



SNS LANDMARK

SNS LANDMARK Pvt.Ltd.

REG.OFFICE.FLAT202,C-8 SAPTASUR,
S.NO.67/2 4 TO 7 9 TO1,KOTHRUD,
PUNE,MH 411038.

+91 9766850708 / +91 7972843263

snslandmarkpvtltd@gmail.com

DEVIATION REPORT OF DRAFT OF AGREEMENT FOR SALE

Date: 14/12/2022

Subject : Deviation or Modifications has been made in the proforma of Agreement, of the proposed project '**SURUDDHI HEIGHTS**' situated at Survey. No. 22 Hissa No. 3/2 situated at Village- Karve Nagar, Taluka- Haveli, District Pune - 411052

Sr. No.	Points in the Agreement	Contents
1	Page No. 3	AND WHEREAS Mr. Sagar Shankar Shewale mortgaged Said Property in Axis Bank Ltd and availed financial assistance OF Rs. 2,49,00,000/- vide agreement no. PHR003706305394, to purchase the Said Property. This loan is yet not repaid hence the said land is under encumbrance of The Axis Bank Ltd. AND WHEREAS the promoter/Owner herein shall obtain the NOC from Axis Bank Ltd and provide the same to the Allottees.
2	1(c)	Note: Each installments mentioned above shall be further subdivided or combined as per the requirement/ request and as per the construction stage.
3	1(d)	and any statutory charges, in structure

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		development charges, premium, payment surcharges, cess, taxes, levies and duties etc. payable
4	1(e)	All such aforesaid taxes and outgoings shall be payable by the Allottee/s on demand made by the Promoters/ Owner within 15 working days and the Allottee/s shall indemnify and keep indemnified the Promoters/ Owner from and against the same.
5	1(f)	The Promoters/ Owner may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ _____% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoters/ Owner.
6	9.1	(subject to his right to dispose of the remaining unsold Apartments, if any and to receive entire consideration in respect thereof).
7	14(vii)	Without prior approval from all sanctioning authorities as well as the Promoters/ Owner not to join two adjacent units and not to demolish or cause to be demolished and not to make at any time or cause to be made any addition or alteration of

Sign :

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		whatsoever nature contrary to the sanctioned plans in or to the structure or construction of the said Apartment.
8	14(viii)	Not to make any demand to change the existing plans and/or any changes in the plan of the premises annexed herewith. The Promoters/ Owner shall not refund any amount for deleting items of specifications and amenities on request of the Allottee/s
9	14(ix)	Not to change /alter the name of building and/or the project as it is presently named by the Promoters/ Owner
10	31	The Parties hereto confirm that the Allottee/s has/have agreed to purchase the said Apartments /as an Investor and hence as per article 5(g-a) (ii) of schedule 1 of the Maharashtra Stamp Act 1958 the Allottee/s reserve his/her/their right to claim stamp duty set of/adjustment of the amount already paid on these presents in the event the Allottee/s resells the said unit to a subsequent Allottee/s.

Date: 14/12/2022

SNS Landmark Pvt. Ltd.

[Signature]
Director

SNS LANDMARK PRIVATE LIMITED

THROUGH ITS DIRECTOR

MR. SAGAR SHANKAR SHEWALE

Sign :

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