

DEVIATION REPORT WITH RESPECT TO MODEL COPY OF AGREEMENT

To whom so ever it may concern,

Date: 23/12/2022

We, Mr. **Rahul Baban Talekar**, Mr. **Pratik Sanjay Talekar**, Mr. **Sanket Subhash Talekar** and Mr. **Abhijit Tukaram Talekar**, partners at **Vithuchandra Realty Group**, would like to declare that we have drafted our model agreement provided under MahaRERA (Regulation and Development) Rules, Annexure A to Rule 10(1). We have uploaded the same on RERA portal at the time of registration of the project for your perusal.

We have made changes only in payment schedule in our agreement for sale.

Payment schedule as per our draft agreement is as follows –

Sr.No.	Amount	Particulars
1.	Rs. -----/-	(10% of the total consideration) to be paid to the Promoters/Developers at the time of Booking
2.	Rs. -----/-	(20% of the total consideration + Taxes) to be paid to the Promoters/Developers at the time of execution of Agreement.
3.	Rs. -----/-	(15% of the total consideration) to be paid to the Promoters/Developers at the time of Plinth
4.	Rs. -----/-	(5% of the total consideration) to be paid to the Promoters/Developers on initiation of first slab.
5.	Rs. -----/-	(5% of the total consideration) to be paid to the Promoters/Developers on initiation of third slab.
6.	Rs. -----/-	(7.5% of the total consideration) to be paid to the Promoters/Developers on initiation of fifth slab.
7.	Rs. -----/-	(7.5% of the total consideration) to be paid to the Promoters/Developers on initiation of seventh slab.
8.	Rs. -----/-	(5% of the total consideration) to be paid to the Promoters/Developers on initiation of brick work and internal plaster.
9.	Rs. -----/-	(5% of the total consideration) to be paid to the Promoters/Developers on initiation of plumbing and water-proofing.

10.	Rs. -----/-	(7.5% of the total consideration) to be paid to the Promoters/Developers on initiation of Tiling work.
11.	Rs. -----/-	(7.5% of the total consideration) to be paid to the Promoters/Developers on initiation of Electrical fittings.
12.	Rs. -----/-	(5% of the total consideration) to be paid to the Promoters/Developers at the time of possession.
Total amount Rs. -----/-		100%

We hereby declare that the information given above is true to the best of our knowledge and belief and nothing has been concealed therein.

Date: 23/12/2022

**For and on Behalf of
Vithuchandra Realty Group**



**Pratik Sanjay Talekar
(Authorized Signatory)**