

PRITHVI MULTIPROJECTS LLP

**ADDRESS: - OFFICE NO. 805, SATRA PLAZA CHS, SECTOR 19, VASHI,
NAVI MUMBAI.**

Date: 04/09/2023

Deviation Report

Document Type: Agreement

Project Name: " **PRITHVI AARNA** "

Project Land: Plot of Land bearing Plot No.58, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector-09, Node Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad, containing by measurement 899.72 Sq. Mtrs. Area . or thereabout .

Promoter Name: **M/S. PRITHVI MULTIPROJECTS LLP**

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

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

(i) Clause1(a)(i) – added portion: The purchase price of the Flat as mentioned above, is determined on the basis of above referred carpet area of the Flat which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

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- (ii) Clause 1(d) – added portion: GST, Swachh Bharat Cess,
- (iii) Clause 7.4 – added portion: It shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the Flat/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.
- (iv) Clause 9 – added portion: Any delays in signing and handing over of documents by the Allottee to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.
- (v) Clause 9.1 – added portion: (after completing the 51% registration of Agreement for Sale out of the total units of the Building)
- (vi) Clause 9.1 – added portion: The Promoter shall not be liable for any delay caused on account of delay by the Competent Authorities, such as Collector of Stamps for the adjudication of stamp duty on the Said Conveyance Deed/Lease Deed. The charges, costs expenses for conveyance/assignment of leasehold rights, including but not limited to Competent Authority Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities or any other charge for the transfer of the said plot on 'actual basis' shall be borne by the Allottee/s in proportion to his/her/their gross

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usable area and that the Allottee shall come forward to accept conveyance of the said plot in the name of the society formed within two (02) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the society after Occupancy certificate.

(vii) Clause 9.2 – added portion: The Promoter shall not be liable for any delay caused on account of delay by the Competent Authorities, such as Collector of Stamps for the adjudication of stamp duty on the Said Conveyance Deed/Lease Deed. The charges, costs expenses for conveyance/assignment of leasehold rights, including but not limited to Competent Authority Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities or any other charge for the transfer of the said plot on 'actual basis' shall be borne the Allottee/s in proportion to his/her/their gross usable area and that the Allottee shall come forward to accept conveyance of the said plot in the name of the society formed within two (02) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the society after Occupancy certificate.

We 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

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has been prepared and submitted to MahaRERA on 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 MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,


Authorized Signatory