



PRAKKRUTI

Date: 17/10/2025

Deviation Report

Document Type: Agreement for Sale

Project Name: "Prakkruti One"

Project Land: All those pieces or parcels of land or ground bearing T P Scheme No.3 90 Feet Road, Ghatkopar (E) Mumbai 400075, Final Plot No.352B(Pt), having an area admeasuring about 1198 sq. mtrs. In Kurla City Planning Scheme III at Village- Ghatkopar- Kirol, Taluka- Kurla in Mumbai Registration District and Sub District Kurla Tahsil.

Promoter Name: M/s. Prakkruti Abodes LLP

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 yellow color in the said Agreement for Sale:

(i) Clause 1 & 2- added portion:

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project known as ' _____ ' in accordance with the plans, designs and specifications as referred hereinabove, and as approved / to be approved by the SRA and / or other competent authorities from time to time.



PRAKKRUTI ABODES LLP (LLP Identification Number: ABZ-0082)

Corporate Office: 38-1/1, Vallabh Baug Soc, Opp. Anita Kutir CHSL, Pant Nagar, 90Ft road, Ghatkopar (E), Mumbai - 400075
Registered Office: 1401 Excel Plaza, 90 Ft Road, Pant Nagar, Ghatkopar (E), Mumbai - 400075

[✉ contact@prakkrutigroup.com](mailto:contact@prakkrutigroup.com) | [📞 +91 8591958881](tel:+918591958881)

(ii) Clause 3 – added portion:

i. The Allottee/s hereby agree/s to purchase and acquire from the Promoter, and the Promoter hereby with the confirmation of the Confirming Party agrees to sell to the Allottee/s; the said Premises as more particularly described in the Serial no.1 of the Second Schedule and as shown in the floor plan annexed and marked Annexure-4 hereto, at and for the Sale Price as more particularly described in the Second Schedule hereunder written. The said Premises shall contain furniture and fixtures as set out in the **Fifth Schedule** hereto. (**Furniture and Fixtures**).

(iii) Clause 3(ii) – added portion:

a) For the effective management of parking spaces and in order to avoid any later disputes, the Promoter and the Confirming Party shall reserve/permit use of balance un-allotted car parking spaces in the Real Estate Project in such manner as they deem fit.

b) The Allottee/s further agree/s and undertake/s with the Promoter that pursuant to the admission of the Allottee/s to the Society/Association as member thereof, the Allottee/s shall cast his/her/their votes in the general meeting of the Society/Association approving & confirming such car parking reservation/earmarking as done by the Promoter so that the respective person/s in whose favour the Promoter has reserved & allotted the Car Parking Slot/s will be allotted such respective Car Parking Slot/s for exclusive use thereof, along with rights of transferability in respect thereof.

c) Notwithstanding anything contained herein above, there would be additional car parking slots over and above what have been allotted to the Allottees of the Real Estate Project with respect to the unsold flats/shops in the Real Estate Project. The aforesaid unreserved/unallotted car parking spaces, if any, shall continue to be available /accessible to the Promoter and the Promoter shall be freely and fully entitled to deal with the same and in the manner it deems fit. The Allottee/s undertake that until the Promoter deals/allots the additional unreserved/unallotted car parking slots, the Promoter shall not be liable to pay any outgoings in respect of such



A handwritten signature in black ink, appearing to be a stylized "M".

additional unreserved/unallotted car parking slots to the common Organization/Association/Society.

- ii. The Promoter shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Real Estate Project in which the said Premises is located. As detailed in the Clause 3(iii) above, the payment at each stage is individually referred to as "the Instalment" and collectively referred to as "the Instalments". The payment shall be made by the Allottee/s within 7 (seven) days of the Promoter making a demand for the payment of the Instalment, time being the essence of the contract. All the amounts due to the Promoter to be paid towards any of the Instalments (which have already become due, for a milestone already having been achieved by the Promoter, as per the Third Schedule) shall be forthwith paid by the Allottee/s within a maximum period of 7 (seven) days from the date of receipt of the letter by the Allottee/s from the Promoter in this regard. A notice / intimation forwarded by the Promoter to the Allottee/s that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.
- iii. The payment by the Allottee/s in accordance with Clause 3(iii) is the basis of the Sale Price and is one of the principal, material and fundamental terms of this Agreement (time being the essence of the contract). The Promoter has agreed to allot and sell the said Premises to the Allottee/s at the Sale Price inter-alia because of the Allottee/s having agreed to pay the Sale Price in the manner more particularly detailed in Clause 3(iii). All the Instalments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement.
- iv. (including but not limited to tax paid or payable by way of GST, Service Tax, Value Added Tax and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the said Premises and / or with



