PREMIER HERITAGE

1, AJANTA, OPP POONAM CHAMBERS,BYRAMJI TOWN, CHHINDWARA ROAD, NAGPUR – 440 013

Date: 18-12-2023

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 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 Allotment Letter	Clause No.	Deviation/Modification Clause in Developer AllotmentLetter
1	**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) bearing No(s)_____ admeasuring_____ sq. mtrs equivalent to ft./covered car parking space(s) 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. OR Further I/ We have the pleasure to inform you thatyou have been allotted an open car parking bearing No._____without consideration	2	~~**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) bearing No(s)_____ admeasuring_____ sq. mtrs equivalent to ft./covered car parking space(s) 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.~~ ~~OR~~ ~~Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No._____without consideration~~

<table>
<tr>
<td>2</td>
<td><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</td>
<td>6</td>
<td><u>Further payments</u>:

Further payments towards the Consideration of the said Plot ~~as well as of the[covered independent/covered tandem] 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 of Sale that will be executed between ourselves and yourselves.</td>
</tr>
<tr>
<td>3</td>
<td><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 theconsideration 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</td>
<td>7</td>
<td><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.</td>
</tr>
<tr>
<td>4</td>
<td><u>Cancellation of allotment</u>:

i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking:
<table>
<tr><th><u>Sr.</u></th><th><u>If the letter requesting to cancel the booking is received,</u></th><th><u>Amount to be deducted</u></th></tr>
<tr><td>1</td><td>within 15 days from issuance of the allotment letter;</td><td>Nil;</td></tr>
<tr><td>2</td><td>within 16 to 30 days from issuance of the allotment letter;</td><td>1% of the cost of the said plot;</td></tr>
<tr><td>3</td><td>within 31 to 60 days from issuance of the allotment letter;</td><td>I .5% of the cost of the said plot</td></tr>
<tr><td>4</td><td>after 61 days from issuance of the allotment letter.</td><td>2% of the cost of the said plot.</td></tr>
</table></td>
<td>9</td>
<td><u>Cancellation of allotment</u>:

i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking:
<table>
<tr><th><u>Sr.</u></th><th><u>If the letter requesting to cancel the booking is received,</u></th><th><u>Amount to be deducted</u></th></tr>
<tr><td>1</td><td>within 15 days from issuance of the allotment letter;</td><td>Nil;</td></tr>
<tr><td>2</td><td>within 16 to 30 days from issuance of the allotment letter;</td><td>1% of the cost of the said plot;</td></tr>
<tr><td>3</td><td>within 31 to 60 days from issuance of the allotment letter;</td><td>I .5% of the cost of the said plot</td></tr>
<tr><td>4</td><td>after 61 days from issuance of the allotment letter.</td><td>10% of the cost of the said plot.</td></tr>
</table>
* The amount deducted shall not exceed the amount as mentioned in the table above .</td>
</tr>
</table>

5	**Execution and registration of the agreement for sale:** (i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.	12	**Execution and registration of the agreement for sale:** (i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. * The said period of 2 months can be further extended on our mutual understanding. *vdvIn the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the promoter shall serve upon the Allottee an notice calling upon allottee to pay the subsequent stage installment within 15 fifteen days which is not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

Thanking You

For Premier Heritage

For PREMIER HERITAGE

Partner / Auth. Signatory

Amit Maganlal Panchmatiya

Promoter

Date: 18-12-2023

Place: Nagpur