

Date: 30-November-2022

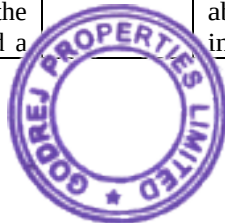
Godrej Properties Limited
Regd Office: 5th floor, Godrej One,
Eastern Express Highway,
Pirojshahnagar,
Vikhroli (East), Mumbai – 400079
Tel: +91- 22 61698500
Fax: +91-22-6169 8888
Website: www.godrejproperites.com
CIN: L74120MH1985PLC035308

Sub: Deviation Report with respect to model form of Allotment Letter

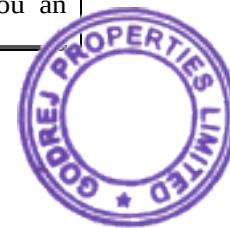
We hereby declare that the following are deviations/modifications in the Allotment Letter to be issued by the Developer to the Purchasers vis a vis Model Form of Allotment Letter as per Notification No.31/2022 dated 1st July, 2022 issued by MAHARERA Authority.

The deviation/modification in Model Form Clauses are highlighted in **Yellow** colour in Column “Deviation/Modification Clause in Developer AFS” and deletion of clauses of Model Form are highlighted in **Grey** colour in column “Deviation/Modification Clause in Developer Allotment Letter”.

<u>Sr. No.</u>	<u>Clause in Model Allotment Letter</u>	<u>Clause No.</u>	<u>Deviation/Modification Clause in Developer Allotment Letter</u>
1	<u>Subject</u> Your request for allotment of flat/commercial premises/plot in the project known as _____ having MahaRERA Registration No. _____.	Subject	Your request received vide application form recorded on _____ (“ Application Form ”) for allotment of Plot in the project known as Godrej Orchard Estate (“ Project ”) having MahaRERA Registration No. _____.
2	<u>Allotment of the said unit:</u> 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	1	<u>Allotment of the said Plot:</u> 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 a Plot bearing No.



	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 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(s) _____/Survey No(s)_____, Hissa No(s)_____/Gat No(s)/Khasra No(s)_____/Plot No(s) _____lying and being at _____Village_____Taluka_____, Dist. _____ admeasuring _____ sq mtrs. For a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.		_____ admeasuring _____ sq.mtrs. equivalent to _____ sq.ft. in the project known as Godrej Orchard Estate, having MahaRERA Registration No. _____, hereinafter referred to as “the said Plot”, being situated on Land bearing Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 admeasuring in the aggregate 2,31,115.449 square meters lying and being at situated at Village Ghogli (gra), Taluka Nagpur Gramin, District Nagpur, or a total consideration of Rs. _____/- (Rs. _____ only) exclusive of GST, stamp duty and registration charges and other charges as set out in the Agreement for Sale to be entered between ourselves and yourselves.
3	<u>Allotment of garage/covered parking space(s):</u> 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 _____ sqft./covered car parking space(s) at _____ level podium/basement bearing No(s) _____ admeasuring _____ sq mtrs., equivalent to _____ sqft on the terms and conditions as shall be enumerated in the agreement for sale to be entered between ourselves and yourselves. OR Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.	2	~~Allotment of garage/covered Parking Spaces~~ ~~Further, we have the pleasure to inform you that you have been allotted along with the said Unit, _____ parking space(s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft. at _____ level . at _____ level on the terms and conditions as shall be enumerated in the agreement for sale to be entered between ourselves and yourselves~~
4	<u>Receipt of part consideration:</u> I / we confirm to have received from you an amount of Rs. _____ (Rupees _____ only),	3	<u>Receipt of part consideration:</u> I / we confirm to have received from you an amount of Rs. _____ (Rupees. _____)



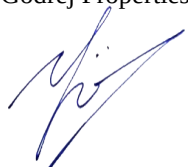
	(this amount shall not be more than 10% of the cost of the said unit) being ____% of the total consideration value of the said unit as booking amount / advance payment on dd/mm/yyyy, through _____. You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly, I/we confirm to have received from you and amount of Rs. _____ (Rupees _____ only) being ____% of the total consideration value of the said unit as booking amount/advance payment		only), being ____% of the Sales Consideration (as defined in the Application Form) of the said Plot as booking amount / advance payment on dd/mm/yyyy, through _____ (Insert mode of payment). OR You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly we confirm to have received from you amount of Rs. _____/- (Rupees _____) being ____% of the total Sale Consideration value of the said Plot as booking amount / advance payment
5.	<u>Disclosure of Information</u> We have made available to you the following information namely: - (i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the Phase site and has also been uploaded on MahaRERA website. (ii) The stage wise time schedule of completion of the Phase, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and (iii) The website address of MahaRERA is https://maharera.mahaonline.gov.in/#	3	<u>Disclosure of Information</u> We have made available to you the following information namely: - (i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority (as applicable) are displayed at the Project site and has also been uploaded on MahaRERA website. (ii) The stage wise time schedule of completion of the Project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and (iii) The website address of MahaRERA is https://maharera.mahaonline.gov.in/#
5	<u>Further Payment</u> Further payments towards the consideration of the said 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	6	<u>Further Payment</u> Further payments towards the Sale Consideration of the said Plot ~~as well as of the covered independent [covered tandem] parking space(s)~~ shall be made



	conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.		by you, in the manner and at such times as well as on the terms and conditions as more specifically enumerated /stated in the Agreement of Sale that will be executed between ourselves and yourselves.
6	<u>Possession</u> The said 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 unit as well as of the garage(s) /covered car parking space(s) in the manner and at the times 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	7	<u>Possession</u> The said Plot along with the ~~covered independent / covered tandem] parking spaces(s)~~ shall be handed over to you on or before ____ subject to the payment of the consideration amount of the said Plot ~~as well as of the covered independent/covered tandem] 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.

Thanking you

For Godrej Properties Limited



(Authorized Signatory)

