

Date: 09/08/2022

**ADDITION WITH RESPECT TO MODEL COPY OF AGREEMENT
TO WHOMSOEVER IT MAY CONCERN**

I KEDAR SANJEEV KHADKE Proprietor of SUNIRMAN HOUSING hereby state that our Project "**Medha Apartments**" Wing situated at "**City Survey No 1104, Survey number 89+90+91 Hissa No 1/1/4 Plot No 64 at Parvati North Pune**" has following Addition with respect to model copy of Agreement to Sale.

1. Addition clause on page no.16

AND WHEREAS the Promoter / Developer or the Land Owners have not executed any covenants affecting the said Project Land. Hence, there are no any impediments attached to the Project Land. Further neither any tenant resides in the Project Land nor any illegal encroachment committed on the Project Land. Furthermore, Promoter / Developer or the Land Owners have not mortgaged Project Land. Hence, Promoter / Developer is entitled and enjoined upon to construct building on the Project Land in accordance with the recitals hereinabove. Further, the Promoter / Developer is in possession of the Project Land

2. Addition clause on page no.24 clause no.3.5 and 3.6

3.5 The Allottee/s shall deposit the corpus fund of Rs. 200,000/- (Rupees Two Lacs only) at the time of formation of Society / Apartment Condominium or at the time of execution of Deed of Declaration declaring the said Allottee/s as one of the Apartment owners / Members of the Society / Apartment Condominium or after 1st General Body Meeting of the Society / Apartment Condominium.

3.6 Further, the Promoter / Developer shall deposit the corpus fund of Rs. 200,000/- (Rupees Two Lacs only) per such unsold Apartment if any, at the time of formation of Society / Apartment Condominium or at the time of execution of Deed of Declaration declaring the said Allottee/s as one of the Apartment owners / Members of the Society / Apartment Condominium or after 1st General Body Meeting of the Society / Apartment Condominium

3. Addition clause on page no.39 and 40 clause no.28

28. PAYMENT OF STAMP DUTY AND REGISTRATION CHARGES AND FORMATION CHARGES OTHERS:-

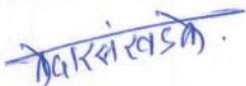
28.1 The Allottee/s expressly agrees to bear all the expenses of stamp duty, registration charges and all the incidental expenses pertaining to the presents and the final conveyance and the advocate fees/ charges shall be borne by the Allottee/s.

28.2 The Allottee/s shall on or before delivery of possession of the said Apartment keep deposited with the Promoter / Developer, the following amounts :-

(i) Rs. _____ for an amount towards share money, application entrance fee, formation and registration, for proportionate share of taxes and other charges / levies in respect, deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body / Apartment Condominium., Deposit towards Water, Electric, and other utility and services connection charges., deposits of electrical receiving and Sub Station provided in Layout.

28.3 The Allottee/s shall pay to the Promoter / Developers sum of Rs. _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law / Advocates of the Promoter / Developer in connection with formation of the said Society, or Limited Company, or Apex Body or Federation or Apartment Condominium and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or Deed of Declaration or Deed of Apartment.

For Sunirman Housing



**Kedar Sanjeev Khadke
(Proprietor)**