

## **WIRC of ICAI**

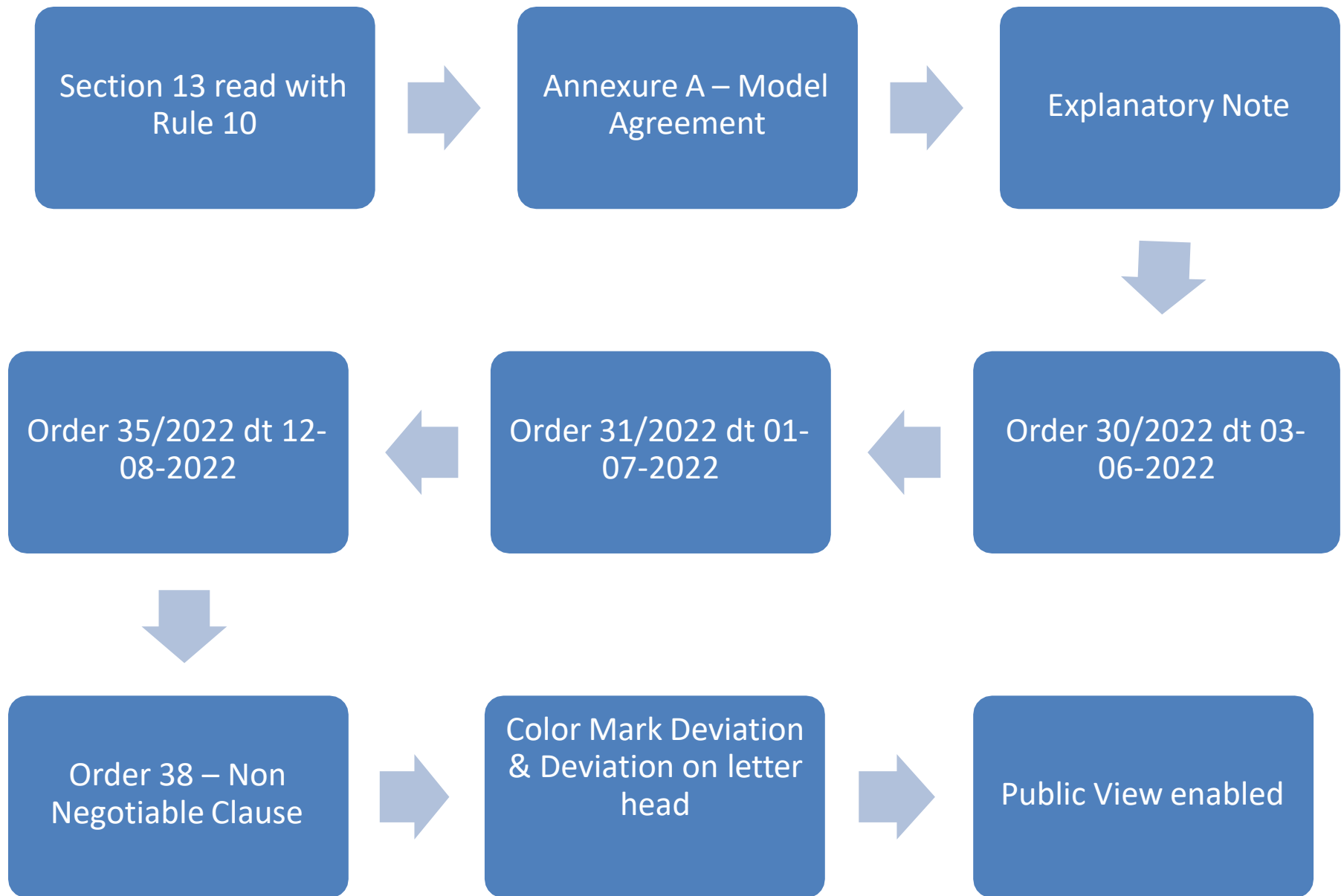
***Speaker: CA Ashwin Shah***

***Issues of Deviation Report & Project  
Registration***

