

NAVNEET SHUKUL & ASHOK GARG

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Date: 12-10-2022

To

The MahaRERA

Subject: Deviation Report for Allotment letter for the project **SG Estate - 1** by Navneet Shukul & 1 Other.

Respected Sir,

I, Navneet Shukul Joint landowner & Developer in **SG Estate -1** hereby certify that there is following deviation with respect to **ALLOTMENT LETTER** uploaded on Rera Website with respect to the Model Form of Allotment issued by the MahaRERA for the Plottable Layout Project.

Our project is a Plottable layout Project so the paragraph with regarding the details of building and allotment of Parking space is not applicable to us and is so deleted from our Allotment Letter which is reproduced below:

"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 a ___ 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 ___ Khasra No(s) ___. Plot No(s) ___ lying and being at Village ___ Taluka ___ District ___ admeasuring ___ Sq Mtr for a total consideration of Rs. ___ (Rupees ___ only) exclusive of GST, Stamp duty and registration charges."

Allotment of Parking Space(s):

Further I / We have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) ___ admeasuring ___ Sq Mtrs equivalent to ___ Sq ft / Covered Car Parking spaces at ___ level basement / podium bearing No(s) ___ admeasuring ___ Sq Mtrs equivalent to ___ Sq ft / Stilt parking bearing No(s) ___ admeasuring ___ Sq Mtrs equivalent to ___ Sq ft / mechanical car parking unit bearing No(s) ___ admeasuring ___ Sq Mtrs equivalent to ___ Sq ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

Further I / We have the pleasure to inform you that you have been allotted an open car parking bearing no. _____ without consideration."

In the following points in Allotment letter we have made some changes in the words that are not applicable to us and so deleted such words from the Allotment letter uploaded on the Rera website.

Deleted words from allotment letter are shown as "striked off" and words added in allotment letter are shown in "Inverted commas and Italic".

Further payments:

Further payments towards the consideration of the said "*Plot*" ~~unit as well as of the garage(s)/ covered car parking space(s)~~ shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

Possession:

The said "*Plot*" ~~unit along with the garage(s)/ covered car parking spaces(s)~~ shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said "*Plot*" ~~unit as well as of the garage(s) / covered car parking space(s)~~ in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

Execution & Registration for Agreement for sale:

- iv) This is only an expression of interest by the Purchaser to allot Plot No. _____ to him/her/it in the Commercial/Residential Layout agreed by the SG Estate-I. It shall never be construed as a concluded Agreement for the Sale of the said plot unless the factual Agreement for /sale is executed between the parties with contractually agreed terms and conditions.

Thanking You

Your's Faithfully



Navneet Shukul

(Joint Landowner & Developers)