

VASUNDHARA GROUP

F-I C-5, Aditi Apartment, 3rd Floor, Sector — 9, Vashi, Navi Mumbai - 400703

Date: 08/12/2022

Deviation Report

Document Type: Agreement for Sale

Project Name: KRISHNA VRUNDAVAN

Project Land: Plot No.17G, Sector No.25A, in Village/Site Pushpak Vahal of Resettlement/ Rehabilitation Scheme, Taluka Panvel, District Raigad

Promoter Name: **M/s. VASUNDHARA GROUP**

Please find appended below the list of deviations in the Said Agreement for Sale:

A. List of Clauses that have been amended by Promoter in the Model Agreement for Sale is produced hereunder and the same is also highlighted in yellow color in the said Agreement for Sale:

i. Annexure B Added portion:

ANNEXURE 'B'

SCHEDULE OF

PAYMENT

Sr. No.	Particulars	Percentage (%)
1.	Booking	10%
2.	Execution Agreement for Sale	20%
3.	Commencement of Plinth.	15%
4.	Completion of 1 st slab	4%
5.	Completion of 2 nd slab.	4%
6.	Completion of 3 rd slab.	4%

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7.	Completion of 4 th slab.	4%
8.	Completion of 5 th slab.	3%
9.	Completion of 6 th slab.	3%
10.	Completion of 7 th slab.	3%
11.	Completion of Brick work &	5%
12.	Completion of Plastering	5%
13.	Completion of plumbing & Electric Work	5%
14.	Completion of Colour & Tiles	10%
15.	Upon possession	5%
	Total	100%

ii. Clause 12 Added portion:

Without prejudice to the right of Promoters to charge interest in terms of clause 3 above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchasers fails to rectify the breach or breaches mentioned by the

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Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement, provide further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchasers (subject to adjustment and recovery of 10% of the Total Consideration amount as forfeiture charges and as pre-determined liquidated damages and the taxes and outgoings, if any, due and payable by the Allottee/s in respect of the said Apartment upto the date of termination of this Agreement or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Purchasers to the Promoters.

In case of such termination, the Stamp duty, registration charges and all taxes paid by the Purchasers shall not be refunded by the Promoters.

In the event of such termination the Promoters shall be entitled to resell the said premise to such third person/party as the Promoters may deem fit, necessary and proper and recovery and appropriate to themselves the entire sales consideration and other amount that shall be received from such resale.

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on 08/12/2022. In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to

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MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,

M/s. VASUNDHARA GROUP
For Vasundhara Group

M. J. B. S.
S. S. B. S. **Partner,**

Partner