

Ref. No. _____

Date. : _____

06.12.2022

To,

MAHA RERA

7th Floor, Housefin Bhavan, near RBI,
Bandra Kurla Complex, Bandra East,
Mumbai- 400051

Subject: Deviation Report with respect to Model form of Agreement for Sale for Obtaining RERA Registration Certificate for the Project known as Final Plot No. 480, 481 and 482 TPS Borivali – III corresponding to CTS Nos. 418, 418/1 to 10, 419/A of Village Eksar, Borivali, Taluka- Borivali, Mumbai Suburban District, building having 1 Wing namely as a “D” of Ground + 9 floors to be known as “SUN SHINE”.

We hereby declare that the following are deviation/modifications in the Agreement for Sale to be executed by the Developer with the Purchasers vis a vis Model form of the Agreement for Sale as per Rule 10 (1).

The Deviation in model form clauses is highlighted in Yellow Colour in Column “Deviation clause in Developer Agreement for Sale”.

Sr. No.	Clause in Model Agreement	Clause No	Deviation clause in Developer Agreement for Sale
		m	The Developer has availed Construction Finance from AU SMALL FINANCE BANK LIMITED upon the sanctioned terms and conditions for which they have created charge on Property being Project known as “D Wing Building No. 1” (bearing MAHA RERA Registration No. P51800021865) (“Said Project”/ “Said Building”) to be/ being constructed on a portion of all that piece and parcel of freehold land bearing Final Plot Nos. 480, 481, & 482 corresponding to CTS No. 419 of TPS III, Village Eksar, Taluka Borivali, in the Registration District of Mumbai City and Mumbai Suburban District, situated, lying and being at Chikoowadi, Link Road, Borivali (West), Mumbai 400 092.
		n	In pursuance of the sanctioned terms and conditions, an Indenture of Mortgage dated 26-08-2022 executed between the Developer as Mortgagor and AU Small

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			Finance Bank Ltd. As Mortgagee and have created a Mortgage on the Project "D Wing", Building No. 1 upon the terms and conditions mentioned therein. The said Indenture of Mortgage dated 29-08-2022 is registered with Office of Joint Sub Registrar Borivali bearing registration No. BRL-4/13399 of 2022.

Thanking You

M/S.NASAR ASSOCIATES

Syed Ghazali
Nasar

Digitally signed by
Syed Ghazali Nasar
Date: 2022.12.07
11:56:42 +05'30'

Proprietor