

DEVIATION REPORT OF DRAFT OF ALLOTMENT LETTER

Date: 4/05/2024

Subject: Deviation or Modifications has been made in the proforma of Agreement, of the proposed project 'MAYUK' situated at CTS No. 755/111/1, Kothrud, Taluka Haveli, Dist. Pune -411038 admeasuring area 8091.52 Sq. Mtrs.

There is following Deviation in Allotment Letter -

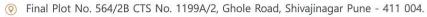
IN POINT No. 1-

PRICE OF UNIT (exclusive of GST, stamp duty and registration charges)	Rs.
INFRASTRUCTURE CHARGES	Rs.
AGREEMENT VALUE	Rs.

OTHER CHARGES PAYABLE BY	ALLOTTEE	ON	OR	BEFORE	
EXECUTION OFAGREEMENT					
Stamp Duty- As applicable					
Registration Fee- As applicable				4	
GST (as applicable).					
Miscellaneous Legal charges, registration					
expenses payable to the concerned					
person/Department at the time of					
Registration.					
Total					

AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY		
OF POSSESSION OF THE UNIT		
Deposit towards 36 months Tentatively Maintenance		
Charges		
Deposit towards CORPUS FUND		
GST as applicable on the Maintenance Charges/Corpus		
Fund	1	
Total		





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*** PAYMENT SCHEDULE**

Sr.	AMOUNT	PARTICULARS	
No.			
1.	10% Rs	On or before execution of the Agreement.	
2.	10% Rs	Within 15 days of registration of the Agreement	
3.	15% Rs	On completion of plinth work of particular unit or building.	
4.	04% Rs	On completion of 1st floor Slab	
5.	04% Rs	On completion of 3 rd floor Slab	
6.	03% Rs	On completion of 5th floor Slab	
7.	03% Rs	On completion of 7th floor Slab	
8.	03% Rs	On completion of 9th floor Slab	
9.	03% Rs	On completion of 11th floor Slab	
10.	03% Rs	On completion of 13th floor Slab	
11.	03% Rs	On completion of 15th floor Slab	
12.	03% Rs	On completion of 17th floor Slab	
13.	03% Rs	On completion of 19th floor Slab	
14.	03% Rs	On completion of 21st floor Slab	
15.	05% Rs	On completion of Internal Wall work of the said unit.	
16.	05% Rs	On completion of plaster/gypsum of particular unit.	
17.	05% Rs	On completion of Water Proofing of particular unit.	
18.	05% Rs	On completion of flooring of particular unit.	
19.	05% Rs	On completion of Door Frames and Windows of particular unit.	
20.	05% Rs	At the time of delivery of possession of the said unit by the Promoter to the Purchaser/s.	
*	100% Rs	TOTAL	

POINT No. 14 - OTHER TERMS AND CONDITIONS:

- 1) The A wing (Lower Basement Parking + Upper Basement Parking + Ground Parking + Stilt 1 Parking + Stilt 2 Parking + Podium+21 Floors), B wing (Lower Basement Parking + Upper Basement Parking + Ground Parking + Stilt 1 Parking + Stilt 2 Parking + Podium+21 Floors) & C wing (Lower Basement Parking + Upper Basement Parking + Ground Parking/Ground Floor + Mezzanine + Stilt 1 Parking + Stilt 2 Parking + Podium + 19 Floors) on the project land in accordance with the plans, designs and specifications as approved by the Pune Municipal Corporation from time to time. The C wing building plans will subsequently be revised to 21 floor.
- 2) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Purchaser by discounting such early payments mutually agreed 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 Purchaser by the Promoter.

3) It is specifically understood that the Brochures, advertising and marketing material i.e. Audio or video, tangible or intangible, which is published by the Promoter/Owner from time to time in respect of the scheme is just an advertisement material and contains various features such as furniture layout in a tenement, vegetation and plantation shown around the building/Unit, colour scheme, vehicles, etc. to increase the aesthetic value only and. The Brochure/Master Plan is the tentative projection of the whole plan of the said Project. There may/will be variations depending on the practical and technical problems or if so desired by the Promoter/Owner and therefore the said Project shall not/may not be identical to what is shown in the brochure/master plan. The Promoter/Owner shall not be liable for such variations nor shall the Allottee/s question the same in any manner.

hagar, Pu

Pune

Date - 4/05/2024

FOR MAYUR CORPORATION
KAMLESH B. JHALA

PARTNER