

Add. Plot No 06, Mount Road, Sadar, Nagpur Mobile -9822472508

To,

MahaRERA

6&7th Floor, Housefin Bhawan,

Plot no. C-21, E-Block,

Bandra Kurla Complex,

Bandra , Mumbai-440051,

Sub : Deviation Report with respect to model of Agreement for Sale for obtaining RERA Registration Certificate for the Project "THE LEGACY" situated at Plot No. 154, near Shivaji Nagar Park main gate, Shivaji Nagar, Nagpur, Tah. & Distt. Nagpur-440010

We hereby declare that the following deviations/Modifications in the agreement for Sale to be executed by the developer with the Purchasers vis a vis Model Form of Agreement For Sale as per Rule 10 (1).

The Deviation in Model Form Clauses are highlighted in Yellow Color in Column "Deviation Clause in Developers Agreement For Sale"

	Clause in Model Agreement	Deviation Clause in Developers Agreement for Sale.			
1.	i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement. ii. Amount of Rs. . /-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located. iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located. iv. Amount of Rs. . /-(.....)	i)	Rs.		To be Paid at the time of execution of Agreement
		ii)	Rs.		To be Paid on or Before
		iii)	Rs.		To be Paid on or Before
		iv)	Rs.		To be Paid on or Before Completion of Foundation and Plinth.
		v)	Rs.		To be Paid on or Before Completion of Ground & First Floor Slab
		vi)	Rs.		To be Paid on or Before Completion of Second & Third Floor Slab

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(not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment. v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment. vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located. vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.	vii)	Rs.	To be Paid on or Before Completion of Fourth & Fifth Floor Slab
	viii)	Rs.	To be Paid on or Before Completion of Sixth & Seventh Floor Slab
	ix)	Rs.	To be Paid on or Before Completion of Eight & Ninth Floor Slab
	x)	Rs.	To be Paid on or Before Completion of Tenth & Eleventh Floor Slab
	xi)	Rs.	To be Paid on or Before Completion of Twelfth & Thirteenth Floor Slab
	xii)	Rs.	To be Paid on or Before Completion of Fourteenth Floor Slab
	xiii)	Rs.	To be Paid on or Before Completion of Brick Work and Internal Plaster of the Apartment.
	xiv)	Rs.	To be Paid on or Before Completion of Flooring, Door and Window of the Apartment.
	xv)	Rs.	To be Paid on or Before Completion of External Plumbing and External Plaster work of the Building
		Rs.	To be Paid Before handing over of the Possession.
	Total	Rs.	(Rupees _____)

JUNE REALTY

LEGACY

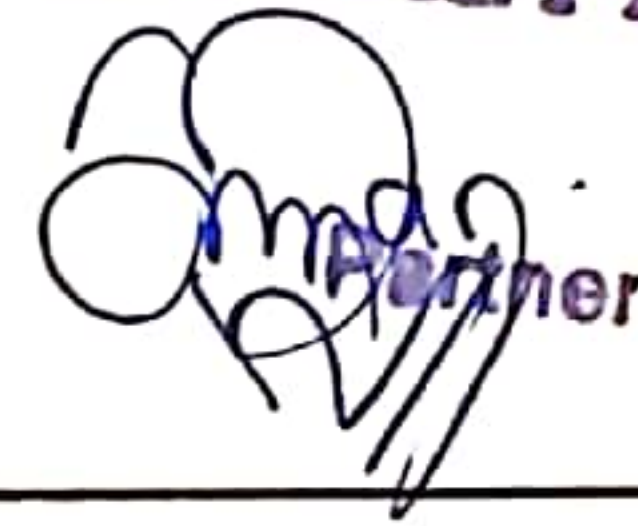
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	viii. Balance Amount of Rs..../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.					
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Dated-28-03-2024

Place - Nagpur

JUNE REALTY


Partner

(Juzar S/o Amir Vali)
Partner for
M/S JUNE REALTY