



Deviation Report with respect to model copy of Agreement

Date: 21-10-2024

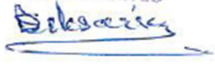
I Mr. Sunil Seksaria (PAN ACCPS2383Q), duly authorized by JSB Homemakers Private Ltd (PAN- **AACCJ2381E**), are the developers for the project "**Nakshatra Nirvaana**" of all that piece and parcel of land admeasuring – 6,273.48 Sq. Meters. The Land is Comprised within **Survey No.330/3/1, 330/2 Village: Juchandra, Taluka: Vasai, Dist: Palghar** and within the limits of Vasai Virar Municipal Corporation Planning Authority,

Following are the details of deviation in Sale Agreement compared to model form of Model Form of Agreement prescribed by MahaRERA:

The payment schedule has been modified from the original model payment schedule and the revised payment schedule has been shown in the table below:

Booking Amount	
Within 15 Days of booking	25%
On Completion of plinth	20%
On Completion of 1st Podium Slab	5%
On Completion of 1st Residential Slab	5%
On Completion of 5th Residential Slab	2.5%
On Completion of 10th Residential Slab	2.5%
On Completion of 15th Residential Slab	2.5%
On Completion of 20th Residential Slab	2.5%
On Completion of 25th Residential Slab	2.5%
On Completion of Terrace Slab	2.5%
On Completion of The Walls	5%
On Completion of Internal Plaster	5%
On Completion of External Plaster	5%
On Completion of Internal Plumbing	5%
On Completion of The Floorings	5%
On Possession	5%
Total A	100%

For JSB Homemakers Pvt Ltd

For JSB HOMEMAKERS PRIVATE LIMITED

Director

Sunil Seksaria
Director
Place: Mumbai