

RADHE KRISHNA BUILDCON

Shop No.3, Plot No.205, Nandai Apartment, Sector - 25,
Pushpak Node, Ulawe Panvel - 410206

DEVIATION REPORT/SHEET

Date: 17/03/2025

Document Type: Agreement for Sale

Project Name: PRECIOUS FORTUNE

Project Land: Plot No.114, Sector-26, Node-Pushpak Node, Navi Mumbai Taluka
Panvel, District Raigad-410206, Maharashtra,

Promoter Name: **M/S. Radhe Krishna Buildcon, a partnership firm** through
Partners

Please find appended below the list of deviations in the Said Agreement for Sale:

A. List of Clauses that have been amended by Promoter in the Model Agreement for Sale is produced hereunder and the same is also highlighted in red color in the said Agreement for Sale:

Additions, amended, deleted, and modified made in the following clauses are shown in **red colour** in the model copy of the sales agreement and also mentioned in the deviation sheet:-

Sr. No.	As per the Model agreement of the MAHARERA format	As per the agreement for sale (client)
1	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 _____) and shall be deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account	1(c) The Allottees have 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 agree to pay to the Promoters the balance amount of Rs. _____/- (Rupees _____ Only) and shall be deposited in RERA Designated Collection Bank Account 50200105183252 HDFC Bank, Ulhasnagar Branch having IFS Code HDFC0000815 situated at Ulhasnagar. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 50200105158570 and 50200105193511 respectively.

For Radhe Krishna Buildcon


Partner

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having _____ Account No. _____ and _____ respectively. Allottee hereby agrees to pay to that Promoter the said balance amount in 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 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	Allottee hereby agrees to pay to that Promoter the said balance amount in following manner:- <u>SCHEDULE OF PAYMENT</u> <table><tr><th>Sr. No.</th><th><u>PARTICULARS</u></th><th>%</th></tr><tr><td>1.</td><td>EMD at the time of booking</td><td>10%</td></tr><tr><td>2.</td><td>Upon execution of Agreement</td><td>20%</td></tr><tr><td>3.</td><td>On completion of Plinth</td><td>15%</td></tr><tr><td>4.</td><td>On completion of 1st Slab</td><td>5%</td></tr><tr><td>5.</td><td>On completion of 2nd Slab</td><td>5%</td></tr><tr><td>6.</td><td>On completion of 3rd Slab</td><td>5%</td></tr><tr><td>7.</td><td>On completion of 4th Slab</td><td>5%</td></tr><tr><td>8.</td><td>On completion of 5th Slab</td><td>5%</td></tr><tr><td>9.</td><td>On completion of 6th Slab</td><td>5%</td></tr><tr><td>10.</td><td>On completion of 7th Slab</td><td>5%</td></tr><tr><td>11.</td><td>On completion of walls, internal plaster, floorings doors and windows</td><td>5%</td></tr><tr><td>12.</td><td>On completion of the staircases, lift wells, lobbies upto the floor level</td><td>3%</td></tr><tr><td>13.</td><td>On completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building.</td><td>3%</td></tr><tr><td>14.</td><td>on completion of color work</td><td>3%</td></tr></table>	Sr. No.	<u>PARTICULARS</u>	%	1.	EMD at the time of booking	10%	2.	Upon execution of Agreement	20%	3.	On completion of Plinth	15%	4.	On completion of 1 st Slab	5%	5.	On completion of 2 nd Slab	5%	6.	On completion of 3 rd Slab	5%	7.	On completion of 4 th Slab	5%	8.	On completion of 5 th Slab	5%	9.	On completion of 6 th Slab	5%	10.	On completion of 7 th Slab	5%	11.	On completion of walls, internal plaster, floorings doors and windows	5%	12.	On completion of the staircases, lift wells, lobbies upto the floor level	3%	13.	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building.	3%	14.	on completion of color work	3%
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	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 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.	15.	on completion of the lifts, water pumps, electrical fittings, Sanitary fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas	3%
		16.	On Possession/ Upon receipt of Occupancy Certificate	3%
			TOTAL	100%
		The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Goods and Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Flat.		
2		The Promoter shall within three months of obtaining Occupancy Certificate, as aforesaid, cause to execute a lease deed or deed of assignment in favour of the society or Limited Company for the period of 60 years, (as mentioned in clause 7 of the agreement of lease executed on 22nd August, 2017 for the structure of the building and the land on which the building is constructed.		

I say that this disclosure is to the best of my/our knowledge and as per the information available to us as of this date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on 07/02/2025. In the event of any subsequent changes in the draft, which shall not be contrary or inconsistent with

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the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

These are the details, which we amended, deleted, and modified in our AFS and there are no any other changes done by us.

Thanking You.

For Promoter,

For Radhe Krishna Buildcon



Partner

M/S. Radhe Krishna Buildcon, a
partnership firm, through Partners