

SUBHASH CHANDANMAL JAIN

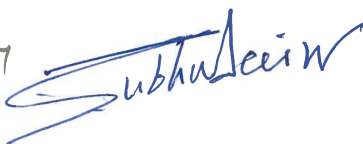
9, Parekh Bldg., N.G. Acharya Marg, Near Chembur Railway Station, Chembur (E.), Mumbai-400071.

08th April, 2024

DEVIATION SHEET - AGREEMENT

Sub: Redevelopment of All that piece or parcel of land or ground admeasuring 1610.3 Square Meters or thereabouts from out land bearing C.T.S. No. 792, 792/A, 792/1 to 16 of Chembur-Village, Situated at Near Chembur Railway station, Off P. L. Lokhande Marg, Chembur, Mumbai-400089, along with structure standing thereon namely Mahavir Vishram.

RERA Model Agreement Clause	Deviation
RECITAL	Whereas – clause a to d
BUILDING DEMOLISHING DOCUMENTS	Whereas – clause e to s
FLAT DETAILS	Clause No. t on the page no. 6
PURCHASE OF THE SAID PREMISES AND SALE CONSIDERATION	Clause No. 3 on the pages no. 9 to 11
VARIATION	Clause No. 5 on the pages no. 12 to 13
POSSESSION DATE, DELAYS, EVENTS IN CASES OF DELAYS AND TERMINATION	Clause No. 6 on the pages no. 13 to 16

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ADMISSION TO THE MEMBERSHIP OF THE SAID SOCIETY	Clause No. 7 on the pages no. 16 to 18
LOANS AND MORTGAGES	Clause No. 10 on the pages no. 27 to 29
BINDING EFFECT	Clause No. 10 on the pages no. 29 to 30
NOTICES AND CORRESPONDENC E	Clause No. 13 on the pages no. 31
REGISTRATION OF THE AGREEMENT	Clause No. 15 on the pages no. 32
FIRST SCHEDULE	the said Property on the pages no. 33
SECOND SCHEDULE	the said Premises on the pages no. 33
THIRD SCHEDULE	Common areas and facilities on the pages no. 34
FOURTH SCHEDULE	Meaning of the Terms and Expressions defined in this Agreement on the pages no. 34 to

> *Subhae Wain*

FIFTH SCHEDULE	Agreed installments of Sale Consideration payable by the Allottee to the Promoter on the pages no. 37 to 38
SIXTH SCHEDULE	Being the list of the "Other Charges" to be paid by the Allottee in accordance with this Agreement on the pages no. 38 to 39


MR. SUBHASH CHANDANMAL JAIN

"Annexure I"

1. The Allottee has paid/agreed to pay to the Promoter the Total aggregate consideration in the following manner ("Payment Plan") plus GST @ 5% of the Total Consideration: -

Sr. no.	Particulars	% of Total Price	AMOUNT IN RUPEES.
1	On Booking	10%	
2	On or Before Execution of this Agreement	20%	
3	On Completion of Plinth	15%	
4	On Completion of 1 st Slab	10%	
5	On Completion of 3 rd Slab	10%	
6	On Completion of 6 th Slab	10%	
7	On Completion of 9 th Slab	10%	
8	On Completion of Walls, Internal wall Plaster, Flooring, Doors, Windows Work of the Said Flat/Apartment	5%	
9	On completion of installation of lifts	5%	
10	Against the Allottee taking possession of the said premises for fit outs or within fifteen (15) days of the Developer intimating the Allottee of the completion of the said premises together with Occupation Certificate, whichever is earlier.	5%	
TOTAL		100%	_____-/-

