On the Promotor's Letterhead

Shirodkar GROUP

Mehta & Shirodkar Developers

Date:- 09/11/2023

To,

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 "Ganesh Dham"

Dear Sir/Ma'am,

I Rohan Shirodkar Partner hereby state and declare that we have modified and adopted the format of Agreement for Sale submitted at the time of registration of the project "Ganesh Dham" 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
2.1 (Part)	The Purchaser/s shall deduct TDS, applicable by law from the total consideration of this Agreement and deposit in the appropriate Bank. The Purchaser/s shall produce TDS certificate to the Developers in respect of the said payment. Such deduction and payment of TDS amount to the Income Tax Department as aforesaid shall from a part of the total consideration under this Indenture. The Total Price above excludes Taxes(consisting of tax paid or payable by way of GST, and Cess or any other similar taxes which may believed, in connection with the construction of and carrying out the Project.
2.3 to 3	The PURCHASER/S agrees and understands that timely payment towards purchase of the said Flat as per payment plan/schedule hereto is the essence of the Agreement. The Total Price above includes the advance payment/booking amount/part payment paid by the PURCHASER/S to the DEVELOPERS towards the said Flat. The PURCHASER/S herein is well aware that, construction/development of the said Building in which the said Flat is situated is under progress on the said land and considering the present status of the same, the PURCHASER/S has agreed to pay the aforesaid total price/consideration to the DEVELOPERS herein as per Annexure annexed and marked as ANNEXURE "J" 2.4 The DEVELOPERS herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by digital E-mail to the PURCHASER/S and the PURCHASER/S shall make payment of such due amount to the DEVELOPERS within 7 days from date of receiving such intimation. The

5-B | Shreenath Apt. No. 3 | Chaphekar Bandhu Marg | Mulund (East) | Mumbai : 400081.
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	PURCHASER/S herein specifically agrees that he/she/they shall pay the aforesaid amount without any delay along with each installment. 3. MODE OF PAYMENT:- Subject to the terms of the Agreement and the DEVELOPERS abiding by the construction milestones, the PURCHASER/S shall make all payments, on demand by the DEVELOPERS, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of "M/S MEHTA AND SHIRODKAR DEVELOPERS" ACCOUNT NO. : IFSC CODE : BANK NAME : BRANCH :
5 to 9	5. INTEREST ON UNPAID DUE AMOUNT : - Without prejudice to the right of the DEVELOPERS to take action for breach arising out of delay in payment of the installments on the due dates, the PURCHASER/S shall be bound and liable to pay interest @ State Bank of India MCLR rate [lus two percent that is as mentioned in RERA rules, on all the amounts which become due and payable by the PURCHASER/S to the DEVELOPERS till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the DEVELOPERS under this Agreement, nor shall it be construed as condonation of delay by the DEVELOPERS. The amount of interest may be informed to the PURCHASER/S from time to time or on completion of the said Building, and the PURCHASER/S has/have agreed to pay the same as and when demanded before the possession of the said Flat. 6. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY: - The DEVELOPERS hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority, state and/or Central Government including Environment department at the time of sanctioning the plans or any time thereafter or at the time of granting Completion Certificate or anytime thereafter. The DEVELOPERS shall before handling over possession of the said Flat to the PURCHASER/S herein, obtain from the concerned planning/local authority/development controlling authority Occupation and/or Completion Certificate in respect of the said Flat. Notwithstanding anything to the contrary contained herein, the PURCHASER/S shall not be entitled to claim possession of the said Flat until the Completion Certificate is received from the local authority and the PURCHASER/S has paid all dues payable under this agreement in respect of the said Flat to the DEVELOPERS and has paid the necessary maintenance amount/deposit, GST and other taxes payable under this agreement of the said Flat to the DEVELOPERS. 7. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE :- The DEVELOPERS has made full and true disclosure of the title of the said land as well as encumbrances, if any, known to the DEVELOPERS in the title report of the advocate. The DEVELOPERS has also disclosed to the PURCHASER/S nature of its right, title and interest or right to construct building/s, and also given inspection of all documents to the PURCHASER/S as required by the law. The PURCHASER/S having acquainted himself/herself/themselves with all facts and right of the DEVELOPERS and after satisfaction of the same has entered into this Agreement. At any stage during the implementation of the Building the DEVELOPERS shall be at liberty to sell, assign or

