

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".

Claus e No.	Clause in Model Agreement	Claus e 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	<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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Payment Mode</th> <th style="width: 10%;">Instru ment No</th> <th style="width: 15%;">Instrum ent Date</th> <th style="width: 15%;">Bank Name</th> <th style="width: 45%;">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/RT GS</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Payment Mode	Instru ment No	Instrum ent Date	Bank Name	Amount received towards CV + GST	Cheque Local					Cheque Local					NEFT/RT GS				
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	plumbing and external plaster, elevation, completion of terraces with waterproofing		Others				
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		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.				
12.	Internal roads and footpaths, lighting		3. Details of Allottee/s				
13.	Water supply		Allottee/s				
14.	Sewerage (chamber, lines, septic tank, STP)		Title	Customer Name / Company Name	Pan No	Address	
15.	Storm water drains						
16.	Treatment and disposal of sewage and sullage water		Co-Applicant Details				
17.	Solid waste management and disposal		Title	Co-Applicant Name / Company Name	Pan No	Address	
18.	Water conservation / rainwater harvesting		Contact Person				
19.	Electrical meter room, sub-station, receiving station		Contact Name		Phone No.	Email Id	
20.	Others						
			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.				



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		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	No of Car Parks
5. Project Details and Land Details			
		Project Name	Ebony
		Project Land Area in sq m approx	2221.37
		FSI Available on Project Land in sq m approx (as per current Project Plan)	3562.38
		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. 56/2 (part) in Village Pipla, Tahsil Nagpur (Gramin) District:Nagpur, 440034 demarcated in red in Annx C
		Project Land Boundary (North)	Kh No 56/2
		Project Land Boundary (East)	Kh No 56/2

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			Project Land Boundary (South)	Kh No 66/1
			Project Land Boundary (West)	Kh No 66/2
			RERA Registration No	
			Promoters Project Bank Account	Luxora Infrastructure Private Limited Master RERA escrow Ebony A/C No 57500000618230 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 _____ or a date up to 12 months thereafter.

7. Payment Details

<u>Milestones</u>	<u>CV % Due</u>
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
			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
			<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	
			Metropark Corpus	
			Body Corporate Society Share Application Money	
			Metropark Sinking Fund	
			Building Sinking Fund	
			Club House Charges	



[Handwritten signature]

		Notes: 1. Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum, or as per applicable law 2. All cheques to be issued in favour of Luxora Infrastructure Private Limited Master RERA Escrow Ebony 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.
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Thanking You,

Promoter

For Luxora Infrastructure Private Limited

