

M/s. Nexus Home LLP

Corporate office: Nexus View, Plot no. 91, Sector 6, Karanjade - 410206
Registered Address: SHOP NO.1, MADHUMATI APARTMENT, ROHIDAS WADA, PANVEL,
Raigad, Maharashtra, 410206 Email- Nexushome72@gmail.com
LLIPN: AAW-2575

Date: 29.11.2022

DEVIATION REPORT

I, **Mr. Laxman Khimji Patel**, authorized partner of **M/s. Nexus Home LLP**, do hereby state that, there is **deviation** with respect to model copy of Agreement uploaded in RERA portal for the project **"Shreenath Darshan"**.

Following points has been added in the Model Draft Agreement:

1. Point No 6 (c) page No. 11

6 (C) "The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The PROMOTERS undertake and agree that while raising a demand on the PURCHASER/S for increase in development charges, cost or levies imposed by the competent authorities, etc., the PROMOTERS shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the PURCHASER/S, which shall only be applicable on subsequent payments. If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment /executive power etc. levies any tax /duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund /betterment tax / transfer tax / turnover tax / works contract tax / penalties etc and put in force or shall be in force prospectively or retrospectively, in respect of the said Premise/s or the construction for execution of the said agreement or

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other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoters then reimbursed) by the Purchaser. The Purchaser hereby indemnifies the Promoters from all such levies, cost and consequences."

2. Point No 6 (g) page No. 12

6(g) The total price above excludes Taxes (consisting of tax paid or payable by the PROMOTERS by way of VALUED ADDED TAX, SERVICE TAX, GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the PROMOTERS upto the date of handing over the possession of the said Premises. Therefore, the PURCHASER/S has to pay on or before execution of this AGREEMENT, the STAMP DUTY, REGISTRATION FEE, SALES TAX/VAT, WORKS CONTRACT TAX, SERVICE TAX/G.S.T. and also L.B.T. the event of any other liability in respect of this AGREEMENT and/or the said Premise/s arise in future; the PURCHASER/S shall pay the same with interest/penalty, if any, within Seven Days of the demand in that behalf being made by the PROMOTERS. It is specifically agreed by the PURCHASER/S that unless and until the payment of the aforesaid taxes with penalty, if any, is/are made; the PURCHASER/S shall not be entitled to claim possession of the said Premise/s.

3. Point No. 25 Para No. E & F, Page No. 29

- E. Not to change the position of the sliding windows or MS Grills provided by the PROMOTERS in the **Premise/s** by the PURCHASER/S and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof and not to keep flower pots on the parapet walls of window or in the grills.
- F. Not to make any changes in elevation such as enclosures in terraces, dry balconies, addition of grills etc. and installations of dish antenna's without the permission of the Promoters.

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Following points has been removed in the Model Draft Agreement:

1. Point No. 1(f) page No.137 of Circular dated 21st April 2017

"The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments ____@ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter."

For Nexus Home LLP

समभागी सहकार्य योद्धा

Partner

Place : Navi Mumbai