



Sairaj Construction¹

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

SUBJECT :- DEVIATION REPORT

Dear Sir/ Madam

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 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., Area Admeasuring **512.35 Sq.mtrs.**, situated at Village Kulgaon, Taluka- Ambernath Dist-Thane building known as "**OM GURUKRUPA CO-OP. HSG SOC LTD** "

We are having below mentioned difference compare with Agreement for Sale, Format prescribed by MAHARERA.

Point No.	As per MAHARERA Format	As per Agreement for Sale (Client)
	AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs... Rupees only being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.	Not in Our Sale Agreement



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1.a	iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos ____ situated at Basement and/or stilt and /or being constructed in the layout for the consideration of Rs.____/-	The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing Nos. _____ situated at Kulgaon for the consideration of Rs . _____/- (Rupees _____ Only)
1.b	1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs._____-/-	Not in Our Sale Agreement
2-8	Point No. 2 to 8	No Deviation
9.1	The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.	Not in Our Sale Agreement
9.2	The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor / Lessor /Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.	Not in Our Sale Agreement



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10.	Point No -10	No Deviation
11.	The Allottee shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.	The Allottee shall pay to the Promoter a sum of Rupees Which is decided by promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12	Point No 12	No Deviation
13.	REPRESENTATION AND WARRANTIES OF THE PROMOTER	No Deviation
14-16	Point No 14 to 16	No Deviation
17.	PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE	No Deviation
18.	BINDING EFFECT	No Deviation
19.	ENTIRE AGREEMENT	No Deviation
20.	RIGHT TO AMEND	No Deviation
21.	PROVISIONS OF THE AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTIES	No Deviation



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22.	SEVERABILITY	No Deviation
23.	METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT	No Deviation
24.	FURTHER ASSURANCES	No Deviation
25.	PLACE OF EXECUTION	No Deviation
26-27	Point No -26 & 27	No Deviation
28.	JOINT ALLOTTEES	No Deviation
29-30	POINT NO-29 &30	No Deviation
31	GOVERNING LAW	No Deviation
Extra Point	NA	Details of Payment Receipt we attached- in which details of Amount Received from allottees mentioned like- amount, bank details ,cheque no and date of payment.

These are the details, which we amended, deleted, modified in our AFS. And there are no any other changes done by us.

Thanking You,

M/S SAIRAJ CONSTRUCTION

Through it's Partner

SAIRAJ CONSTRUCTION

Mr.Dattatrey Valku Mhase

PARTNER