

MZ HOMES PRIVATE LIMITED

Shop No. 03, Ground Floor, RK Tower, Khopoli. Mobile: +919503511083, WhatsApp: +97455911083

Date: 26/10/2022

Deviation Report with respect to model copy of Agreement

I Mr. Tahir Ashraf Mohamed Ali Jalgaonkar, Director of M/s. MZ HOMES PRIVATE LIMITED, promoter of project land at Plot bearing Survey No 39/B, CTS No. 4990 & 4991, Plot No 18, Bhanvaj, Khopoli, Khalapur - 410203, total area admeasuring 469.17 Sq. Mtrs., do hereby certify that apart from the below mentioned deviation, the firm has no other deviation in copy of Agreement compared to model copy of Agreement.

As per MahaRERA, Point 1(C) is as follows:

The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs _____ (Rupees _____) in the following manner :-

- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

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- viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

For faithfully,
FOR MZ HOMES PVT. LTD.

Tahir

DIRECTOR
Tahir Ashraf Mohanlal P. Walgaonkar

Director