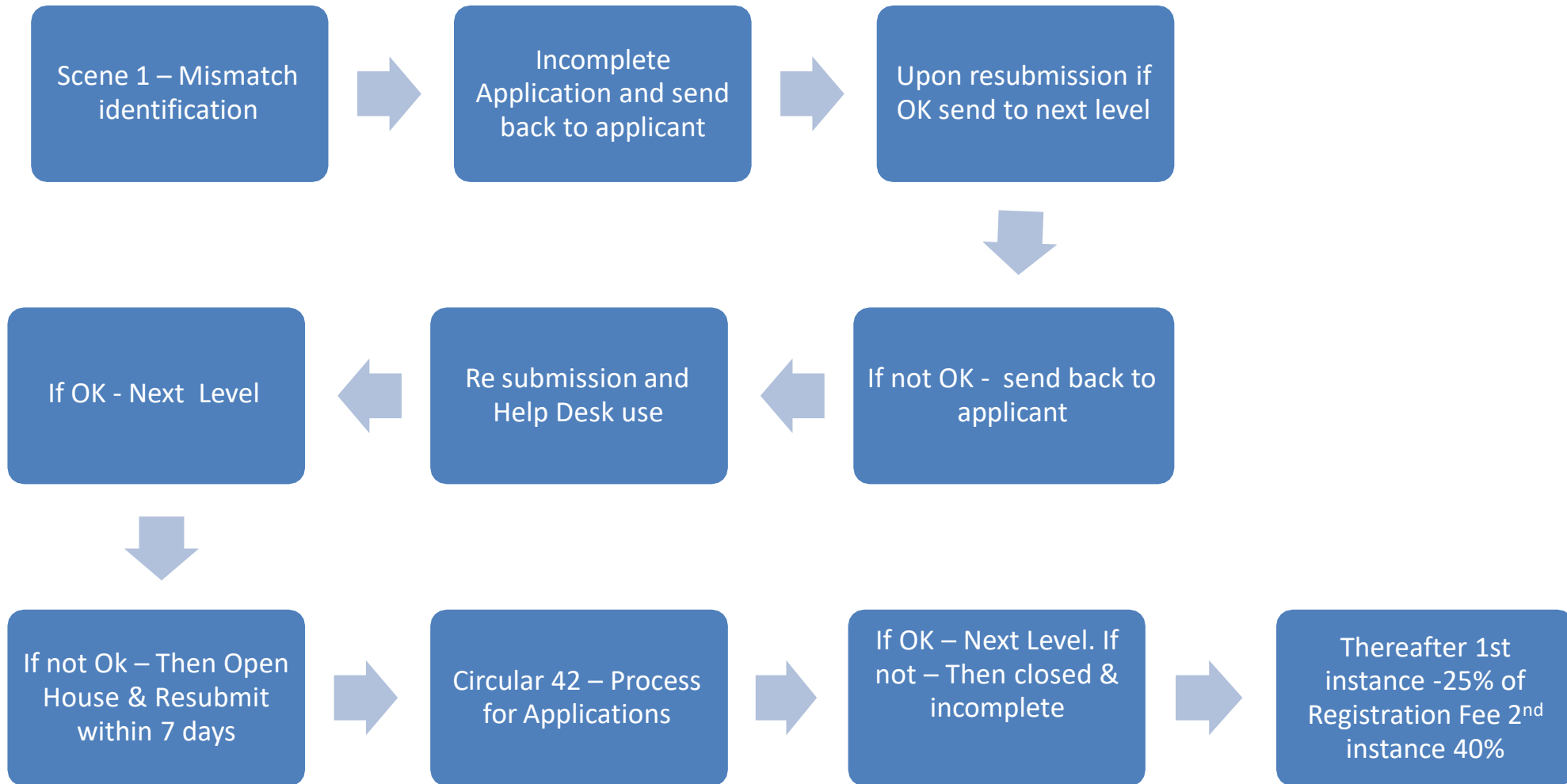
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# Direction & Guidance for AFS & Allotment

