



Date : 02/12/2022

To,  
Maharashtra Real Estate Regulatory Authority  
6th & 7th Floor, Housefin Bhavan,  
Plot No. C - 21, E - Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 400051

Subject – Deviation Report with respect to Agreement for Sale.

Respected Sir/Madam,

I Mr.Sunil Ramchandra Puranik having its office at office No.8, 2<sup>nd</sup> floor , Namjoshi Bhavan, L.B.S.Road, NaviPeth,Pune-411030 are developing a residential project "Nirmiti Adisha" situated at Final Plot No 239(P),CTS No.882/A, Shivajinagar, (Bhamburda),Pune-411005,Tal-Haveli,Dist-Pune do hereby declare that there is deviation in the Agreement For Sale format provided by us to MahaRERA. Clause no.3 is added as below:

The Promoter hereby declares that the Floor Space Index available as on date in respect of the Said Land is **1235.73 sq. mtrs.** only and Promoter has planned to utilize Floor Space Index of **947.60 sq.mtrs.** by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the Said Project. The Promoter has disclosed the Floor Space Index of **2183.33 sq.mtrs** as proposed to be utilized by him on the Said Land in the Said Project and Allottee has agreed to purchase the Said Premises based on the proposed construction and sale of flats/ units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

Kindly acknowledge the same and grant us the MahaRERA registration at the earliest.

The declaration is provided for the purpose of MahaRERA Registration only and shall not be used for any other purposes.

For Nirmiti Lifestyle

Authorised Signatory

Date : 02/12/2022

Place : Pune