

SA INFRA

R/O 147, Mahalaxmi Nagar 2, Behind Bakde Mangal Karyalaya, Manewada Road, Nagpur 440024

Mobile: 9860169771, 8710078007

Date: 13-January-2023

Sub: Deviation Report with respect to model form of Agreement for Sale

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

The deviation/modification in Model Form Clauses are highlighted in **Yellow** colour in Column "Deviation/Modification Clause in Developer AFS" and deletion of clauses of Model Form are highlighted in **Grey** colour in column "Deviation/Modification Clause in Developer AFS".

<u>Sr. No.</u>	<u>Clause in Model Agreement for Sale</u>	<u>Clause No.</u>	<u>Deviation/Modification Clause in Developer Agreement for Sale</u>
1	Clause 7(e) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wings shall be obtained by following due process of law and the Owner/Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas.	7(e)	All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wings shall be obtained by following due process of law and the Owner/Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas.

2	Clause 8 : PAYMENT OF STAMP DUTY/REGISTRATION FEES/EXPENSES: It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Promoter pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Promoter in favour of the Association/Condominium/Society of all Plot purchasers in the said project.	8	PAYMENT OF STAMP DUTY/REGISTRATION FEES/EXPENSES: It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Promoter pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the ~~specified parts of the land and any building within the said Complex~~ which may be executed by the Owner/Promoter in favour of the Association/Condominium/Society of all Plot purchasers in the said project.
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Thanking You

Date: 13/01/2023

Place: Nagpur

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 PARTNER

Mr. Safal Vishnugopal Shahu
 Promoter