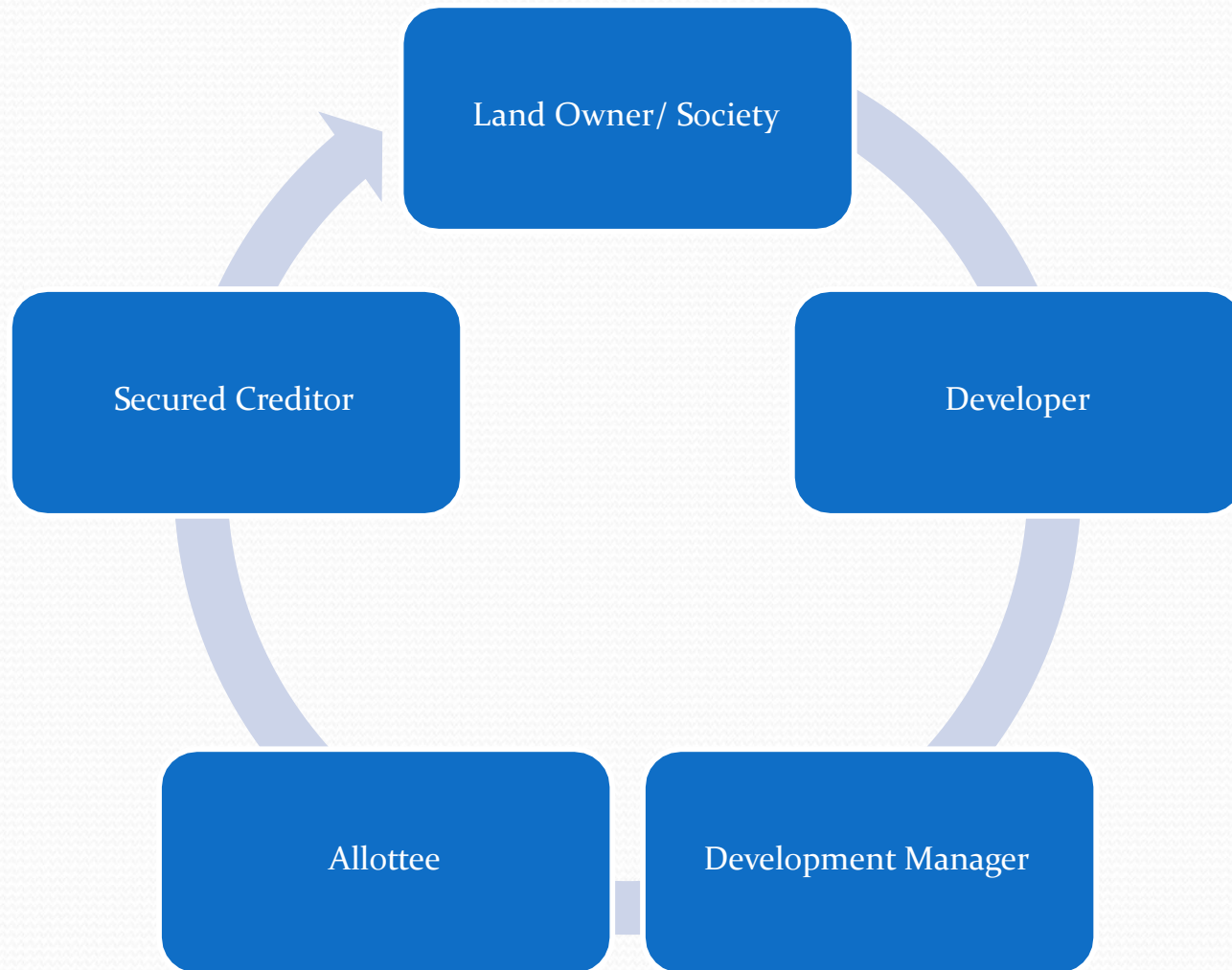


# Guidance for flow of Registration Process





# User of Contract



# Important Deviation - AFS

Pricing Pattern - Flat/common area & Parking

Price Inclusive /exclusive - Tax & duty

Other Area then RERA carpet area

Variation in Payment Schedule

Escalation Clause

Rebate for Early Payment

Variation-possession of carpet area

# Important Deviation - AFS

FSI Declaration - Prevailing DCR

Blanket Permission for future  
change etc

Terms & manner of Termination

Extension Clause

Disclaimer on structural defect

Association of Allottee - structure

Conveyance Process

# Important Deviation - AFS

Manner of Taking Possession

Forfeiture Policy

Additional charges on possession

Representation of Promoter

Representation of Allottee

Conciliation/Arbitration Clause

Any other deviation



# Important Deviation - Allotment

Pricing Pattern - Flat/common area  
& Parking

Price Inclusive /exclusive - Tax & duty

Other Area then RERA carpet area

Variation in Payment Schedule

Escalation Clause

Rebate for Early Payment

Forfeiture & Termination

Modality of Execution of AFS

# THANK YOU

## CONTACT DETAILS



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