	transfer or enter into joint venture/partnership or mortgage or demerge or convert itself to another entity having different name or otherwise deal with its title and interest in the said land and buildings to be constructed without affecting the rights granted in favour of the PURCHASER/S in respect of the Flat agreed to be purchased by PURCHASER/S as per the terms of the Agreements. 8. SPECIFICATIONS AND AMENITIES :- The Specifications and Amenities of the Flat to be provided by the DEVELOPERS in the said Building and the said Flat and Common amenities for the Building are those that are set out in ANNEXURE"H" hereto. The Building being multi storied and considering to maintain the stability of the building and internal structures, The consultant has instructed not to allow any internal changes. As per our policy there shall be no customization permitted inside the said Flat. Changes such as civil, electrical, plumbing etc. shall not be allowed during construction and till delivery of possession. 9. COMPLIANCE OF LAWS RELATING TO REMITTANCES:- 9.1 The PURCHASER/S, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s),modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the DEVELOPERS with such permission, approvals which would enable the DEVELOPERS to fulfill its obligations under this Agreement any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act,1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The PURCHASER/S understands and agrees that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. 9.2 The DEVELOPERS accepts no responsibility in this regard. The PURCHASER/S shall keep the DEVELOPERS fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the PURCHASER/S subsequent to the signing of this Agreement, it shall be the sole responsibility of the PURCHASER/S to intimate the same in writing to the DEVELOPERS immediately and comply with necessary formalities if any under the applicable laws. The DEVELOPERS shall not be responsible towards any third party making payment/remittances on behalf of any PURCHASER/S and such third party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the DEVELOPERS shall be issuing the payment receipts in favour of the PURCHASER/S only.
10.1 (Part)	The PURCHASER/S agrees and confirms that, in the event it becomes impossible for the DEVELOPERS to implement the Building due to Force Majeure conditions, then this allotment shall stand terminated and the DEVELOPERS shall refund to the PURCHASER/S the amount received by the DEVELOPERS from the allotment within 180 days after adjusting 20% of the Agreement Value as cancellation charges , Taxes/Statutory Fees paid , Brokerage paid if any and Interest on delayed payment by allottee, if any.

