OM SAI
DEVELOPERS & PROMOTERS
We Develop Your Dreams of Life

M/S OM SAI DEVELOPER & PROMOTER
101, SHIVPRASAD CHSL.,
KURAR VILLAGE,
MALAD (EAST), MUMBAI-400 097.

101, Shivprasad CHSL., Kurar Village, Malad (East), Mumbai - 400 097 • Email: osdp.infra@gmail.com

To,

Maha RERA Authority,

6th floor, Housefin Bhavan,

Plot No C-21, E Block, BKC,

Bandra (E), Mumbai:-400051

Date :- 09/06/2023

Subject:- Deviation Report on Agreement for sale the project named NEELAM CHSL C.T.S NO 743 A, ATAMARAM MHATRE ROAD, DAHISAR WEST, MUMBAI – 400068.

Deviation Clause

Clause no as per our draft	Actual clause
1(c)	The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs .....(Rupees .....) in the following manner :- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement ii. Amount of Rs...../-(.....) (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...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts

OM SAI DEVELOPERS & PROMOTERS MUMBAI

M/S OM SAI DEVELOPER & PROMOTER
101, SHIVPRASAD CHSL.,
KURAR VILLAGE,
MALAD (EAST), MUMBAI-400 097.

	of the building or wing in which the said Apartment is located. iv. Amount of Rs...../-(.....) (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...../- (.....) (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...../-(.....) (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...../-(.....) (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 which the said Apartment is located. viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

For M/S OM SAI DEVELOPERS & PROMOTERS

For OM SAI DEVELOPERS & PROMOTERS

PARTNER

OM SAI DEVELOPERS & PROMOTERS MUMBAI

Partner

Date: 09th June, 2023.