THAKURDAS D KEWALRAMANI (Prop:SSD PRANSHU INFRA)

IDEAS TO REALITY

1ST Floor,Nanga Putla Sq. Gandhibagh, Nagpur.-440002

Mo. No.-9970333133

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GST NO.- 27ABCPK1566E1ZW

Date: 20-06-2023

To
The MahaRERA

Subject: Deviation Report for Model Form of Agreement

Ref: Project Name – "SSD Peace Residency" in Plot No: 9,10,26 and 27 Khasra No-35, Mouja - Dabha, & District-Nagpur.

Respected Sir,

I, **Thakurdas Dharamdas Kewalramani (Prop: SSD Pranshu Infra)**, hereby specify that we have added following points in Agreement to Sale. All other points are as per the Model Form of Agreement.

1.) **That,** the Owner / Promoter / Developer shall construct / develop the said land and is earmarked for the purpose of building a residential project, comprising Flat/s / Apartment/s / Unit/s consisting of Stilt / Podiums / Ground and Upper Floors on the project land. The Project shall consists of Separate Flat/s / Apartment/s / Unit/s to be constructed by the Owner / Promoter Party on the said Project Land in accordance with the plans, designs and specifications as approved by the Competent local authority from time to time.

Provided that the Owner / Developer / Promoter Party shall have to obtain prior consent in writing of the Purchaser/s / Allottee in respect of variations or modifications which may adversely affect the Flat/s / Apartment/s / Unit/s of the Purchaser/s / Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.e) The Owner / Developer / Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by

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discounting such early payments @ ____% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Owner / Developer / Promoter.

8. The Allottee shall use the Flat/s / Apartment / Unit or any part thereof or permit the same to be used only for purpose of residence only. He / She / They shall use the garage or parking space only for purpose of keeping or parking vehicle.

9.4 The Allottee shall on or before delivery of possession of the said premises keep deposited with the Owner / Developer / Promoter, the following amounts :-

(i) Rs .....for share money, application entrance fee of the

Society or Limited Company/Federation/ Apex body.

(ii) Rs. ..... for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. .....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs. .....For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs. .....for deposits of electrical receiving and Sub Station provided in Layout.

11.ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Owner / Developer / Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;

11.vii. Pay to the Owner / Developer / Promoter within fifteen days of demand by the Owner / Developer / Promoter, his share of security deposit

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demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/s / Apartment / Unit is situated.

11.xi.Till a conveyance of the structure of the building in which Flat/s / Apartment / Unit is situated is executed in favour of Society/Limited Society, the Allottee shall permit th. Owner / Developer / Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

11.xii.Till a conveyance of the project land on which the building in which Flat/s / Apartment / Unit is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Owner / Developer / Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

Thanking You,

Thakurdas Dharamdas Kewalramani
(Prop: SSD Pranshu Infra)

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