	from that date. After refund of the money paid by the PURCHASER/S, PURCHASER/S agrees that he/she shall not have any rights, claims etc. against the DEVELOPERS and that the DEVELOPERS shall be released and discharged from all its obligations and liabilities under this Agreement.
10.2 to 10.3	The DEVELOPERS, upon obtaining the Occupancy/ Building Completion Certificate from MUNICIPAL CORPORATION OF GREATER MUMBAI, shall offer in writing within 7 days to the PURCHASER/S intimating that, the said Flat is ready for use and occupation. The PURCHASER/S herein shall inspect the said Flat in all respects to confirm that the same is in accordance with the terms and conditions of this agreement, complete the payment of consideration/total price and dues to the DEVELOPERS as per terms and conditions of this agreement and take the possession of the said Flat within 15 days from the date of written intimation issued by the DEVELOPERS to the PURCHASER/S herein. The DEVELOPERS agrees and undertakes to indemnify the PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the DEVELOPERS. The PURCHASER/S agree(s) to pay the maintenance charges as determined by the DEVELOPERS/SOCIETY, as the case may be. 10.3 Upon receiving a written intimation from the DEVELOPERS as per clause 10.2, the PURCHASER/S shall take possession of the Flat from the DEVELOPERS by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the DEVELOPERS shall give possession of the Flat to the PURCHASER/S. In case the PURCHASER/S fails or commits delay in taking possession of said Flat within the time provided in clause 10.2, PURCHASER/S shall be liable for payment of maintenance charges as applicable,property tax, electricity charges, Deposit for Electricity Meter and Mahanagar Gas Ltd. Development cess and charges, and any other expenses and outgoing in respect of the said Flat and the DEVELOPERS shall not be liable for the maintenance, wear and tear of the said Flat.
10.4 (Part)	Except for occurrence of a Force Majeure event, if the DEVELOPERS fails to complete or is unable to give possession of the Flat (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a DEVELOPERS on account of suspension or revocation of the registration under the Act; or for any other reason; the DEVELOPERS shall be liable, on demand to the PURCHASER/S, in case the PURCHASER/S wishes to withdraw from the Building, without prejudice to any other remedy available, to return the total amount received by him after adjusting 20% of the Agreement Value as cancellation charges , Taxes/Statutory Fees paid , Brokerage paid if any and Interest on delayed payment by allottee, in respect of the Flat, with interest at the rate specified in the Rules within 90 days including compensation in the manner as provided under the Act. Provided that where if the PURCHASER/S does not intend to withdraw from the Building, the DEVELOPERS shall pay the PURCHASER/S interest @ Prime Lending Rate of State Bank of India at the relevant time plus two percent thereon for the every month of the delay, till the handing over the possession of the Flat.
12.1 (Part)	(a) 20% of the Agreement Value as cancellation charges (b) Taxes/Statutory Fees paid (c) Brokerage paid if any (d) Interest on delayed payment by allottee, if any. within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the PURCHASER/S to the DEVELOPER. If the PURCHASER/S herein violates any terms and conditions of this agreement including non-–payment of agreed consideration/total price within stipulated period then, the

	DEVELOPERS herein shall have absolute right and authority to terminate this agreement. If the PURCHASER/S fails to pay the agreed amount of installment within 7 days from receipt of the demand letter for that specific milestone/installment, the DEVELOPERS shall issue first reminder letter calling upon the PURCHASER/S to pay the installment amount within 7 days from the issuance of such reminder letter. If the PURCHASER/S fails to pay the agreed amount of installment within days from the issuance of such reminder letter the DEVELOPERS shall issue second reminder letter calling upon the PURCHASER/S to pay the installment amount within 7 days from the issuance of such reminder letter along with the interest upon the defaulted installment at the rate agreed herein. If the PURCHASER/S herein fail to rectify the default or breach/es of terms and conditions within aforesaid stipulated period with interest, wherever applicable, then the DEVELOPERS shall have absolute authority to terminate this agreement by giving 7 days' notice in writing by Registered Post A.D. or Speed Post or Email with certificate obtained from online postal service On expiry of such notice period, the PURCHASER/S shall cease to have any right whatsoever in respect of the said Flat except, subject to terms and conditions of this agreement, refund of consideration amount already paid after the adjusting 20% of the Agreement Value as cancellation charges , Taxes/Statutory Fees paid , Brokerage paid if any and Interest on delayed payment by allottee and the DEVELOPERS herein shall be entitled to deal with the said Flat with any prospective buyer. Delay in issuance of any reminder/s or notices from the DEVELOPERS shall not be considered as waiver of DEVELOPERS absolute right to terminate this agreement.
12.2 to 12.4	For whatsoever reason if the PURCHASER/S herein, without any default or breach on his/her/their part, desire to terminate this agreement /transaction in respect of the said Flat then, the PURCHASER/S herein shall issue a prior written notice to the DEVELOPERS as to the intention of the PURCHASER/S and on such receipt of notice the DEVELOPERS herein shall be entitled to deal with the said Flat with prospective buyers. After receipt of such notice of intention to terminate this agreement, the DEVELOPERS shall issue a 15 days' notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation the PURCHASER/S shall be entitled to receive the refund of consideration after adjusting 20% of the Agreement Value as cancellation charges , Taxes/Statutory Fees paid , Brokerage paid if any and Interest on delayed payment by allottee. 12.3 It is specifically agreed between the parties hereto that, if the transaction in respect of the said Flat between the DEVELOPERS and PURCHASER/S herein terminated as stated in sub-para 12.1 and 12.2 hereinabove written then all the instruments under whatsoever head executed between the parties hereto or between the DEVELOPERS and PURCHASER/S herein, in respect of the said Flat, shall stand automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter. 12.4 In case the PURCHASER/S decides to terminate/cancel this Agreement by executing Deed of Cancellation of the Flat allotted in the said Building for his/her/their personal reasons and without any fault of the DEVELOPERS, the DEVELOPERS shall be entitled to forfeit amount of 20% of the Agreement Value as cancellation charges , Taxes/Statutory Fees paid , Brokerage paid if any and Interest on delayed payment by allottee,out of total amount paid for the allotment. The balance amount of money paid by the PURCHASER/S shall be returned by the DEVELOPERS to the PURCHASER/S within 180 days of such registered cancellation deed.
13 (Part)	Provided however, that the PURCHASER/S shall not carry out any alterations of the whatsoever nature in the said Flat or in the fittings therein, in particular it is hereby agreed that the PURCHASER/S shall not make any alterations in any of the fittings, pipes, water

	supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the DEVELOPERS the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the DEVELOPERS, and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat by the Occupants, vagaries of nature etc. Further the PURCHASER/S shall not do any work on the Dead Walls such as Wardrobes, Cabinets etc. which will develop cracks in the said walls which in turn will result in to seepage's and leakages.
14 to 16	MEMBERSHIP OF THE SOCIETY:- The PURCHASER/S along with other PURCHASER/S in the said Building shall become the members of the SOCIETY by completing the formalities prescribed in the Bye-laws of the SOCIETY. DEVELOPERS herein shall inform in writing to the SOCIETY for admitting the PURCHASER/S herein as it's Member and only after such intimation in writing, the SOCIETY shall admit the PURCHASER/S herein as it's member. Further the DEVELOPERS shall also inform the SOCIETY in writing about the charge which have been created on the Flat against the Housing Loan obtained by the PURCHASER/S herein which shall also be registered by the SOCIETY in it's records and Share Certificate issued in respect of the membership of the PURCHASER/S herein in respect of the Flat shall be directly handed over to Bank/Financial Institutions after due endorsement of name/s of the PURCHASER/S herein on the same. 15. CONVEYANCE OF THE PROPERTY:- The SOCIETY is the lawful Owner of the said property more particularly described in the First Schedule written hereunder and therefore no further conveyance of the property is required. 16. PAYMENT OF TAXES, CESSES ETC:- 16.1 The PURCHASER/S herein is well aware that, at present GOODS & SERVICE TAX payable on this transaction is @ 5% of the consideration and this Agreement is made for the consideration which is exclusive of said GST. Hence 5% Tax on account of GST is payable by the PURCHASER/S herein along with each payment to be made to the DEVELOPER herein. Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the PURCHASER/S to the DEVELOPERS shall be increased/reduced based on such change/modification. The DEVELOPERS shall provide to the PURCHASER/S the details of the taxes paid or demanded along with act/rules/notifications together with dates from which such taxes/levies etc have been imposed or become effective. 16.2 If at any time, after execution of this Agreement, GST is increased under respective statute by the central and state government respectively and further at any time before or after execution of this Agreement any additional taxes/ duty/ charges/ premium/ cess/surcharge etc., by whatever name called, is levied or recovered or becomes payable under any statute/rule /regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, on the said Flat or this agreement or the transaction herein, shall exclusively be paid/borne by the PURCHASER/S. The PURCHASER/S hereby, always indemnifies the

