Sairaj Construction

Builders & Developers

303 Krupasindu Buldg. Opp. Mahalaxmi Mandir, Badlapur - Ambernath Rd., Near Bus Depo (W)
Mob. 9850630027 / 7385300532 | Email:- maheshvishe1976@gmail.com

Ref. No.

Date:- 04/05/2024

To,
Maharera,
Maharashtra.

Dear Sir/ Madam,

SUBJECT: DEVIATION REPORT IN RESPECT OF ALLOTMENT LETTER

We **M/S SAIRAJ CONSTRUCTION** a Partnership Firm Having Office At- 303, krupasindhu Bldg., Opp. Mahalaxmi Mandir, Badlapur – Ambernath Rd., Near Bus Depo (W), Badlapur - 421503. Constructed a Building on Land, lying and to **CTS/CS Old Survey No. - 20, Hissa No-7/8, Plot No- 10, (New Survey No.20/8)** Village –Kulgaon,. Badlapur (E) Taluka- Ambernath, Dist-Thane-421503. building known as "**OM GURUKRUPA Co-op Housing Soc. Ltd".**

We are having below mentioned difference compare with Allotment Letter. Format prescribed by MAHARERA.

SR. / Point No	As per MAHARERA Format	As per Allotment Letter
1	**Allotment of the said unit** – In this point they mention property details briefly and with Total consideration value.	Same as Maharera format
2	**Allotment of Open & Covered Parking Space** :-In this point they specify you have been allotted along with the said unit , garages (s) bearing no (s)_____ admeasuring ___Sq.Mtrs. equivalent to ___ Sq.ft covered car parking spaces (S)	Open parking will be given as per are Planning authority (KBMC)rules added. (as No Cover Parking are there)
3	**Receipt of Part Consideration**- In this point they said, I / we confirm to have received from you an amount of Rs_____/-. In (Rupees_____), (this amount shall not be more than 10% of the cost of the said unit)being _____% of the total consideration value of the said unit.	Same as Maharera format

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4	**Disclosures of information:**	Same as Maharera format
5	**Encumbrances-**	Same as Maharera format
6	**Further Payment**	We stated that customer is liable to pay GST, and other Tax Leaves by Central and State government on payment of the given sale consideration. &consideration value with SD & Registration amount specifically mention in sale agreement.
7	**Possession:**	We stated that Possession will be given after receival of Total Cost of the flat. i.e full consideration with applicable GST, Reg & SD other Government taxes. &There is no clause regarding cover parking as there is no cover parking.
8	**Interest Payment**	Same as Maharera format
9	**Cancellation of allotment:**	Same as Maharera format
10	**Other payments**	In are sale agreement Consideration value with required Reg & Sd specifically Mentioned only.
11	**Proforma of the agreement for sale**	Same as Maharera format
12	**Execution & Registration of Sale**	We added, you shall execute the agreement after compliances of all the required GST and other applicable taxes as per given payment schedule.
13	**Validity of allotment letter**	NA
14	**Headings**	NA

M/S SAIRAJ CONSTRUCTION
Through it's Partner
SAIRAJ CONSTRUCTION

Mr.Dattatrey Valku Mhase
PARTNER