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The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Subject – Deviation Report with respect to a model copy of the agreement of the “PAUL CHAMBER”

Dear Sir/Ma'am,

I, **Abhayjeet S Dubey** partner of SUDHANSU INFRASTRUCTURE PVT LTD hereby state declare that we have modified and adopted the format of Agreement for Sale submitted at the time of registration of the project “PAUL CHAMBER” to MahaRERA, however, we have incorporated the clauses therein in accordance with the statute and provision of Real Estate (Regulation and Development) Act 2016.

We would like to further state and declare that the following clauses and schedule have certain deviation from the model format of Agreement for Sale and the same are highlighted in draft of Agreement for Sale (attached herewith) uploaded on the portal

Clause No.	Clause of the Agreement
1 (c) Payment Schedule	<p>Purchaser hereby agrees to pay to that Developer the said balance amount in following manner:-</p> <p>(i) Amount of Rs. /-(Rupees _____ Only)(being 25% of total consideration) to be paid on upon registration/Plinth building or in which the said Flat is located.</p> <p>(ii) Amount of Rs. /-(Rupees _____ Only) (being 8% of total consideration) to be paid to the Developer on completion of the 1st Slab of the building or in which the said Flat is located.</p> <p>(iii) Amount of Rs. /-(Rupees _____ Only) (being 8% of total consideration) to be paid to the Developer on completion of the 2nd Slab of the building or in which the said Flat is located.</p> <p>(iv) Amount of Rs. /-(Rupees _____ Only)(being 7% of the total consideration) to be paid to the Developer on completion of the 3rd Slab of the building or in which the said Flat is located.</p>

	<p>(v) Amount of Rs. /- (Rupees _____ Only) (being 7% of the total consideration) to be paid to the Developer on completion of the 4th Slab of the building or in which the said Flat is located.</p> <p>(vi) Amount of Rs. /- (Rupees _____ Only) (being 6% of the total consideration) to be paid to the Developer on completion of the 5th Slab of the building or in which the said Flat is located.</p> <p>(vii) Amount of Rs. /- (Rupees _____ Only) (being 6% of the total consideration) to be paid to the Developer on completion of the 6th Slab of the building or in which the said Flat is located.</p> <p>(viii) Amount of Rs. /- (Rupees _____ Only) (being 6% of the total consideration) to be paid to the Developer on completion of the 7th Slab of the building in which the said Flat is located.</p> <p>(ix) Amount of Rs. /- (Rupees _____ Only) (being 5% of the total consideration) to be paid to the Developer on completion of the 8th Slab of the building in which the said Flat is located.</p> <p>(x) Amount of Rs. /- (Rupees _____ Only) (being 5% of the total consideration) to be paid to the Developer on completion of the 9th Slab of the building in which the said Flat is located.</p> <p>(xi) Amount of Rs. /- (Rupees _____ Only) (being 5% of the total consideration) to be paid to the Developer on completion of the Electric & Brick Work of the said Flat.</p> <p>(xii) Amount of Rs. /- (Rupees _____ Only) (being 4% of the total consideration) to be paid to the Developer on completion of the Internal Plaster & Plumbing of the said Flat.</p> <p>(xiii) Amount of Rs. /- (Rupees _____ Only) (being 4% of the total consideration) to be paid to the Developer on completion of the Tiling & External Plaster Work of the said Flat.</p> <p>(xiv) Amount of Rs. /- (Rupees _____ Only) (being 4% of the total consideration) to be paid to the Developer against and at the time of handing over of the possession of the Flat to the Purchaser.</p>
7.5	7.5 Provided however the Purchaser has not made any changes or alterations and additions in the said Flat
14 (iii)	xiii) the Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
14 (xiv) (a) to (j)	<p>a) The Purchaser agrees not to make any claim for open, Stack/Mechanical Parting Space in the said property allotted to other Member.</p> <p>b) That the Purchaser agrees and undertakes that he will not misuse the entrance lobby provided in the said building.</p> <p>c) the Purchaser agrees and undertakes that he shall take proper care while taking turn in inadequate maneuvering spaces in the said property and that he shall make no grievance about the inadequacy in maneuvering the turn of car and shall not be entitled to make any grievance before SRA.</p> <p>d) The Purchaser shall park his car only in the space allotted by the Developer and not at any other place as shown in the Sanctioned Plan</p> <p>e) That the Purchaser agrees and undertakes that the Purchasers/ Society shall undertake the maintenance of the mechanical/stack parking regularly and they alone shall be responsible to repair the same in the event of failure of the system and they will not hold liable the SRA and Developer for the failure of mechanical parking system in future.</p> <p>f) That the Purchaser admits and confirms that he has seen and inspected the</p>

sanctioned plan of the flat purchased by him and is fully satisfied about the size of the flat and hereinafter will not complain or hold SRA/and Developer liable on the ground that the rooms are inadequate in sizes in future.

g) That the Purchaser admits and confirms that he has seen and inspected the sanctioned plan and is satisfied with the open space around the building and will not complain about deficient open space and will not hold liable SRA and Developer for deficient open space in composite building in future

h) That the Purchaser is aware that there is no pocket terrace/part terrace in the flat purchased by him. However it due to planning constraints if any pocket terrace/part terrace is provided the same shall not be misused and enclosed.

i) The Purchaser agrees not to misuse Fitness Centre provided by the Developer.

j) That the Purchaser agrees to pay additional premium if any levied in future by the Government or MCGM or SRA in proportionate to the area of the flat.

SUDHANSU INFRASTRUCTURE PVT LTD

MANAGING DIRECTOR

