



Ghagare Residency, 105A/30, Income Tax Lane, Pune - 411004. Tel.: 020-25441396, 25445477, 25440276
E mail : smce.civil@gmail.com website: www.satishmarathe.com

APPLICATION FOR DEVIATION

IN

MODEL ALLOTMENT LETTER- Order No. 31/2022 Dated 01-07-2022

AND

**MODEL AGREEMENT FOR SALE as Per Annexure A-Provided Under MahaRERA
Rule 10 (1)**

Date: 09, October 2022

**To,
Chairperson,
MahaRERA Authority**

SUB: Undertaking for No Deviation In Allotment Letter And Agreement For Sale

Proposed Residential Building "TORANA" located at S. No. 98, Plot No. 68, Hissa No. 1 to 7, Right Bhusari Colony, Village Kothrud, Taluka Haveli, District Pune-411038. For Mr. Satish Vishnu Marathe, Address- 105/30A, Ghagare Residency Income Tax Lane, Erandawane, Pune -411004. Tele. No. 25441396, 25445477.

We, the promoters namely Satish Vishnu Marathe in this project do hereby declare that we have the following deviations in the model draft agreement for sale and the allotment letter.

Sr. No	Document	Clause	Proposed Deviation
1.	Allotment Letter	Annexure A (Schedule of project completion)	In case the Promoter is able to complete any stage of the project earlier than the planned schedule, then the Buyer/Allottee is liable to make the payment as per the payment schedule.
2.	Allotment Letter and Agreement	Allotment of Parking Space	Should the Allottee not be willing to purchase a parking area in the said project, the Promoter and Allottee shall document this in the Agreement or the Allotment Letter as the case may be and, the Promoter shall have the right to sell the unsold Parking space to any other Allottee in the project.
3.	Model Agreement	Page 2 "WHEREAS by and under a Lease Agreement"	Entire Para deleted as it is not applicable.

FOR VISHNU CONSTRUCTION
Satish Marathe
PROPRIETOR



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Sr. No	Document	Clause	Proposed Deviation
4.	Model Agreement	Page 2 (Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)	This shall be as per Annexure A (Title Report)
5.	Model Agreement	Page 10 (2.2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos ____ situated at ____ Basement and/or stilt and /or ____ podium being constructed in the layout for the consideration of Rs. ____/-)	Deleted, as garage is not being provided in this project.

For VISHNU CONSTRUCTION

PROPRIETOR

Promoter Name with Signature:

1. Satish Vishnu Marathe

Date: 09, October 2022



(Seal of Company)