Date: 18thAugust 2022

DEVIATION REPORT- AGREEMENT TO SALE

Project Details

M/s **Integrated Infracon**through Partner and Authorised Signatory Shri. **Rajesh S/o MulchandBatwani** having its office at Sugat Nagar Chowk, Ring Road, Jaripatka , Nagpur-440014 having a Residential Scheme called "The Empire" Address:- Plot No. 19 and 20, under Pachpaoli Housing Accommodation Scheme, out of Unit No. 01 CTS/C.S. No. 65 situated at Hansapuri, Municipal corporation house No. 657 and 657/A respectively, ward No. 53, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur-440017.

Boundaries : Plot No.21 to the East, Plot No.18 to the West, Road to the North, &Road to the South.

I, **Rajesh S/o MulchandBatwani**,Partner& authorised signatory of M/s **Integrated Infracon**, hereby declare as under:

1. That the Agreement to Sale prepared by us and uploaded un MAHARERA website, which would be issued to allotees is as per MODEL Draft Provided by Maha RERA Authorities underMaha RERA Rule 10(1) of the Rules.
2. That there is no deviation in Agreement to Sale Draft uploaded on site and a draft provided by Maha RERA

Deviation Report Point Wise

Sr. No.	Particulars	Deviation If Any
1.	Recital of Agreement	No Deviation
2.	Point No.1-Project Construction Details	No Devaition
3.	Point No.1- a Purchase Detail of Unit	No Deviation
4.	Point No.1-b Purchase Detail of Covered Parking	Added : **MSEB & water charge (Infrastructure cost), Stamp duty, Registration, Legal fees& association deposit**
5.	Point No.1-c Booking Payment Details	No Deviation
6.	Point No.1-d Taxes Details	Added The Purchaser specifically agrees to pay to the Promoter Party all such Taxes & Insurance Premium as and when demanded and shall always keep the Promoter Party indemnified against the same. GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Purchaser. It shall be obligatory on the part of Purchaser to pay the amount of GST as may be

		applicable) etc. simultaneously with the payment of each installment. The Purchaser does hereby state and declares that it shall be the sole liability and responsibility of the Purchaser to pay the amount of Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department, if applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the Purchaser from the Sale Consideration payable to the Promoter Party and to credit the same in the appropriate account of Income Tax Department.
7.	Point No.1-e Escalation-Free and escalations/ increase	No Deviation
8.	Point No.1-f Exclusive charge for Construction	Added: THAT the Promoter Party shall be exclusive in-charge of the construction without any let or hindrance or interference by the 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 Promoter Party
9.	Point No.1-g Visit of Site By Pruchaser	Added: THAT during the period of building construction the Purchaser with Two days advance intimation to the Promoter Party, may enter upon the said Plot of land to inspect the Plans, specifications, Building materials if available at site and also the workmanship undertaken on the site.
10.	Point No.1-h Confirmation of Carpet Area Sold	No deviation :Point No.1(g) of Model Agreement becomes a Point No.1-h of Draft Agreement
11.	Point No.1-i: Appropriation of Payment	No deviation :Point No.1(h) of Model Agreement becomes a Point No.1-i of Draft Agreement
14.	Point No.2-1	No Deviation
15.	Point No.2-2	No Deviation
16.	Point No.3	No Deviation
17.	Point No.4.1	No Deviation
18.	Point No.4.2	No Deviation
19.	Point No.5	No Deviation
20.	Point No.6	Added: (iii) delay in obtaining Government Statutory permissions and compliances therefore including Occupancy

		Certificate/Completion Certificate
22.	Point No.7.1: Procedure For Taking Possession	Modified: Three Month days notice is being replaced by Fifteen Days
23.	Point No.7.2	No Deviation
24.	Point No.7.3	No Deviation
25.	Point No.7.4	No Deviation
26.	Point No.7.5	Added: Please Refer Draft Agreement for Sale
27.	Point No.7.6	Added: Please Refer Draft Agreement for Sale
29.	Point No.7.7	Added: Please Refer Draft Agreement for Sale
30.	Point No.7.8	Added: Please Refer Draft Agreement for Sale
31.	Point No.7.9	Added: Please Refer Draft Agreement for Sale
32.	Point No.8.1	No Deviation
33.	Point No.8.2	Added: Please Refer Draft Agreement for Sale
34.	Point No.9.1	Added: Details of Formation of Society and bye Laws of Maharashtra Apartment Ownership Act, 1970 given (For More details Please refer Draft Agreement)
35.	Point No.9.2	Added: Bye Laws of Maharashtra Apartment Ownership Act, 1970 given (For More details Please refer Draft Agreement)
36.	Point No.9.3	Added: Common Area Usage Added (For More details Please refer Draft Agreement)
37.	Point No.9.4	Modified with more specific details :Point No.9.1 & 9.2 of Model Agreement becomes a Point No.9.4 of Draft Agreement(For More details Please refer Draft Agreement)
38.	Point No.9.5	No Deviation: Point No.9.3 of Model Agreement becomes a Point No.9.5 of Draft Agreement(For More details Please refer Draft Agreement)
39.	Point No.10	No Deviation Point No.11of Model Agreement becomes a Point No.10 of Draft Agreement(For More details Please refer Draft Agreement)
40.	Point No.11	No Deviation: Point No.12 of Model Agreement becomes a Point No.11 of Draft Agreement(For More details Please refer Draft Agreement)
41.	Point No.12	Modified with Addition of Point No. (ix). Point No.13 of Model Agreement becomes a Point No.12

		of Draft Agreement(For More details Please refer Draft Agreement)
42.	Point No.13	Modified with Addition of Point No. 13.(ii),13(vi), 13(vii). Point No.14 of Model Agreement becomes a Point No.13 of Draft Agreement(For More details Please refer Draft Agreement
43.	Point No.14	No Deviation: Point No.15 of Model Agreement becomes a Point No.14 of Draft Agreement(For More details Please refer Draft Agreement)
44.	Point No.15	No Deviation: Point No.16 of Model Agreement becomes a Point No.15 of Draft Agreement(For More details Please refer Draft Agreement)
45.	Point No.16	Added
46.	Point No.17	No Deviation
47.	Point No.18	No Deviation
48.	Point No.19	No Deviation
49.	Point No.20	No Deviation
50.	Point No.21	No Deviation
51.	Point No.22	No Deviation
52.	Point No.23	No Deviation
53.	Point No.24	No Deviation
54.	Point No.25	No Deviation
55.	Point No.26	No Deviation
56.	Point No.27	No Deviation
57.	Point No.28	No Deviation
58.	Point No.29	No Deviation
59.	Point No.30	No Deviation
60.	Point No.31	No Deviation
61	Point No.32	Point Added

For M/s Integrated Infracon,

Rajesh MulchandBatwani

Partner/ Authorised Signatory