SHREEJI
Shreeji Realties Pvt. Ltd.

To,

Maha RERA Authority,

6th floor, Housefin Bhavan,

Plot No C-21, E Block, BKC,

Bandra (E), Mumbai:-400051

Date :- 01/08/2023

Subject:- Deviation Report on Agreement for sale the project named GREEN ORIGIN CTS NO – 18/C, OF VILLAGE MULUND WEST ,TALUKA- KURLA ,AT BAL RAJESHAR ROAD, MUMBAI – 400080.

Deviation Clause

Clause no as per our draft	Actual clause
7	The Purchaser has paid on or before execution of this agreement a sum of ₹. ...../- **(Rupees ..... only)** being 9% of the total consideration, as advance deposit or application fee and hereby agrees to pay to the Promoters the balance amount of purchase consideration of ₹. ...../- **(Rupees ..... only)** in the following manner:- i. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 10% of the total consideration) to be paid to the Promoter after the execution of Agreement; ii. Amount of Rs._____/- (Rupees

Corporate Address:
SHREEJI REALTIES PVT. LTD. 1, Saurabh, Behind Andhra Bank, Andheri Kurla Road, Chakala, Andheri (E), Mumbai- 400 093
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	_____ Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located; iii. Amount of Rs._____/- (Rupees _____ Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Building is located; iv. Amount of Rs._____/- (Rupees _____ Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment; v. Amount of Rs._____/- (Rupees _____ Only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment; vi. Amount of Rs._____/- (Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located; vii. Amount of Rs._____/- (Rupees _____ Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in

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	which the said Apartment is located; viii. Balance Amount of Rs._____/- (Rupees _____ Only) against and at the time of handing over of the possession of the Apartment to the Purchaser on or after receipt of occupancy certificate or completion certificate.
16 (d)	The Promoters shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchaser. The Promoters shall not be liable to pay to the Purchaser any compensation, damages, costs or otherwise and shall also not be liable to reimburse to the Purchaser any Government Charges such as Stamp Duty, Registration Fees, Service Tax, GST or any other taxes etc. The amount shall be accepted by the Purchaser in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises and/or to the said Car Parking Space.
38	It is hereby agreed that, so long as the various premises in the said Building shall not be separately assessed by the M.C.G.M. for levy property taxes and water charge, rates and other outgoings, the Purchaser shall pay the proportionate share of such taxes, rates and other outgoing assessed on the whole building. The Purchaser shall tentatively pay ₹...../- per month in advance to the Promoters for the same. At the time of taking possession of the said Premises, the Purchaser shall deposit with the Promoters a sum of ₹...../ (Rupees ..... only) as interest free deposit being 12 months' approximate proportionate taxes, rates and other outgoing of the said Premises. The Promoters shall be entitled at their sole discretion to utilize the same in payment of the outgoings and other monies payable by the Purchaser in respect of the said Premises, if the Purchaser commits default in payment of the said outstanding and other dues regularly every month. Upon the said Building Society being formed and registered, the said sum or the balance thereof, if any, lying with the Promoters shall be handed over to such Building Society. This provision shall not, however, entitle the Purchaser to

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	require the Promoters to adjust the accruing Municipal rates and taxes and outgoings against the said deposit.
41	The Promoters shall form a Co-operative Society for the said Building, within 3 (three) months of the majority of the apartments being sold or within 3 (three) months of occupation certificate whichever is earlier. as required in Law. The Purchaser agree and undertake that as and when required by the Promoters, the Purchaser shall sign and execute the application and other papers and documents necessary for the formation and registration of the Society, including the bye-laws of the proposed Building Society within 10 (Ten) days of the intimation with regard thereto by the Promoters. The Purchaser shall not raise any objection to the changes in the draft Bye-laws as may be required by the Registrar of the Co-operative Societies and/or other concerned authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoters may require him/her/them to do from time to time for safeguarding the interest of the Promoters and the purchasers of the other premises in the said Building. Failure to comply with the provisions of this clause will render this Agreement ipso facto void and stand terminated, revoked and cancelled. The Purchaser shall ensure that as and when the Promoters shall so require, the Society shall pass the necessary resolution confirming the right of the Promoters to carry out additional construction works in and on the said Building and other structures on the said Property and also confirming the right of the Promoters to sell other premises in the building and structures to be constructed on the said Property, as more particularly stated hereinabove in this Agreement.
42	The Purchaser shall on demand, deposit with the Promoters his/her/their proportionate share towards the deposits for installation of water meter, electric meter and gas meter and/or for any other deposit to be paid by the Promoters to the Local Authority or Body concerned, including the Reliance Energy Ltd., Bombay Gas Company or any other

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	energy/gas company and/or M.C.G.M and/or any other concerned authority.
50	All letters circulars, receipts and/or notices issued by the Promoters or any of them and dispatched either by Courier or under Certificate of Posting to the address last known to them of the Purchaser or by email, will be a sufficient proof of the receipt thereof by the Purchaser and shall completely and effectually discharge the Promoters. For this purpose the Purchaser has given the following address: ....
51	The Purchaser shall on demand pay to the Promoters the following amounts and deposits: i) ₹._____ /-for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters for preparing and engrossing this agreement and the Deed of Lease/Conveyance; ii) ₹. 600/- Society's share money & entrance fee. ₹ iii) ₹._____ /-Society/Formation Charges iv) ₹._____ /-Deposit for Electric, Water Meters, & Gas meter. v) ₹._____ /-Advance deposit for maintenance charges, including property Taxes for 12 months. ₹._____ /-Service Tax on advance Maintenance Charges;
57	If at any time this transaction is held to be liable to any additional tax, cess etc. the same shall be payable by the Purchaser to the Promoters, forthwith on demand, failing which the Purchaser shall be liable to pay the same with interest thereon as per the said Rule, with monthly rest.
59	If any permission is required to be obtained or any compliance is to be effected under any other Central or State legislation and/or the rules framed thereunder and/or under any other order, notification or ordinance

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	whatsoever and by whatever name called, for lease or conveyance and/or transfer of the said Property with the said Building in favour of the Society, the same shall be complied with by the Purchaser/ the body of all the purchasers and the said Society/Societies in consultation and co-operation with the Promoters and all costs and charges and expenses, if any, that may have to be incurred in connection therewith shall be borne and paid by the Purchaser and/or the said Society/Societies.

FOR SHREEJI REALTIES PRIVATE LIMITED

SANJAY SAMPATKUMAR JAIN

Digitally signed by SANJAY SAMPATKUMAR JAIN
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Date: 2023.08.01 19:01:57 +05'30'

SHREEJI REALTIES PVT. LTD.

DIRECTOR

Date: 01ST AUG 2023