

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 OF AGREEMENT	
Stamp Duty- As applicable	
Registration Fee- As applicable	
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	
Total	

❖ PAYMENT SCHEDULE

Sr. No.	AMOUNT	PARTICULARS
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 1 st floor Slab
5.	04% Rs. _____	On completion of 3 rd floor Slab
6.	03% Rs. _____	On completion of 5 th floor Slab
7.	03% Rs. _____	On completion of 7 th floor Slab
8.	03% Rs. _____	On completion of 9 th floor Slab
9.	03% Rs. _____	On completion of 11 th floor Slab
10.	03% Rs. _____	On completion of 13 th floor Slab
11.	03% Rs. _____	On completion of 15 th floor Slab
12.	03% Rs. _____	On completion of 17 th floor Slab
13.	03% Rs. _____	On completion of 19 th floor Slab
14.	03% Rs. _____	On completion of 21 st 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.

Pune

Date – 4/05/2024



**FOR MAYUR CORPORATION
KAMLESH B. JHALA
PARTNER**