LOTUS INFRASPACE DEVELOPERS

Plot No. 992/227, Radhakrishna, Opp. Hanuman Mandir, Near Basket Ball Ground, Shankar Nagar, Nagpur 440010

To
The MahaRERA

Subject: Deviation Report for Allotment Letter

Ref: Project Name - **SHANTAM NAGRI** - Survey / Khasra No. 58/1, 59 & 61 of Mouza: Katol Tahsil – Katol, District – Nagpur

Respected Sir,

We Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale Authorised Partners of **M/S. LOTUS INFRASPACE DEVELOPERS**, A Partnership Firm having its office at Plot No. 992/227, Radhakrishna, Opp. Hanuman Mandir, Near Basket Ball Ground, Shankar Nagar, Tahsil & District: Nagpur 440010 promoter of the above mentioned project 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.

1) 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**

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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."

2) 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. The 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.

3) We have also mentioned 'Plot' in place of 'Unit' in the said Allotment letter as project is of a Plottable layout.

Thanking You
Yours Faithfully
For M/s. Lotus Infraspace Developers

Gopal Jugalkishor Chandak
(Authorized Partner / Signatory)

PROMOTER

Date :02/01/2023
Place :Nagpur