.*

Thanking You,

Promoter

For Luxora Infrastructure Private Limited

Luxora Infrastructure Pvt. Ltd. Mumbai