

## M/S SAI GANESH ENTERPRISES

Address : A/9, Balkrishna Apartment, G. Gupte Road, Dombivli West 421 202

Date: 22<sup>th</sup> May, 2024

### CERTIFICATE

Name of the Promoter – M/S. SAI GANESH ENTERPRISES

Name of Project & Address – **SAI MAULI PHASE-II (Building No.2)** on land Plot No 83,84,85 Old Survey No. 187/1 to 10(P) 190/11 (P) & New Survey No. 351, 352, 353 and Survey No.190/9A, 9B, 10, 10B, 12(P) of Village – Titwala, Taluka – Kalyan, District – Thane, (Maharashtra) PIN – 421 605.

We are aware that the agreement for Sale should be as per Annexure A Provided under Maha RERA Rule 10(1) of the Rules 4.

1. We are aware that in case of any deviations in the Agreement to sale, the same should be uploaded on the MahaRERA Site at the time of making an application for Project Registration.
2. I hereby certify that the Agreement to Sale submitted herewith is in accordance with the MahaRERA Rule 10 (1) of Rules 4 except the following

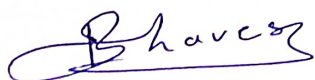
| Sr No . | Clause No as per Model Draft | Draft of Clause as per Model Draft Provided RERA | Amendment/ Deviation Clauses Added or Amended or Deleted                                                                                                                                                          |
|---------|------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | -                            | No Clause mentioned in RERA Model Draft          | The Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the Allottee as singular masculine; |
| 2.      | -                            | No Clause mentioned in RERA Model Draft          | 9. The Promoters shall form and register the Society of allottees to be known by such name as the Promoters may decide, within a period of three months from the date on which                                    |

|    |     |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |     |                                                                                                                                                                                                                                                                                                                                                                               | fifty-one percent of the total number of allottees in such a building have booked their units in the project.                                                                                                                                                                                                                                                                                                   |
| 3. | -   | "Apartment" Word is being used in the Model Draft                                                                                                                                                                                                                                                                                                                             | We have used the word "Said Flat"                                                                                                                                                                                                                                                                                                                                                                               |
| 4. | 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. | 9.2 The Promoters shall, subject to its right to dispose of the remaining units, if any, cause to be transferred to the society all the right, title and the interest of the Original Owner/Promoter in the said property and/or in the said structure of the Building in which the said Unit is situated, execute the conveyance of title within three months from the date of issue of occupancy certificate. |

As per the requirement of order no. 35/2022 of the MahaRERA dated 12/08/2022, I have highlighted the deviations / modifications in a different (yellow) colour in the agreement for the sale.

This Certificate is issued for Registration under MahaRERA Act, 2016.

For **M/S. SAI GANESH ENTERPRISES**



Mr. Bhavesh Jayantilal Patel  
(Partner)