	DEVELOPERS from all such levies, cost and consequences. Provided that the DEVELOPERS shall provide to the PURCHASER/S the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective; 16.3 The PURCHASER/S herein is well aware that, the Central Government of India has inserted Sec.l94-IA in Income Tax Act,1961 imposed responsibility on PURCHASER/S if consideration payable by the PURCHASER/S to the DEVELOPERS is more than Rs.50,00,000/-, then at the time of credit of such sum to the account of the DEVELOPERS or at the time of payment of such sum in cash or by issue of cheque or draft or by any other mode whichever is earlier deduct an amount at Rate applicable from time to time as income taxthereon and accordingly if the PURCHASER/S herein made any deduction on account of tax deducted at source (TDS) and within 15 days from the end of month in which deduction is made produced original Challan-cum-statement in Form No.26QB u/s 194-IA of Income Tax Act 1961 read with Income Tax Rule 30(a)(2A) & 31A in the name of DEVELOPERS herein with PAN, then only the DEVELOPERS will acknowledge receipt of part consideration of said tenement for the amount equal to deducted and paid under such Challan-cum-statement. 16.4 Provided that, at the time of handing over the possession of the said Flat if any such Challan-cum-statement in Form No. 26QB is not produced by the PURCHASER/S, then PURCHASER/S herein shall deposit amount as interest free deposit with the DEVELOPERS equivalent to the amount which is to be paid by the PURCHASER/S under, aforesaid provision and which deposit amount will be refunded by the DEVELOPERS to the PURCHASER/S on submitting Challan-cum-statement in Form No.26QB within 15 days from the end of the month in which possession of the tenement is delivered by The DEVELOPERS to the PURCHASER/S. 16.5 Notwithstanding anything contents stated hereinabove, the liability to pay the aforesaid taxes, etc. will be always on PURCHASER/S of the said Flat and if for whatsoever reason respective Recovering Authority got recovered the same from the DEVELOPERS in such circumstances the DEVELOPERS herein shall be entitled to recover the same from the PURCHASER/S along with interests and PURCHASER/S herein shall pay the same to the DEVELOPERS within stipulated period as may be informed by the DEVELOPERS to the PURCHASER/S in writing. It is further specifically agreed that, aforesaid encumbrance shall be on said Flat being first encumbrance of the DEVELOPERS. The PURCHASER/S herein with due-diligence has accepted the aforesaid condition.
17 (a) to (f)	(a) Subject to Clause 2.1 and 2.3 the DEVELOPERS agrees and acknowledges that the PURCHASER/S shall have exclusive ownership of the said Flat. (b) The PURCHASER/S shall also have undivided proportionate share in the Common Areas. Since the share/interest of PURCHASER/S in the Common Areas is undivided and cannot be divided or separated, the PURCHASER/S shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the PURCHASER/S to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. (c) It is made clear by the DEVELOPERS and the PURCHASER/S agrees that the Flat along with Parking Space (if any) shall be treated as a single indivisible unit for all purposes. It is agreed that the Building is an independent, self-contained Building as stated in Schedule II out of the said Land stated in Schedule I and is not a part of any other Building or zone and shall not form a part of and/or linked/combined with any other Building in its

	vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the PURCHASER/S. (d) The DEVELOPERS agrees to pay all outgoings before transferring the physical possession of the Flat to the PURCHASER/S, including municipal or other local taxes, charges for water or electricity, maintenance charges. If the DEVELOPERS fails to pay all or any of the outgoings before handing over possession of the said Flat to the PURCHASER/S, the DEVELOPERS agrees to be liable to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person. (e) The SOCIETY has absolute, clear and marketable title with respect to the said Land and the DEVELOPERS has the requisite rights to carry out development upon the said Land and the DEVELOPERS is in absolute, actual, physical possession of the said Land for the construction of the said Building; (f) The DEVELOPERS has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Building;
17 (o) & (P)	After the DEVELOPERS executes this Agreement he shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for time being in force, such mortgage or charge shall not affect the right and interest of the PURCHASER/S who has taken or agreed to take such Flat/Shop/Commercial Premises. (p) The DEVELOPERS has assured the PURCHASER/S that the said Building in its entirety is being constructed in accordance with the sanctioned plans of MCGM and there is no deviation in the said sanctioned plans and actually constructed building.
18(n) to (q)	(n) On possession , to bear and pay all taxes, including increase in local taxes, water charges, Insurances and such other levies which may be imposed by the concerned local authorities, Government, Public authority on account of change of user of the said premises. (o)It is the duty of Purchaser as well as Society to maintain Sewerage Treatment Plan (STP) and environmental services provided for 10 years and keep it in good conditions. (p) To maintain whatever amenities and structures provided and given by the developers, in proper condition by the Purchaser as well as the society. Further, the developers will laid special emphasis on illumination, lighting on building, garden, benches and structures at prominent places for beautification of the society premises should not be demolished, maintain properly and remained permanently. (q) Not to enclose the elevation features or chajjas if any and make them a part of room or hall or new flat. The existing members has or have been clearly informed that the elevation features or chajjas if any have been approved by the M CGM as an elevation feature free of FSI and cannot be Converted as a habitable area of the new flat. These elevation features or chajjas if any shall continue to remain as elevation features or chajjas only.
19 to 22	19. NAME OF THE BUILDING/ BUILDING/S/WING/S:- Not with standing anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that the name of the Building shall be"GANESH DHAM". 20. ENTIRE AGREEMENT AND RIGHT TO AMEND: - This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat. This agreement may only be amended through written consent of the Parties.

21. SEPARATE ACCOUNT FOR SUMS RECEIVED:-

The DEVELOPERS shall maintain a separate account in respect of sums received by the DEVELOPERS from the PURCHASER/S towards total price/consideration of the said Flat and as advance or deposit.

Provided that the DEVELOPERS shall be allowed to withdraw the sums received from the PURCHASER/S and utilize the same as contemplated and permitted under the said act and rules made thereunder.

22. RIGHT OF PURCHASER/S TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:-

The PURCHASER/S hereby agrees to purchase the said Flat on the specific understanding that his/her/their right to the use of Common Areas/amenities shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the SOCIETY and performance by the PURCHASER/S of all his/her obligations in respect of the terms and conditions specified by the SOCIETY from time to time.

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ANNEXURE 'E'

Sr.No.	Particulars	Percentage
1	Booking Amt	**10.00%**
2	Allotment Letter/Agreement	**10.00%**
3	Excavation	**15.00%**
4	On Completion Plinth	**10.00%**
5	On Completion of 1st Slab	**2.75%**
6	On Completion of 3rd Slab	**2.75%**
7	On Completion of 5th Slab	**2.75%**
8	On Completion of 7th Slab	**2.75%**
9	On Completion of 9th Slab	**2.75%**
10	On Completion of 11th Slab	**2.75%**
11	On Completion of 15th Slab	**2.75%**
12	On Completion of 18th Slab	**2.75%**
13	On Completion Terrace Slab	**3.00%**
14	Inter Masonry of Your Flat	**5.00%**

15	External Masonry of Your Flat	**5.00%**
16	Inter Plaster of Your Flat	**5.00%**
17	External Plaster of Your Flat	**5.00%**
18	On Completion of Floring & Plumbing Services of Your Flat	**3.00%**
19	On Completion of lift obby & Installation of lift	**2.00%**
20	Possession	**5.00%**
	TOTAL	**100.00%**

M/S. Mehta & Shirodkar Developers

ROHAN MANOHAR SHIRODKAR

Digitally signed by ROHAN MANOHAR SHIRODKAR
Date: 2023.11.09 15:28:02 +05'30'

Promoter