SKYLINE
HORIZON PVT. LTD.

Declaration Regarding Deviation Report of Agreement of Sale

That the Promoter **SKYLINE HORIZON PVT. LTD. And SHRI. DILIP S/o JAYSHUKLAL DOSHI** in their Capacity as Joint Owners as well as Promoter of **HIMALAYA VISHWA-II** do hereby declare that the "Draft Agreement of Sale" uploaded along with application of Registration of the Project named and styled as "**HIMALAYA VISHWA-II**", does not carry any major deviations from the model Agreement prescribed by the MahaRERA Authority, since almost all the Clauses in the model Agreement are included while Drafting the Agreement of Sale.

That Annexure is attached indicating Page No. and Clause No. in tabular form giving details of various clauses.

However it is declared that various Clauses in the model Agreement of Sale have been added with sub-clauses which are in support of the main clause or some contents of various clauses contained in Model Agreement of sale, may have been merged in the some of the clauses or construction of sentences may have been varied.

Hence this Report of Deviations.

Nagpur

Date: 21.09.2023

Promoters

1. SKYLINE HORIZON PVT LTD

Sunil Ramkrishna Duddalwar
Authorised Director

2. Mr. Dilip Jayshuklal Doshi

189, Cement Road, Shivaji Nagar, Nagpur-440010 **Phone No. :** +91 712 2526176
Email : skylinehorizonpvtltd@hotmail.com

Annexure referred to in Deviation Declaration in respect of Agreement of Sale

Sr. No.	Page No.	Draft Agreement Uploaded by Promoter Clause No.	Model Form of Agreement by RERA Authority Clause No.	Remark
1.	2 to 5	Clause A (i) to A (xxvi)	Clause A (i) to (iv)	No Deviation except flow of title described in various Sub-Clauses and contents of Model Agreement included in the same.
2.	6	Clause B	Clause B	No Deviation
3.	6	Clause C	Clause C	No Deviation
4.	6	Clause D	Clause D	No Deviation
5.	7	Clause E	Clause E	No Deviation
6.	7	Clause F	Clause F	No Deviation
7.	7	Clause G	Clause G	No Deviation
8.	7-8	Clause 1 (1.1) & (1.2)	Clause 1(1.1)&(1.2)	No Deviation
9.	8	Clause 2 (2.1) (2.1.1) (2.1.2)	Clause 2 (2.1)	That the Sub-Clauses are added to provide for how the balance consideration to be paid and also stating interest payable by purchaser in the event of delay in payment.
10.	9	Clause 2 (2.2) (2.2.1) (2.2.2) (2.2.3)	Clause 2 (2.2)	That two sub clauses are added to provide for extension of time limit foe possession in the occurrence of event described therein, and also the purchaser shall take over in prescribed time period or stipulated there in.
11.	10	Clause 2 (2.3)	Clause 2 (2.3)	No Deviation
12.	10	Clause 3	Clause 3	No Deviation
13.	10	Clause 4	Clause 4	No Deviation except a proviso is added to provide for the event in which the owner if decide not to form final body since the Open recreational Plot, Internal roads, street lights and Drains are all handed over to Municipal council and have become property of the Municipal Council.
14.	11	Clause 5	Clause 5	No Deviation
15.	11	Clause 6	Clause 6	No Deviation
16.	11-12-13	Clause 7 (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l)	Clause 7 (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l)	No Deviation
17.	13	Clause 8	Clause 8	No Deviation
18.	13	Clause 9	Clause 9	No Deviation
19.	13	Clause 10	Clause 10	No Deviation
20.	13	Clause 11	Clause 11	No Deviation
21	14	Clause 12	Clause 12	No Deviation
22.	14	Clause 13	Clause 13	No Deviation

SKYLINE HORIZON PRIVATE LIMITED