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Date: 02.02.2024

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 Order No. 35/2022 dated 12th August, 2022 issued by MAHARERA Authority.

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

Sr. No.	Clause in Model Agreement	Clause No.	Deviation/ Modification Clause in AFS
1.	**Subject**: 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 bearing no. _____ admeasuring _____ sq. meters. ("**Plot**") in the Project known as **Godrej Forest Estate** ("**Phase**") having MahaRERA registration no. _____

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2.	**Allotment of the said unit:** 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 Tower____/ Building_____ / 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) ____ /ClS No(s)_____/ Final Plot No(s)_____/ Survey No(s)_____/ Hissa No(s)_____/ Gat No(s)____/ Plot No(s)_____ /Khasra 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.	1.	**Allotment of the said unit:** This has reference to your request referred to at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a plot bearing No. _____ admeasuring ___ sq. mtrs. equivalent to ____Sq. ft. in the project known as having MahaRERA Registration No _____ hereinafter referred to as "the said Plot", being situated on Land bearing C.S.No(s)_____ /CTS No(s) _____/Final Plot No(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. In figures (Rupees. in words 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.	**Allotment of garage/covered parking space(s):** Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s)	2.	~~**Allotment of garage/covered parking space(s):**~~ ~~Further I/ we have the pleasure to inform you that you have been allotted along within the said plot, dedicated parking space admeasuring .....sq. mtrs. equivalent to ..... sq. ft. on the terms and~~

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	bearing No(s) admeasuring .....sq. mtrs equivalent to ..... sq ft./covered car parking space(s) at level basement /podium beadng No(s) ..... admeasuring ..... -sq. mtrs. equivalent to ..... sq. ft./stilt parking bearing No(s)..... admeasuring ..... 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.		~~conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.~~ ~~OR~~
4.	**Receipt of part consideration:** 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 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	3.	**Receipt of part consideration:** A. I / we confirm to have received from you an amount of Rs. in figures (Rupees. in words only), ~~(this amount shall not be more than 10% of the cost of the said unit)~~ being _____% of the Sales consideration (as defined in the Application Form) ~~value~~ of the said Plot as booking amount /advance payment on dd/mm/yyyy, through _____ (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

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	_____ only) being ___% of the total consideration value of the said unit as booking amount/advance payment ….		accordingly, I/we confirm to have received from you and amount of Rs. _____ (Rupees _____ only) being ___% of the ~~total~~ Sales consideration value of the said unit as booking amount/advance payment …
5.	**Encumbrances:** I/ We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit. a) b) c)	5.	~~**Encumbrances:**~~ ~~I/ We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.~~ ~~a)~~ ~~b)~~ ~~c)~~ hereby confirm that the said Plot is free from all encumbrances and I/We hereby further confirm that no encumbrance shall be created on the said Plot
6.	**Further Payment** 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 conditions as more specifically enumerated/stated in the agreement for sale to be entered into between ourselves and yourselves.	6.	**Further payments** Further payment towards the Sale consideration of the said Plot ~~as well as of the garage(s)/covered car parking space(s)~~ shall be made 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 for sale that will be executed between ourselves and yourselves.
7.	**Possession**	7.	**Possession**

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	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 .		The said Plot ~~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 ~~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.
	Annexure Stage wise time schedule of completion of the Project		

Sr No	Stages	Date of Completion
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 /	

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				wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities. Internal roads & footpaths, lighting Water supply Sewerage (chamber, lines, septic tank, STP) Storm water drain Treatment and disposal of sewage and sullage wate	
			12	Internal roads & footpaths, lighting	
			13	Water supply	

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			14	Sewerage (chamber, lines, septic tank, STP)	
			15	Storm water drains	
			16	Treatment and disposal of sewage and sullage water	
			17	Solid waste management & disposal	
			18	Water conservation/rain water harvesting	
			19	Electrical meter room, sub-station, receiving	
			20	Others	

Thanking you

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For **Dream World Landmarks LLP**