



॥ Jai Mata Dee ॥

**Maa Vaishnavi**  
BUILDERS & DEVELOPERS

Date: 10-08-2022

Office :

1st floor, Maa Vaishnavi Complex No. 8,  
Manas Mandir, Near Shivvaibhav Karyalaya,  
Bachelor Road, Wardha-442 001.

Mobile No. :

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To  
The MahaRERA

Subject: Deviation Report for Model Form of Agreement

Ref: All that piece & Parcel of land called as "Maa Vaishnavi Nagari – 9 (Wing – 2)" bearing Survey No.59/1 Division-Wardha, Village- Pipri ( Meghe ) , Taluka-Wardha & District-Wardha, PIN: 442001.

Respected Sir,

We, Sau Sangita Pradip Rithe hereby specify that we have added following points in Agreement to Sale. All other points are as per the Model Form of Agreement.

Points that have been added are as follows:

1e). That, it is responsibility of the Purchaser to pay the TDS ( Tax Deducted at Source @ 1 % if applicable and supply the copy of such Challan / Receipt issued by the Income Tax Department to the Vendor Company well before execution and registration of Sale Deed / Conveyance.

1f). That the Vendor company shall be exclusive in-charge of the construction without any let or hindrance or interference by Purchaser or any other contractor and under no circumstances during the subsistence of this contract, the Purchaser shall enter into any building contract in respect of Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by the Purchaser shall be void and shall not be binding upon the Vendor Company.

1h). If the vendor company completes the construction before time then the Purchaser hereby agrees and accepts to pay the consideration amount payable for early completed stages as per payment linked to said stages immediately on demand. No early payment discount will be offered in such case where construction has been completed before the agreed time line.

7.3 That the Purchaser hereby agrees not to occupy the said apartment without prior written permission of the Vendor Company else Purchaser shall be treated as a trespasser.

7.4 That the Vendor does hereby agree with the Purchaser/s that on receipt of the balance sale price and also upon the payment of electricity and water meter deposits, payment of legal charges including Stamp Duty and Registration Fees, payment of Sales Tax, and all other Taxes and cesses that may be levied and payable at the time of Registration from the Purchaser, the vendor will execute a proper Sale Deed relating to the undivided share and interest in the land and also the entire R.C.C.

Authorised Signatory

Superstructure comprising Apartment hereby agreed to be sold in favor of the purchaser or the nominee (s) appointed by the Purchaser and get the same duly registered at the costs of Purchaser in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Apartment chosen by him/ her/ them to the Vendor Company.

7.5 That, on obtaining proper Sale Deed relating to the undivided share and interest in the said plot of land hereby agreed to be sold, the same will be held by the Purchaser jointly with the other co-owners thereof. However the apartment chosen by the Purchaser in the proposed multistoried building shall be owned and possessed by the Purchaser exclusively with heritable and transferable rights therein . The common areas and facilities shall vest with the Association of the Apartment Owners for the purpose of maintenance.

7.7 That, the Purchaser shall protect the important parts of the building such as columns, beams, walls , slabs of R.C.C., Pardis or other structural portions in the said Apartment and not cause any damage water proofing , floor tiles etc. which will result in leakage in the building and thereby weaken the same and endanger the structure. For such unauthorised acts, if done by the Purchaser, then in such event, Purchaser will be solely responsible for any consequences which may arise. The Purchaser shall not be entitled to put pots ( Kundi ) / plants etc. in the open passage / lobby of the building.

14. That the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreement, restrictions and rights of the other co-owners for the remaining undivided share in the said plot of land and shall not annual this contract / agreement, nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

15. After the Vendor Company executes this Agreement he shall not mortgage or create a charge on this apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in 17 force, such mortgage, charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such apartment.

Thanking You

Your's Faithfully

For,

Sangita Pradip Rithe  
(Partner)

Maa Vaishnavi Builders & Developers

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Authorised Signatory