

Date: 04/01/2024.

To,
The Maharera Officer,
Maharashtra Real Estate
Regulatory Authority
Mumbai .

Dear Sir,

Reg.: - Reg. clarification of no deviation with respect to Model copy of Agreement.

With reference to above cited subject, we have clarified that there is deviation with respect to Model copy of Agreement for the project named "OM RESIDENCY " Which is being constructed on the property situated at Plot no. 18, S.no 428, CTS 5127, Mehrun Shivar. Jalgaon 425001 within the limits of Jalgaon Municipal Corporation.

The deviation is mentioned below,

Sr. no.	Clause no.	Page no.	Deviation in the Model form of Sale Agreement
1		2	Additional information provided : Jalgaon Projects Pvt Ltd has accordingly commenced the construction upon the said Plot and the building namely "OM RESIDENCY" is being constructing upon the said plot. The said plot will be hereinafter referred to as the "The said Property" and Apartment building as "The said Building". The Mr Om Uday Potdar being the Owner and the Jalgaon Projects Pvt Ltd has absolute right and authority to enter into a Deed and or transaction in respect to the said Property That the Om Uday Potdar have entered into an Development Agreement in respect of said Plot with Jalgaon Projects pvt ltd on 14.07.2023 bearing document no. 1988/2023 with Sub-Registrar, Jalgaon-3 for Development of the above said Plot and also given the General Power of Attorney in favour of Jalgaon Projects Pvt Ltd in respect of the above said Plot which is Registered in the office of Sub-Registrar, Jalgaon-3 bearing document no. 3624/2023 dated 13.12.2023 and according to this Development Agreement and General Power of Attorney the Jalgaon Projects Pvt Ltd is constructing and Developing a Flat

			Scheme consists of in total 12 (Twelve) Family Units/ Apartments on the First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor as per the available Present F.S.I. Thus the building is known as OM RESIDENCY according to the Plans attached herewith which has been approved and sanctioned by Assistant Director of Town Planning, Jalgaon City Municipal Corporation, Jalgaon by Office Letter No. T.P./B.P./1041 dated 16.01.2023. The Said Property is mentioned Schedule I hereunder written (hereinafter referred to as "the project land").
2	2.2	10	Payment schedule as altered in the model agreement for sale Cumulative % of sale deed amount Booking Amount - 10% On completion of Basement floor's slab (Parking slab) - 10% On completion of GF Plus 1st floor's slab - 18% On completion of 2nd floor's slab - 26% On completion of 3rd floor's slab - 34% On completion of 4th floor's slab - 42% On completion of 5th floor's slab - 50% On completion of 6th floor's slab - 58% On completion of the plaster work for your flat - 75% On completion of the outer plaster, elevation, terrace and water proofing work for your flat - 85% On completion of lift, water, electric fitting, entrance and paving work. - 95% At the time of noting the sales deed. - 100%

Thanking you,

Yours truly,

For Jalgaon Projects Private Ltd,
CIN: U45500MH2019PTC330239

Rupesh R. Munot

Rupesh R. Munot
Director
DIN :09168910

