



NANDGUDE PATIL CONSTRUCTION

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Date : 31st August 2022

Deviation Report with respect to model copy of agreement

To,
The Concerned Person,
Maharashtra Real Estate Regulatory Authority
Mumbai

**Sub: Deviation Report with respect to model copy of agreement for project
Sulochana Namrata, at Pimple Nilakh, Pune**

Respected Sir,

I, Mr. Vilas Eknath Nandgude Proprietor of Nandgude Patil Construction, is promoter of the proposed project called Sulochana Namrata, at S No 4/2/2B, Pimple Nilakh, Ta Pimpr =I Chinnchwad Pune 411027.

We Declare that we have prepare the agreement as per the standard format of Annexure A, under Maharera Rule 10(1) of the rule, having the following deviation in point number 12

Original clause in Maharera Format

At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

Addition in Our Model Agreement

Conveyance Deed in favor of the said Society or Limited Company, as the case may be, shall be carried out / execute by the Promoter within 3 months from date of issuance of occupancy certificate. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

Thanking You

Yours Faithfully



VE Nandgude

Nandgude Patil Construction

Mr. Vilas Nandgude