



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)	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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. no.</th> <th style="width: 65%;">Stages</th> <th style="width: 30%;">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	ANNEXURE A 1. Consideration Value The total Consideration Value of the unit purchased is Rs. _____ (Rupees: _____ _____ only) which is exclusive of any Charges, Deposits, Duties and Taxes as mentioned below. 2. Payments Received The total payment received till date is Rs. _____ (Rupees: _____ only as per details mentioned below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Payment Mode</th> <th style="width: 15%;">Instrum ent No</th> <th style="width: 15%;">Instrum ent Date</th> <th style="width: 15%;">Bank Name</th> <th style="width: 40%;">Amount received towards CV + GST</th> </tr> </thead> <tbody> <tr> <td>Cheque Local</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cheque Local</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>NEFT/R TGS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Others</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Payment Mode	Instrum ent No	Instrum ent Date	Bank Name	Amount received towards CV + GST	Cheque Local					Cheque Local					NEFT/R TGS					Others				
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	plumbing and external plaster, elevation, completion of terraces with waterproofing		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 Consideration Value and relevant taxes. 3. Details of Allottee/s Allottee/s <table border="1"> <tr> <th>Title</th> <th>Customer Name / Company Name</th> <th>Pan No</th> <th>Address</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> Co-Applicant Details <table border="1"> <tr> <th>Title</th> <th>Co-Applicant Name / Company Name</th> <th>Pan No</th> <th>Address</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> Contact Person <table border="1"> <tr> <th>Contact Name</th> <th>Phone No.</th> <th>Email Id</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> 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. ft.) Approx. Open Balcony Area (in sq. mt.)* Approx. Open Balcony Area (in sq. ft.)* Approx. Enclosed Balcony Area (in sq. mt.)* Approx. Enclosed Balcony Area (in sq. ft.)* Approx. Total Usable Area (in sq. mt.)* Approx. Total Usable Area (in sq. ft.)* Approx. Notes: 1 sq. mtr. = 10.764 sq. ft	Title	Customer Name / Company Name	Pan No	Address					Title	Co-Applicant Name / Company Name	Pan No	Address					Contact Name	Phone No.	Email Id			
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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																								



			Car Parking Space/Type	
			5. Project Details and Land Details	
			Project Name	Birch
			Project Land Area in sq m approx	3143
			FSI Available on Project Land in sq m approx (as per current Project Plan)	Xx
			FSI Available on Project Land on sanction of Proposed Project Plan in sq m approx.	[Upto X sq.m]
			Project Land	All those pieces and parcels of lands bearing Survey KH. No. 66 1/2 (part), 67 and 56/2 (part) in Village Pipla, Tahsil Nagpur (Gramin) District:Nagpur, 440034 demarcated in red in Annx C
			Project Land Boundary (North)	KH No 66 1/ 2, KH No 67
			Project Land Boundary (East)	KH No 67 and KH No 56/2 (part)
			Project Land Boundary (South)	KH No 66 1/ 2, KH No 56/2 (part)
			Project Land Boundary (West)	15 mt wide internal road
			RERA Registration No	P50500026118
			Promoters Project Bank Account	Luxora Infrastructure Private Limited Master RERA escrow Birch A/C No 57500000428440 with HDFC Bank, Thane East-



					Kopari Colony Branch, Thane)
				Neighbourhood Club and Access	Currently planned to be constructed on plot No GS3.5 (subject to change in accordance with changes in masterplan). Access to be shared with allottees of several balance projects
6. Possession Date					
We shall endeavour to provide possession by the Possession date i.e 31 March 2024 or a date up to twelve months thereafter.					
7. Payment Details					
				Milestones	CV % Due
				Earnest	10
				Completion of Piling	10
				Against Completion of Plinth	15
				Against Completion of 1 st Slab	5
				Against Completion of 2nd Slab	5
				Against Completion of 3rd Slab	5
				Against Completion of 4th Slab	5
				Against Completion of 5 th Slab	5
				Against Completion of 6th Slab	5
				Against Completion of 7th Slab	5
				Against Completion of 8th Slab	5
				Against Completion of Flooring	5



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			Duties and Taxes <table><tr><td>Stamp Duty</td><td>As per Maharashtra Stamp Act</td></tr><tr><td>Registration</td><td>Rs. 30,000</td></tr><tr><td>GST</td><td>At prevailing rates</td></tr></table> <i>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.</i> Charges and Deposits <table><tr><td>Metropark Corpus</td><td></td></tr><tr><td>Body Corporate Society Share Application Money</td><td></td></tr><tr><td>Metropark Sinking Fund</td><td></td></tr><tr><td>Building Sinking Fund</td><td></td></tr><tr><td>Club House Charges</td><td></td></tr></table> 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 Birch only. - Unit cancellation charges as applicable. - Stamp duty, registration charges, and applicable taxes are payable by the allottee 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 monthly Project Maintenance Charge in relation to the Unit shall be proportionate to the Total Usable Area (mentioned above) of each Unit within the Project. The fees shall be a minimum of 20% (twenty percent) (and escalation thereto) over and above the actual annual expenses that may be incurred and is payable for a period	Stamp Duty	As per Maharashtra Stamp Act	Registration	Rs. 30,000	GST	At prevailing rates	Metropark Corpus		Body Corporate Society Share Application Money		Metropark Sinking Fund		Building Sinking Fund		Club House Charges	
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			of 1 (one) year from the intimation of Possession Date by the Allottee and, thereafter quarterly in advance to the Promoter/Body Corporate or as decided by the Promoter/Body Corporate from time to time. 8. 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 if mentioned above.
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[Handwritten signature]

PROMOTER