

DIVYADRISHTI BUILDCON PRIVATE LIMITED

Shop-20 Siddhivinayak Utopia, Plot No.191, Sector-20,Ulwe,Navi Mumbai-410206
Mob: 9833331945, Web Site Id: www.siddhivinayakhomes.co.in

Date – 17/11/2023

Deviation Report

Document Type : Agreement for Sale
Project Name : Siddhivinayak Atulyam

Project Land : Survey No 27/0, situated at Village – Koynavele, Tal-Panvel, Dist-Raigad.

Promoter Name : M/s Divyadrishti Buildcon Pvt Ltd

Please find below the deviations in the said Agreement for Sale :

Sr. No.	Clause No.	Page No.	Clause as per Model AFS	New Clause as per uploaded AFS
1		2	(Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)	A. The Promoter is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land or ground admeasuring 0-58-40 (H-R-P) equivalent to 5,840 square meters bearing Gut No.27/0, situate and being at Village Koynavele, within the limits of Panvel City Municipal Corporation, Taluka Panvel, District Raigad and more particularly described in the FIRST SCHEDULE hereunder (hereinafter referred to as the “said Land”). Copy of 7/12 extract of the said Land appearing in the name of the Owner is marked and annexed hereto as ANNEXURE “A”; B. The Promoter has obtained Development Permission and Commencement Certificate dated 31st March, 2023 bearing Serial No. PMC/TP/Koynavele/27/0/21-23/16251/917/2023 and plans from the Corporation for construction of one

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				residential building on the portion of the said Land admeasuring 5840.00 square meters by utilizing the entire sanctioned development potential and delineated by Black colour boundary line on the plan marked and annexed hereto as ANNEXURE "B" (hereinafter referred to as the "the Project Land"). A copy of which Development Permission and Commencement Certificate is marked and annexed as ANNEXURE "C". The Corporation has approved the aforecited plans and granted aforecited development permission for development to be carried out on the said Project Land.
2		2	AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) having _(here specify number of Basements,/podiums/stilt and upper floors)	E. AND WHEREAS the Promoter has proposed to construct on the project land one (1) residential building to be known as "Siddhivinayak Atulyam", having Three Wings of Stilt + 11 (Eleven) upper habitable floors.
3		2	AND WHEREAS the Allottee is offered an Apartment bearing number____ on the____ floor, (herein after referred to as the said "Apartment") in the wing of the Building called____ (herein after referred to as the said "Building") being constructed in the phase of the said project, by the Promoter	F. AND WHEREAS the Allottee is offered an Apartment bearing number _____ on the _____ floor, (herein after referred to as the said "Apartment") in the _____ wing of the Building called "Siddhivinayak Atulyam" (herein after referred to as the said "Building") being constructed in the phase of the said project, by the Promoter
4			AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s	DELETED AS NOT APPLICABLE

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			with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;	
5		3	AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs..... and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;	J. AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Architect Neha Jain (AN Arch Architect & Planner) and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
6		3	AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.	K. Copy of the Title Certificate of the Advocate Mrs. Shubhangi Nilesh Bhopi certifying the title/ entitlement of the Promoter is marked and annexed as ANNEXURE "E" hereto (the "said Title Certificate");
7		3	AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1	AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as ANNEXURE 'F'.
8		3	AND WHEREAS the authenticated copies of the	AND WHEREAS the authenticated copies of the plans

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			plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,	of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as ANNEXURE 'F'.
9		3	AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D	AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as ANNEXURE 'G'.
10	1.a	4/5	(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. of the type of carpet area admeasuring sq. metres on floor in the building/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs..... including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).	(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. of the type____of carpet area admeasuring sq. metres on ____ floor in the ____ wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked ANNEXURE 'G' for the lumpsum consideration of Rs. (Rupees Only).

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			(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos _situated at Basement and/or stilt and /or _podium being constructed in the layout for the consideration of Rs./- (iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos __situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs./-.	
11	1.b		The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. _/-	DELETED
12	1.c		The Allottee has paid on or before execution of this agreement a sum of Rs (Rupees only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs(Rupees) in the following manner :- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the	The Allottee hereby agrees to pay to the Promoter the total lumpsum Consideration of Rs. _____ (RUPEES _____ ONLY). ("the Sale Consideration") in the following manner: 1. 10% Earnest Money paid before these presents Rs. _____/- 2. 20% Within 30 days from the Execution of this presents Rs. _____/- 3. 15% On Completion of Plinth Work Rs.

