

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 changes made in Agreement for Sale.

Respected Sir/Madam,

We M/s. Sai Shriya Builders having its office at Flat No. 4, Building B2, Laxmiganja Residency, Anandnagar, Vadgaon Budruk, Pune – 411041 are developing a residential project "Sai Shriya Anand" situated at Sr. No. 88/1/2/8 and 88/1/2/28, Virbhadr Nagar, Near Yuthika Society, Baner, Pune – 411045 do hereby declare that the following are the deviations in the Agreement For Sale format provided by us to MahaRERA.

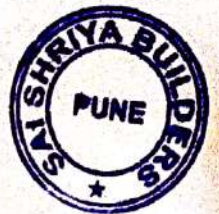
- 1) The Allottee/s has/have paid on or before execution of this Agreement a sum of Rs. _____/- (Rupees _____ Only) as advance payment or application fee or booking amount and hereby agrees to pay to that Promoter the balance amount of Rs. _____/- (Rupees _____ Only) in the following manner:

Particulars	Payment Schedule Stage of construction work in percentage
• At the time of booking i.e. before execution of this Agreement or excavation whichever is earlier.	10%
• To be paid to the Promoter on completion of the Plinth of the building in which the said Apartment is located (i.e. not exceeding 30% of the total consideration).	20%
• At the time of completion of 1 st Slab. (i.e. not exceeding 35% of the total consideration).	5%
• At the time of Completion of 2 nd Slab (i.e. not exceeding 40% of the total consideration).	5%
• At the time of Completion of 3 rd Slab (i.e. not exceeding 45% of the total consideration).	5%
• At the time of Completion of 4 th Slab (i.e. not exceeding 50% of the total consideration).	5%
• At the time of Completion of 5 th Slab (i.e. not exceeding 55% of the total consideration)	5%
• At the time of Completion of 6 th Slab (i.e. not exceeding 60% of the total consideration).	5%
• At the time of completion of 7 th Slab (Super structure)	5%



(i.e. not exceeding 65% of the total consideration).	
• At the time of completion of the walls of the said Apartment (i.e. not exceeding 70% of the total consideration).	5%
• At the time of the internal plaster and external plaster of the said Apartment (i.e. not exceeding 80% of the total consideration).	10%
• At the time of completion of external plumbing and elevation, terraces with waterproofing (i.e. not exceeding 83% of the total consideration).	3%
• At the time of completion the sanitary fittings, electric fittings and tiling (i.e. not exceeding 86% of the total consideration).	3%
• Staircase, Lift wells, Lobbies at each Floor level, over head and underground water tank (i.e. not exceeding 89% of the total consideration).	3%
• Installation of Lifts, Water Pump, Fire fighting fittings and finishing of entrance lobby and compound wall (i.e. not exceeding 94% of the total consideration).	5%
• Electrical meter room and installation of Electrical meters (i.e. not exceeding 97% of the total consideration)	3%
• Against at the time of handing over the possession of the Apartment to the Allottee/s on or after receipt of Occupancy Certificate or Completion Certificate, whichever is earlier (i.e. not exceeding 100% of the total consideration).	3%

- 2) GST at the prevailing rates shall be payable by the Allottee/s in addition to the amount each installment i.e. each installment as mentioned above shall be increased by GST at the prevailing rates.
- 3) The Allottee/s shall bear and pay and shall be liable always to bear and pay all such amount levied as property tax/cess/charges/duties on the said Apartment and on the said building proportionately or the fixtures and the fittings therein, by the local authority or any other authority under any statute/rules/regulations/ notifications /orders/contracts, from the date of the Completion Certificate of the said Apartment.
- 4) The Allottee/s herein shall pay the aforesaid consideration to the Promoter herein on the due date or within 15 (Fifteen) days from the Allottee/s receiving the written intimation from the Promoter calling upon the Allottee/s to make the payment as per payment schedule in Clause No.1(1-c) hereinabove.
- 5) In case of any financing an Arrangement entered into by the Allottee/s with any financial institution with respect to the purchase of the said Apartment, the Allottee/s undertake/s to direct such financial institution to pay all such amounts towards the sale price and the Allottee/s shall ensure that such financial institution shall disburse all such amounts towards sale price due and payable to the Promoter through an account pay order/demand draft drawn in favour of the Promoter herein. Even if the Allottee/s has/have obtained a loan from any Bank or Financial Institution for payment of the consideration (or part thereof) in respect of the said Unit, the Allottee/s shall be solely responsible and liable to ensure timely payment of the consideration (or part thereof) and all other statutory amounts payable under this Agreement to the Promoter as and when due.
- 6) In case, total consideration of the said Apartment is more than Rs.50,00,000/- (Rupees Fifty Lakhs Only) upon such event, the Allottee/s shall deduct TDS on the total consideration and deposit the same with the Income Tax Department immediately upon registration of Article of Agreement and shall provide Challan thereof to the Promoter, so as to enable it to confirm the same with the Income Tax Department. Similarly, the Allottee/s shall also issue TDS Certificate in that behalf to the Promoter within 30 days from the date of deposition of TDS amount.



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 purpose.



Thanking You
For **SAI SHRIYA BUILDERS**

PARTNER

Authorized Signatory

Date: 01/ 09/2022

Place: Pune