A handwritten signature in black ink, appearing to be a stylized "A" or a similar character.

respect to the said Car Parking Slot and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future)

the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises and / or the said Car Parking Slot, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

x. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire from the Promoter the said Premises on the basis of the carpet area only and the Sale Price agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the RERA carpet area of the said Premises. The Sale Price is only in respect of the said Premises and the Promoter has neither charged nor recovered from the Allottee/s any price or consideration for the common areas and the said Car Parking Slot and that the common areas and the Car Parking/s shall be allowed to be used free of cost, without any price or consideration subject to Allottee/s paying the monthly maintenance/outgoings in respect thereof.

xi. All payments shall be made by way of demand drafts/ pay orders/account payee cheques/ RTGS/ ECS/ NEFT any other instrument drawn in favour of / to the account of the Promoter set out at Serial no.5 of the Second Schedule hereunder written. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse / pay all such amounts due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer drawn in favour of / to the account of the Promoter more particularly mentioned in the Serial no.5 of the Second Schedule hereunder written. Any payments made in favour of / to any other



A handwritten signature in blue ink, appearing to read "M. S. R." or a similar name.

account other than as mentioned in the Serial no.5 of the Second Schedule shall not be treated as payment towards the said Premises. All payments made by the Allottee/s shall be deemed to have been received by the Promoter only upon realization. The Allottee/s shall satisfy the Promoter either through its banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each Instalment of the Sale Price. The Promoter shall be entitled to change the account (as set out in the Serial no.5 of the Second Schedule) by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the aforesaid financial institution in such new account. Any dishonor or delay in payment shall be construed as a default on the part of the Allottee/s.

xii. The Allottee/s shall deduct tax at source ("TDS") from each instalment of the Sale Price as required under the Income-tax Act, 1961. The Allottee shall duly cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 at the earliest. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s.

xiii. The Allottee/s agrees and confirms that in the event of delay / default in making payment of the GST, Service Tax, Value Added Tax, TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the balance amount due and payable by the Allottee/s to the Promoter.

(iv) Clause 4 – added portion:



- a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay from the Completion Date ("the Interest Rate"), on the amount of Sale Price that is till then paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s; or
- b) the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee/s Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or said Car Parking Slot and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the Car Parking Slot in the manner it deems fit and proper.
- iii. In case if the Allottee/s elect/s his remedy under Clause 4(iv)(a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Clause 4(iv)(b) above.
- iv. If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed



A handwritten signature in blue ink, appearing to be "R. Arodees".

from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

On the receipt of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Clause and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeit the Earnest Money as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation in respect of the said Premises and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the Earnest Money, refund to the Allottee/s, the balance amount, if any of the paid-up Sale Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges. The refund amount shall be paid by the Promoter to the Allottee/s only after realization of the sale proceeds received from the sale of the said Premises from the subsequent purchaser and shall be paid after deducting therefrom all costs towards applicable taxes, brokerage and other incidental and ancillary expenses. Further, upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.

- vi. Subject to Clause 4 (vii) above, the following events shall be construed as a Default:
 - a) If the Allottee/s delay(s) or commit(s) default in making payment of any installment or any other amount payable under this Agreement, including taxes, etc. or otherwise, including as set out in this Agreement;



✓

- b) If the Allottee/s fails to take possession of the said Premises in terms of Clause 5 below;
- c) If the Allottee/s commit(s) breach of any terms, conditions, IOA, covenants, undertakings and/or representations and/or warranties as given by him/her/it in this Agreement and/or any other writings and/or the terms and conditions of any other sanctions, permissions, undertakings and affidavits etc.;
- d) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up or dissolved;
- e) If the Allottee/s is/are, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- f) If a Receiver and/or a Liquidator and/or Official Assignee or any person is appointed for the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s;
- g) If any of the assets and/or properties of the Allottee/s is/are attached for any reason whatsoever under any law, rule, regulation, statute etc.;
- h) If any execution or other similar process is issued and/or levied against the Allottee/s and/or any of the Allottee/s' assets and properties;
- i) If the Allottee/s has/have received any notice from the Government of India (either Central, State or Local or any foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them; and/or
- j) If any of the aforesaid have been suppressed by the Allottee.

vii. **Consequences of Default:**

- a) On the occurrence of a Default, then and in that event, the Promoter shall, without prejudice to any and all other rights and remedies available to it under law, be entitled (but not obliged) to exercise its rights as mentioned in this agreement.



b) It is agreed that all the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter, are cumulative and without prejudice to one another.

