Luxora
BEYOND COMPARE

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	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>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.</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</td><td></td></tr>
</table></td><td>Ann. A</td><td><u>ANNEXURE A</u>

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>
<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>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>
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	underground water tanks	
10.	External 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 rom, sub-station,	

NEFT/RTGS				
Others				

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

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 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.	

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	receiving station	
20.	Others	

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*

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)**

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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 1st Slab	5
Against Completion of 2nd Slab	5
Against Completion of 3rd Slab	5
Against Completion of 4th Slab	5
Against Completion of 5th Slab	5
Against Completion of 6thSlab	5

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Against Completion of 7th Slab	5
Against Completion of 8th Slab	5
Against Completion of Flooring	5
Against Completion of Plumbing	5
Against Completion of Doors and Windows	5
Against Completion of External Painting	5
Against Intimation of Possession	5
Total	100%

Duties and Taxes

Stamp Duty	As per Maharashtra Stamp Act
Registration	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

Metropark Corpus	
Body Corporate Society Share Application Money	
Metropark Sinking Fund	
Building Sinking Fund	
Club House Charges	

Notes:

1. *Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum.,or as per applicable law*

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			2. All cheques to be issued in favour of Luxora Infrastructure Private Limited Master RERA Escrow Birch only. 3. Unit cancellation charges as applicable. 4. 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. 5. 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 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. 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 if mentioned above.

Thanking You,

Luxora Infrastructure Pvt. Ltd. Mumbai

Promoter

For Luxora Infrastructure Private Limited