

MANTRA RESIDENCES MUNDHWA PRIVATE LIMITED

Date: 04/01/2023

To,

MAHARERA,

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E- Block,

Bandra Kurla Complex, Bandra (E),

Mumbai-400051.

Sub:- Deviation Report in respect to Model draft and Agreement to Sale Project Mirari , at
S. No. 93/13 (CTS No.1129/13 & others , Village -Mundhwa Tal. Haveli, Dist. Pune.

Sir,

The Deviation Report in respect to deviation of Agreement to Sale from Model draft and is
as under:-

Sr . N o.	Clause wherein the deviation are made	Deviation From Model Agreement									
1.	Page No. 1 (Point No.1)	Price									
2.	Page No.1 ,2 & 3 (Details of Price and Other Charges	Following are the charges payable against Flat <table><tr><th>Sr.N o</th><th>Head</th><th>Amount</th></tr><tr><td>1</td><td>Price of Apartment (lump sum basis)</td><td>Rs.-----</td></tr><tr><td>2</td><td>Stamp Duty and Registrat on</td><td>Presently Stamp Duty Rs. <u> </u> /- Rs. <u> </u> /- STAMP DUTY PAID BY PROMOTER Promoters have availed the concession benefit for payment of premium for paid and ancillary FSI vide government of Maharashtra UD Department</td></tr></table>	Sr.N o	Head	Amount	1	Price of Apartment (lump sum basis)	Rs.-----	2	Stamp Duty and Registrat on	Presently Stamp Duty Rs. <u> </u> /- Rs. <u> </u> /- STAMP DUTY PAID BY PROMOTER Promoters have availed the concession benefit for payment of premium for paid and ancillary FSI vide government of Maharashtra UD Department
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ADD:- "Mantra Residences Mundhwa Private Limited", T4/T5, Metropole
Condominium, Next to Inox Multiplex, Bund Garden Road, Camp, Pune - 411001.
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			Circular No. TPS-1820/ ANOU.27/ PRA. KRA. 80/ 20/ NAVI-13 dated 14/01/2021. In compliance with said Govt. the said unit (forming subject matter of this agreement) has been earmarked against paid and ancillary FSI. In compliance with said Govt. Order promoter is bound to pay the stamp duty charges for sale of said unit. Accordingly the entire stamp duty has been borne and paid by the promoter. The purchaser has also signed a separate declaration to that effect. The promoter has not received, directly or indirectly, any amount towards stamp duty and registration from the purchaser. Or Actual stamp duty payable by Allottee where this rule is not applicable
3	GST (Goods & Service Tax)		Rs. <u> </u>/- as on date and as may be changed from time to time. The GST at above rate or such other applicable rate shall be paid proportionate to and at the time of receipt of each instalment.
4	Maintenance and outgoings from delivery of possession till handing over to the organization of Apartment owner/s		Rs. <u> </u>/- Maintenance Rs. <u> </u>/- Maintenance Deposit The applicable GST shall be paid on above maintenance amount of as required from time to time. Purchaser is also aware that in event of delay in receiving the maintenance affairs by the co-operative housing society the requisite GST and other taxes shall be paid off from the maintenance deposit/ maintenance charges as the case may be. Applicable GST be paid from above collected amount. After formation of co-operative housing society/ company or such other entity, the

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			unit holders shall have to pay maintenance (charges/advance) in proportionate to co-operative housing society/ company or such other entity
5	Legal Charges		____/-
6.	Society Formation & Share Money		____/-
The maintenance activities may be outsourced/ assigned to any maintenance agency either partly or fully at the sole discretion of promoters and at the time of conveyance of the building or prior thereto or at the time of handing over the maintenance affairs to the organization of unit holders entire residual amount in the said account shall be transferred to account of such organization while the applicable GST shall be paid from the amount so collected from time to time. The aforesaid advance maintenance amount has been worked out on the basis of present market conditions however for any reason such as on account of inflation or other exigencies, Increased in GST Charges, additional amounts are to be contributed for maintenance corpus, the purchaser/s agree/s that he/ she/ they shall be bound to contribute proportionate amount in that behalf. Hence it shall be responsibility of the proposed co-operative housing society to take over the maintenance activities immediately upon intimation by the promoter.			
3.	Page No.3 (Clause No.2 Details of Agency)	DETAILS OF AGENCY (IF ANY, FOR PRESENT TRANSACTION)	
		a. Name of Agency/ Real Estate Agent	_____
		b. RERA registration No. of Real Estate Agent	_____
		It is also clarified between us that irrespective of the representations by broker, agency for marketing, sale etc. for the project you have been specifically provided all factual, true and legal information about the project and apartment and over and above the information provided in Allotment Letter and agreement you will not rely upon	

