

Date: - 13.04.2024

To,
Maha RERA Authority,
6th floor, Housefin Bhavan,
Plot No C-21, E Block, BKC,
Bandra (E), Mumbai: -400051

Sub: - Deviation Report on Agreement for sale the project named SHREE RAM KRISHNA GARDEN with CS/CTS survey no 3019, 3256, 3464pt, 3466pt, 3588pt, 3592, 3598pt, 3599pt, 3657 to 3664, 3667pt to 3670 pt, 3671 to 3675, 3750 to 3756 village AT VILLAGE- MIRE(MAHAJANWADA) TALUKA & DISTRICT-THANE, - 401107.

Deviation Clause

Clause no as per our draft	Actual clause
1.	1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ Only) of the total consideration as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. _____/- (Rupees _____ Only) in the following manner i. Rs. _____/- (Rupees _____ Only) being the 5% of the total consideration of the said flat to be paid by the Allottee to the Promoter on execution of these presents. ii. Rs. _____/- (Rupees _____ Only) being 5% of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the Piling of the building in which the said flat is located. iii. Rs. _____/- (Rupees _____ Only) being 10% of the total consideration of the said flat to be paid to the Promoter on completion of the Plinth of the building or wing in which the said flat is located.

iv.	Rs. _____/- (Rupees _____ Only) being the 5% of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the first slab of the building in which the said flat is located.
v.	Rs. _____/- (Rupees _____ Only) being the 5% of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the second slab of the building in which the said flat is located.
vi.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the third slab of the building in which the said flat is located.
vii.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the fourth slab of the building in which the said flat is located.
viii.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the fifth slab of the building in which the said flat is located.
ix.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the sixth slab of the building in which the said flat is located.
x.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the seventh slab of the building in which the said flat is located.
xi.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the eighth slab of the building in which the said flat is located.
xii.	Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the ninth slab of the building in which the said flat is located.

	xiii. Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the tenth slab of the building in which the said flat is located. xiii. Rs. _____/- (Rupees _____ Only) being the 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the eleventh slab of the building in which the said flat is located. xiv. Rs. _____/- (Rupees _____ Only) being 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the brick work of the building in which the said flat is located. xv. Rs. _____/- (Rupees _____ Only) being 5 % of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the walls, internal plaster of the building in which the said flat is located. xvi. Rs. _____/- (Rupees _____ Only) being 5% of the total consideration of the said flat to be paid by the Allottee to the Promoter on completion of the floorings, doors and windows of the building in which the said flat is located. xvii. Rs. _____/- (Rupees _____ Only) being 5 % of the total consideration of the said flat to be paid by the Allottee 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 in which the said flat is located. xviii. Balance 5% of Rs. _____/- (Rupees _____ Only) against and at the time of handing over of the possession of the said flat to be paid by the Allottee or after receipt of occupancy certificate or completion certificate.
3.	3.1 The Allottee is/are aware that at present building plan in respect of said building is sanctioned up to ____ floors. This shall operate as an irrevocable approval in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. PROVIDED THAT if such variations and modifications relates to addition and alteration in lay-out plan of the said Building or common area then the Promoter shall before carrying out such addition or alteration in lay-out plan or specification of the building or common area obtain prior approval as required under the Act of the Allottee/s who have agreed to take Said flat in said building PROVIDED FURTHER that the Promoter is

	entitled to exploit the total F.S.I of the larger property to fullest extent by carrying out such additional development and/or alterations and/or additions and/or modifications in the said building and/or other building/s to be constructed on the layout of the larger Property,. This shall operate as an irrevocable approval in writing of the Allottee/s to irrevocable approval in writing of the Allottee/s to the Promoters carrying out such changes in the building plans/layout plan. If the building/ Wing in which the Allottee/s have agreed to acquire the said flat, are completed earlier than other buildings/ Wing on the larger property, the Allottee/s confirms that the Promoters then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the larger Property or any part thereof or any adjoining property or property as the case may be written.
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For SHREE SALASAR SAHAKAR


Partner

