M/S PNR GROUP DEVELOPERS

Room No. 505, D1 Wing, Ushakiran Residency, Kharvai Naka,Badlapur, Tal-Ambernath.
Badlapur-421503

Date: - 13.05.2024

We have provided following deviation points in RERA draft;

To,

Maha Rera

Sr.No.	Original Points	Deviation Points
1.	Extra points	**Clause no. 18 in the sale deed agreement** 1. Within 15 days after notice in writing is given by the developer to the purchaser that the Flats/Shop is ready for use and occupancy, the purchaser shall be liable to bear and pay the proportionate share i.e. in proportion to the carpet area of the Flats/Shop of outgoings in respect of the project land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repair and salaries of clerks, bill collector, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. It is agreed between the parties to this agreement that the purchaser shall pay partly lumpsum amount and monthly society maintenance to the developer at the time of possession or after obtaining the completion certificate whichever is earlier. 2. Partly Lumpsum Amount: this amount shall be payable at the time of possession of the said flats/shop. The purchaser shall pay Rs. _____/- (excluding GST) per sq. ft (_____Sq. ft is equivalent to _____sq. mtrs) towards the party lumpsum amount to the developer at the time of possession or after obtaining the completion certificate whichever is earlier. 3. Monthly Maintenance Amount: - the purchaser shall pay Rs. _____/- (excluding GST) on monthly basis towards the society maintenance to the developer for two years at the time of possession or after obtaining the completion certificate whichever is earlier. This amount will be increase or decrease time to time as per the mutual understanding of the society and the developer. After completion of two years of handing over of the

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		developed project to the society whichever is earlier society will solely maintain the building of it's own terms and conditions as per rules and regulation of the co-operative society act. 4. It is specifically agreed between the parties to this agreement that after handing over the charge of new constructed building to the society, the builder/promoter will not be liable for the payment of any maintenance charges/any other charges for unsold units in the said redeveloped building. It is further agreed that member /society can claim maintenance amount from new purchasers becomes member of the society from the period of the new purchaser can become member of society.
		Parking: the Promoter shall not allot/sale parking area (Covered or Open) to the purchasers/allottees. The parking space will be common for all the prospective purchaser/allotees. The Promoter shall not charge amount towards the parking (Open). It will be handed over to the society, at the time of the handing over the entire redevelop structure to the society
3. alternate point	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 Flat (Apartment) is situated. 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 Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed	**CONVEYANCE** : The name of society i.e. Om Sumukh Darshan CHS Ltd. is already enrolled on Survey Number : S. No.67/8/1. Hence there is no question arises in future related to conveyance of the land. So, we have not included this point in 'Agreement of Sale' format.

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