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	(Clause No.3 Allotment of Parking Space)	any other advertisement, broker commitments, representations in any advertisements etc.;			
		without monetary consideration.			
4.	Page No.4	Sr.No.	Milestone	%	Amount
		1	On or before Signing of Agreement	10%	
		2	Immediately after registration of Agreement	20%	
		3	On Completion of Raft slab of the Bldg	10%	
		4	On Completion of 1st Slab	10%	
		5	On Completion of 5th Slab	10%	
		6	On Completion of 9th Slab	10%	
		7	On Completion of 13th Slab	10%	
		8	On Completion of 17th Slab	10%	
		9	On Completion of flooring work.	5%	
		10	At the time of Handing over of the possession of the Unit to the Allottee on or after receipt of OC/CC.	5%	
			Total	100%	
9.	Page No.6 (Clause No.14) Due Service of Notice /Communication	DUE SERVICE OF NOTICE/ COMMUNICATION : Any communication by one party to the other by e-mail given below and/or by issuance of registered letter/ post acknowledgement duly dispatched at the address given below in the agreement or changed address intimated in writing. Returning of the letter with remark "left			

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		address", "not claimed", "intimation delivered" shall be deemed due service provided the changed address is intimated in writing; Name of the allottee: _____ Address: _____ E-mail: _____ Name of the Promoter: Mantra Residences Mundhwa Pvt. Ltd. Address: Mauje Mundhwa Survey no.93/13 (CTS no.1129/13), Survey no.93/7 (CTS no.1129/7) Dist. Pune-411036 E-mail: _____
10	Page No.7 (Clause 15) Joint Allottees (Clause No.18) Others	JOINT ALLOTTEES – That in case there are Joint Allottees all communications shall be sent to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees. Others : i) The promoter reserve right to revise the sanction plans in case the same is required by the planning authority or by technical experts. ii) The draft of agreement is uploaded on RERA portal and we will not be able to make any changes in the standard draft except your personal details such as Name, Unit Number, Consideration value etc. iii) The rights and interests of present allotment are non-transferable and non-heritable without our written permission. iv) Promoters disclosed all the present/ future plans/ layout to the Allottee/s/ purchaser/s. v) No changes/Modifications/Customizations/Extra work amendments in the unit shall be allowed/accepted. vi) The allottee is not allowed to visit the Project during construction phase due to safety and security reasons.

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		vii) The Promoter shall have the right to obtain Finance for construction during the course of development.								
11	Page No.9 Note	Note: Demand note will be generated as per the milestones mentioned in the Agreement to sale which is attached to this allotment letter and if we complete the specific stage before the timelines mentioned above, you will not raise any complaint or dispute regarding the same. In case of delay in payment, the interest will be calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent. Mantra Residences Mundhwa Pvt. Ltd. <table><tr><th>Document</th><th>Signature</th></tr><tr><td>Standard Draft of Agreement to sale which is uploaded on RERA portal.</td><td></td></tr><tr><td>Original Allotment letter</td><td></td></tr><tr><td>RERA Registration Certificate</td><td></td></tr></table>	Document	Signature	Standard Draft of Agreement to sale which is uploaded on RERA portal.		Original Allotment letter		RERA Registration Certificate	
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The above deviations are not prejudicial to the interests of the purchasers/allottees, but are included to increase transparency and clarity in the agreement to sale.

As a result, it is requested that the deviation be allowed to be incorporated as a standard clause into the agreement to sale.

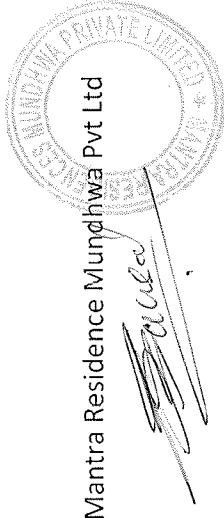
Thanks.

Pune

Date: 04/01/2023

Yours Truly,

Mantra Residence Mundhwa Pvt Ltd



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