(v) Clause 5 – added portion:

iv. Within 15 (fifteen) days from the date of receipt of the Occupation Certificate from the SRA for the said Premises, the Allottee/s shall be liable to bear and pay his/her/its/their proportionate share i.e. in proportion to the RERA carpet area of the said Premises, of outgoings in respect of the Real Estate Project including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the SRA or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project. Until the Society/Association is formed and the Society/Association Conveyance is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agree/s that till the Allottee/s's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional monthly contribution per month towards the outgoings as mentioned in the Serial no. 4 of the Second Schedule. It is further clarified and agreed that the Allottee/s shall be liable to bear and pay such monthly contribution/maintenance charges from the date(s) specified in this Agreement irrespective of whether or not the Allottee/s has/have taken possession of the said Premises.

v. The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause 5, deposit such amounts as mentioned in the Sixth Schedule hereunder written with the Promoter. The amounts as



more particularly mentioned in the Sixth Schedule hereunder written are not refundable. The Allottee/s shall make payments of such amounts as more particularly mentioned in the Sixth Schedule hereunder to the bank account of the Promoter. The unspent balance, if any, shall be delivered by the Promoter to the Society/Association, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

(vi) Clause 6 – added portion:

It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s (including the Allottee/s appointing vendors/contractors not approved by the Promoter) and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs/ redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project. The Allottee/s is/are aware that the said Real Estate Project is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new structural member may adversely impact the said Real Estate Project at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to all allottees of the said Real Estate Project to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s/the Society and/or other allottees of the said Real Estate Project shall have no claim(s) of whatsoever nature against the Promoter in this regard. It is hereby clarified that the warranty on Lifts, Parking Structures, Furniture & Fixtures, appliances and Fire Fighting Equipment shall be provided by the agencies/manufacturers and the Promoter shall not be liable for any defect and maintenance of the same. It is further clarified and agreed by the Allottee/s that the Promoter shall not in any manner be involved or held responsible



A handwritten signature in blue ink, appearing to be a stylized "V" or a similar mark.

in respect of any disputes between the Allottee/s and the agencies/manufacturers with respect to warranty or otherwise.

(vii) Clause 7 – added portion

- i. Signing and executing the necessary Applications/Forms prescribed under the applicable laws and Bye-laws governing the said common organization;
- ii. Paying the applicable Share Money and Entrance Fee and all other charges prescribed under applicable laws for acquiring the shares/membership of the said common organization;
- iii. Executing all other papers and documents as statutorily required for becoming member/s of the said common organization;
- iv. Abiding by the rules, regulations and bye-laws of the said common organization.

(viii) Clause 8 – added portion

- i. the said Premises forms a part of the Promoter's entitlement;
- ii. that pursuant to the registered Development Agreement, the Promoter is entitled to sell the said Premises, forming a part of the Promoter's Entitlement, to the Allottee/s;
- xiii. The Promoter shall be entitled to advertise and market the project in such manner as the Promoter may deem fit and proper including but not limited to by advertising on hoardings, digital platforms, signage, illuminated signage and logos and/or by any other mediums.

(ix) Clause 9 – added portion

- i. The Allottee/s hereby nominate/s the person identified in the Serial No.9 of Second Schedule hereunder written ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee/s, the Nominee shall assume all the obligations of the Allottee/s under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee/s shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the



nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee/s.

ii. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealing, breaches, omissions, commissions etc. of and /or by the Nominee.

(x) Clause 10 – added portion

The Allottee/s shall indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee in complying/performing his/her/their obligations under this Agreement.

(xi) Clause 11 – added portion

In this Agreement where the context admits:

Any reference to any statute or statutory provision shall include:

- i. all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated);
- ii. any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended,



modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced.

