



Tomorrow, Today

SAPTRISHI URBAN SPACE PRIVATE LIMITED

(CR Realty Group Company)

Regd Add: 801, Floor -8, Crystal Tower, 46/48, Maruti Lane, Off Bora Bazar Street, Fort, Mumbai 400001
Correspondence Add: Unit - GB-11,B wing, Ground floor, Art Guild House, Phoenix Market city ,Kurla (W),400070.
CIN No. U45500MH2021PTC368063

Date: 10/12/2024

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

Subject: Clarification on submission of deviation report to Annexure-A Model form of Agreement to be entered into between Promoter and Allottee(s).

Ref: Proposed real estate project on land bearing CTS No. 104J admeasuring 2387 square meter as per demarcation and admeasuring 907 square meters together with tit-bit land admeasuring 1440.12 square meters, i.e. admeasuring in aggregate 2,347.12 square meters lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097.

Sr. No.	Proposed Allotment (Clause No.)	Clause	Deviation, Modification or Addition and its reason (if any)
1.	Clause No. F	By and under a Unilateral Indenture of Mortgage dated May 25, 2022 executed by Ceeer Land Developers LLP, therein referred to as Mortgagor 1 of the One Part, Svarna Land Development Private Limited, therein	The number 90% in the 11 th line of this point has been changed to “certain identified units” as the



		referred to as Mortgagor 2 of the Second Part, the Promoter, therein referred to as Mortgagor 3 of the Third Part, Ceeer Realty and Infrastructure Private Limited (hereinafter referred to as "CRIPL"), therein referred to as Mortgagor 4 of the Fourth Part and HDFC Limited, therein referred to as the Mortgagee / Lender of the Other Part and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. KRL-3-9416-2022, the Promoter inter alia mortgaged 90% of the total saleable area of the project to be developed on the said Property together with all the rights of CRIPL as a shareholder of the Promoter in respect of the aforesaid project against a credit facility of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) with a condition and understanding that HDFC Limited shall cede its mortgage / charge in favour of any incoming lender who is willing to provide construction finance for the aforesaid project to the Promoter and/or CRIPL in the future, subject to HDFC Limited enjoying an exclusive first charge over certain identified units in the aforesaid project having value of not less than Rs. 12,00,00,000/- (Rupees Twelve Crore Only), on the terms and conditions contained therein.	bank has right to create charge only on certain identified units in the project.
2.	Clause No. G	The Promoter is desirous of developing and constructing, a residential building to be known as ' MELUHA ' comprising of 1 Basements, Lower Stilt, 6 Podiums, Upper Stilt and 31 Upper Floors on the said Property (hereinafter referred to as the " said Building ") being a stand-alone real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations	The word Wing is removed as there are no wings in the said project. It was inserted erroneously.



		formed thereunder (hereinafter referred to as “RERA”). The Promoter has made an application and submitted necessary documents as are required for registering the said Building as a stand-alone real estate project under RERA.	
3.	Clause 9.4	Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the said Premises are ready for use and occupation, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the said Property and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property and said Building. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest.	Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the said Premises are ready for use and occupation, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the said Property and the said Building namely local taxes, or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and



			maintenance of the said Property and said Building. The Allottee/s further agrees that till the Allottee/s are inducted as members of the Society, the Allottee/s shall pay to the Promoter a provisional/ proposed monthly contribution which will be as per the actuals as per the prevailing standards at the time of handing over the possession to the allottee/s. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest. Highlighted part is added.
4.	Clause No. 9.5	(iii) Rs. [●]/- (Rupees [●] Only) for deposit towards provisional monthly contribution towards outgoings of the Society;	Clause No. 9. 4 iii reads as follows: iii. Charges at actuals for advance deposit towards provisional monthly contribution towards outgoings of the Society as mentioned above in Clause No. 9.4. Clause No. 9.5. v & vi is added:



			v. Any other taxes levied by the Government in future under any name shall be paid by the buyers. vi. Corpus amount as and when decided by the developer shall be paid by the member to the developer at the time of possession in proportion to the allottee's unit area.
5.	5 th & 6 th Schedule	5 th & 6 th Schedule Changed as the Amenities were erroneously mentioned.	<u>THE FIFTH SCHEDULE ABOVE REFERRED TO:</u> (Description of Common Areas, Amenities and Facilities) • Society Office • 4 High Speed elevators plus One Fire Lift. • Car parking lots across basement and podium • Power backup for Lift • Rain water Harvesting • Installation of Pipe gas lines • Earthquake Resistant Design • Video Door phone • Pool



- Gymnasium
- Recreational Area

THE SIXTH
SCHEDULE ABOVE
REFERRED TO:
(Internal Specifications
of the said Premises)

(a) General features:

- Marble finish premium tiles in living, passages and master bedroom
- Vitrified flooring in all other Rooms and Kitchen
- Veneer Finish Main Door and all other doors with Laminate Finish
- Plastic Emulsion on internal walls
- Aluminium Sliding Windows

			(b) Kitchen: • Glazed tile Dado up to 2 feet above Kitchen platform (c) Bathroom: • Antiskid tile flooring in Bathroom • Dado tiles up to door height in Bathroom • Sanitary fixtures & CP fittings of standard make Provision for Geyser.
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Place: Mumbai

For Saptrishi Urban Space Pvt Ltd.

SAPTRISHI URBAN SPACE PRIVATE LIMITED

Cherag

Director

Directo