To,

Maha RERA Authority,

6th floor, Housefin Bhavan,

Plot No C-21, E Block, BKC,

Bandra (E), Mumbai:-400051

Date :- 16/08/2023

Subject:- Deviation Report on Agreement for sale the project named THERESE C.T.S. NO. F/375 OF VILLAGE BANDRA-F, F.P. NO. 179 TPS BANDRA III AT 18.30 MTR. WATERFIELD ROAD, BANDRA (WEST), MUMBAI – 400050.

Deviation Clause

Clause no as per our draft	Actual clause
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.

EKEN CONSTRUCTIONS MUMBAI

Scanned with CamScanner

(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.

(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,

EKEN CONSTRUCTIONS MUMBAI

Scanned with CamScanner

	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) 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.
14	The Allottees/s for himself/herself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenant/s with the Promoters as follows:- *i.* To maintain the Flat at the Allottees/s own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

For M/S EKEN CONSTRUCTIONS

Partner

Date: 17/08/2023

EKEN CONSTRUCTIONS MUMBAI

Scanned with CamScanner