- iii. the Schedules & Annexures form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- iv. references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- v. each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(xii) Clause 12 – added portion

- iv. Not to cause any change in the elevation of the new Building by making changes to the building Façade, installing grills outside windows, installing A.C. units, shutters, coverings or in any other manner which disturb or changes the elevation of the new Building;

(xiii) Clause 13 to 16 – added portion

- 13. The Promoter has availed of and/or may avail of financial assistance, including any construction/corporate loans, infrastructure loans, from bank/s, financial institution/s, and/or person/s against security of any part/s of the said Real Estate Project, or any parts thereof, or any receivables, which have been, or may be, mortgaged, or charged to such banks and/or financial institutions and/or other persons as security for repayment of the financial assistance taken from them. As part of any such arrangement by the Promoter, all or any of the responsibilities and/or obligations and rights of the Promoter under this Agreement may be transferred to any other person. The Promoter agrees that: (a) on or prior to the Date of Offer of Possession, the Promoter shall obtain a letter releasing mortgage or



A handwritten signature in blue ink, appearing to be a stylized 'M' or a similar character.

A handwritten signature in blue ink, appearing to be a stylized 'Y' or a similar character.

charge of such bank/s, and/or financial institution/s, and/or person/s, over the Premises alone, enabling the Promoter to complete the allotment and sale thereof to the Allottee/s, free of the same, (b) on or prior to the execution of the Deed/s of Transfer in favour of the Entity & Organization, the Promoter shall obtain a letter releasing mortgage or charge of such bank/s, and/or financial institution/s, and/or person/s, over the Real Estate Project, such that the Real Estate Project is free from such encumbrances. The Promoter agrees that after the execution of this Agreement, any mortgage or charge shall not affect the right and interest of the Allottee/s under this Agreement.

14. The person/s in whose favour the Promoter has granted or created, or agreed to grant or create, any mortgage, charge or security interest in respect of any unsold Premises in the Real Estate Project, may itself/himself/ herself/ themselves, or jointly with the Promoter, be admitted as and made members of the Society/Association, without it, him, her or them or the Promoter being made subject or liable to any separate, special, new or additional condition/s and required to pay any separate, special, additional or extra amount or consideration whatsoever for the same (whether by way of transfer fees, charges, premium, donation or otherwise) and the Allottee/s shall not raise any objection.
15. The Promoter shall not be liable to bear or pay any contributions, deposits, expenses, transfer fees, non-occupancy charges, donations, premiums or any other amounts, charges or liabilities whatsoever to the Society/Association to be formed in respect of the Real Estate Project, in respect of any unsold/unallotted Premises.
16. The Promoter and/or Promoter Affiliates shall in its discretion, control the placement, installation and provision of any types of temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and hoardings) of whatsoever nature upon and in the Real Estate Project and/or any part thereof till Real Estate Project Completion. Further, the Promoter and/or the Promoter Affiliates shall always have full complete and unrestricted access to such hoardings, and signage. Without prejudice to the generality of the foregoing provisions the Promoter and/or Promoter Affiliates shall have full rights, in its/their



discretion, to install its/their name/s and any other Promoter Intellectual Property at one or more places or in Real Estate Project Land and/or upon the Real Estate Project and/or at the entrances and exits thereof. The Promoter and Promoter Affiliates have, shall always have and reserve/s, to themselves full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage.

(xiv) **THIRD SCHEDULE** – added portion

Sr. No.	Milestone	Percentage	Amount
1.	At the time of Booking (Part of Earnest Money)	10%	
2.	On completion of Excavation	20%	
3.	On completion of Plinth of the said Building	15%	
4.	On completion of the 1 st slab of the said Building	4 %	
5.	On completion of the 3 rd slab of the said Building	4%	
6.	On completion of the 5 th slab of the said Building	4%	
7.	On completion of the 7 th slab of the said Building	4%	
8.	On completion of the 9 th slab of the said Building	4%	



9.	On completion of the 12 th slab of the said Building	4%	
10.	On completion of the 15 th slab of the said Building	4%	
11.	On completion of the 17 th slab of the said Building	4%	
12.	On completion of Terrace Slab	4%	
13.	Completion of the walls, internal plaster, of the said Premises.	03%	
14.	Completion of floorings, doors and windows of the said Premises.	03%	
15.	On Completion of Sanitary Fitting, Staircases, Lift Wells & Lobbies upto floor level of the said office	03%	
16.	On Completion of External Plumbing, External Plaster in which the said Apartment located	03%	
17.	On Completion of the Lifts, Water Pumps, Electrical Fittings, in which the said Apartment located	3%	



W

18.	On Possession	4%	
	Total	100%	

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on **17/10/2025**. In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with 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.

For Promoter,

(M/s. PRAKKRUTI ADOBES LLP)

Partner



11/11/13