



R Sandesh
Infrastructures Pvt. Ltd.

An ISO 9001 : 2008 Certified Company

Registered Office : Plot No. 135, 1st Floor, House No. 143/A, Mohta Kunj, Canal Road,
Opposite Shriram Bhawan, Ramdaspath, Nagpur- 440010.
E-mail & Ph. : 0712- 3559484 | sandeshinfra123@gmail.com
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Website : www.rsandeshgroupinfra.com
CIN - U45200MH2005PTC155257

Ref. No.

Date : 13/01/2023

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1, Civil
Lines, Nagpur-440 001.

Subject: Deviation Report for Agreement to Sell for the project known as
"RSG - WEST END", 'having MahaRERA Registration No. _____

Respected Sir,

WE, (1) SHRI RAMDEO S/O PRALHADRAI AGRAWAL and/or (2) SHRI DILIP
S/O PRALHADRAI AGRAWAL, authorised Director of R SANDESH
INFRASTRUCTURES PRIVATE LIMITED (FORMERLY KNOWN AS SANDESH
INFRASTRUCTURES PRIVATE LIMITED), A company incorporated under the
provisions of Company Act 1956/2013, having CIN: U45200MH2005PTC155257,
and having its registered office at Plot No. 135, First Floor, House No. 143/A, Mohta
Nikunj, Canal Road, Ramdaspath, Nagpur - 440010, Tah and Dist: Nagpur,
landowners & Developers in Project known as "RSG - WEST END" proposed to be
carved on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra
Nos./Survey No. 189/5 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area
of 2.14 Hectares (i.e., 21,400 Sq. Mtrs), held in Occupancy Class - I Rights, situated
at Mouza-Jamtha, within the limits of Nagpur Metropolitan Region in Tahsil -
Nagpur (Rural) and District - NAGPUR, hereby certify that there is following
deviation with respect to **Agreement to Sell (ATS)** uploaded on Rera Website

with respect to the Model Form of Agreement issued by the MahaRera for the Plottable Layout Project.

THAT, in the Model Form of Agreement to Sell, we have made some changes that are applicable to us and so added some points in Agreement to Sell uploaded on the Rera Website, which are produced below:

2.1.1 The balance Sale Consideration is specifically agreed to be paid by the ALLOTTEE/PURCHASER/S to the SELLER/PROMOTER in the manner stipulated in Schedule - E. That the SELLER/PROMOTER shall procure all necessary documents, Release Letter, papers required for registration of the Sale Deed.

2.1.2 It is agreed between the parties that, if the ALLOTTEE/PURCHASER/S fails to make payment of consideration as stated here-in the interest may be charged for the period of default but in no case any such default shall be delayed for one months from due date.

2.2.1 Provided further that the Promoter shall be entitled to reasonable extension of time for giving delivery of the residential plot on the aforesaid date, if the completion of Lay-out and compliances are delayed on account of –

- (i) War, civil commotion/pandemic or act of God;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Delay in obtaining Government Statutory permissions and compliances therefore including Release Letter.

2.2.2 That, the SELLER/PROMOTER, upon obtaining the Release Letter from the competent authority and subject to receipt of the Sale Consideration from the ALLOTTEE/PURCHASER/S as per the agreement, shall offer the possession of the Residential Plot to the ALLOTTEE/PURCHASER/S in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the SELLER/PROMOTER shall give possession of the Residential Plot to the ALLOTTEE/PURCHASER/S. The SELLER/PROMOTER agrees and undertakes to indemnify the ALLOTTEE/ PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the SELLER/PROMOTER.

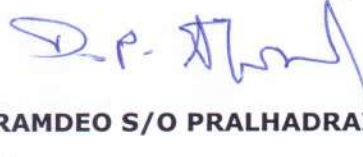
2.2.3 The ALLOTTEE/PURCHASER/S after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.

Thanking You

Date- 13-01-2023

NAGPUR

Yours Faithfully



- (1) SHRI RAMDEO S/O PRALHADRAI AGRAWAL,
And/or
- (2) SHRI DILIP S/O PRALHADRAI AGRAWAL
(The Authorised Director of R SANDESH
INFRASTRUCTURES PRIVATE LIMITED)