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Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..

vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and

_____/ -

4. 8% On Completion of 1stSlab Rs.

_____/ -

5. 7% On Completion of 4thSlab Rs.

_____/ -

6. 5% On Completion of 8thSlab Rs.

_____/ -

7. 5% On Completion of 11thSlab Rs.

_____/ -

8. 8% On Completion of Brick Work Rs.

_____/ -

9. 7% On Completion of External plaster
Rs. _____/-

10. 5% On Completion of Flooring Rs.

_____/ -

11. 5% On Completion of External Painting
Rs. _____/-

12. 5% At the time of Possession Rs.

_____/ -

100% GRAND TOTAL Rs. _____/-

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			environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located. viii. Balance Amount of Rs...../-() against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.	
13	1.f		The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ % per annum 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 an Allottee by the Promoter.	DELETED
14	3	6/7	The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter has planned to utilize Floor Space Index of by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on	The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 15071 square meters only and Promoter has planned to utilize further Floor Space Index of 15000 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on

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			expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.	expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 30071 square meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
15	5		The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.	DELETED
16	6	7/8	The Promoter shall give possession of the Apartment to the Allottee on or before..... day of20 . If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from	The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of DECEMEBER 2027. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter

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			the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of - (i) war, civil commotion or act of God ; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.	received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of - (i) war, civil commotion or act of God ; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
17		17	First Schedule Above Referred to	THE FIRST SCHEDULE ABOVE REFERRED TO: (the said Land) ALL THAT piece or parcel of land or ground bearing Gut No. 27/0 admeasuring 5840 square meters and bounded as follows, that is to say: On or towards the East : BY GUT NO. 7 On or towards the West : BY GUT NO. 29/1 On or towards the North : BY GUT NO. 26 On or towards the South : BY GUT NO. 28
18		17	Second Schedule Above Referred to	THE SECOND SCHEDULE ABOVE REFERRED TO:

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				(the said Flat) ALL THAT residential flat bearing No. _____ having RERA carpet area admeasuring _____ square meter in Wing ____ on the _____ floor alongwith right to exclusive use of _____ covered car parking space in the Project known as "Siddhivinayak Atulyam" being constructed on the said Land more particularly described in the First Schedule, hereinabove written and bounded as follows. On or towards the East : _____ On or towards the West : _____ On or towards the North : _____ On or towards the South : _____
19		18		THE THIRD SCHEDULE ABOVE REFERRED TO : (Nature, extent and description of common areas and facilities in the Project) 1. D.G. set provision for emergency power to lift and common lobby.

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				2. Lift. 3. Underground Tank & Overhead Tank. 4. Firefighting System
20		18/19		THE FOURTH SCHEDULE ABOVE REFERRED TO: (Specifications) 1. R.C.C framed structure founded on open foundation. 2. 6"/8" Solid Fly Ash, Gypsum Blocks / 6" Red Bricks walls externally and 4" thick Fly Ash, Gypsum Blocks / 4"/5" Red Bricks internal partition walls. 3. Sand faced cement plaster for external surfaces and Gypsum finished cement plaster for internal surface. 4. Main entrance doors shall be of solid wood flush door with both side laminates with locks, and wooden frames of adequate section. 5. All internal doors shall be solid wooden flush doors with both side laminates having wooden frames of adequate section. 6. Color glazed Designer tiles of reputed make in Bathroom and W.C. 7. Vitrified Flooring Tiles of minimum size 600mm by 600 mm of Reputed make with tile skirting in all

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					rooms. 8. Raised cooking platform made out of Marble and Granite stones of adequate size with built in sink of reputed make with wall tiles up to 5' above the platform. 9. All internal plumbing and sanitary work to be of conceal type as per the requirements. 10. Adequate Light Points / Plug points with all electrical wiring to be of conceal type system having copper wires, with modular type switches and sockets of Anchor/Roma Brand. 11. GYPSUM finished wall with Plastic/Luster emulsion and two coats of water proof paint externally, wooden work, Frames being oil painted.
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In the event of any subsequent changes in the draft, then the same shall be subsequently submitted and uploaded from time to time.

For M/s Divyadrishti Buildcon Pvt Ltd

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Director

