

Date – 03.08.2022

To,
The Maharashtra Real Estate Regulatory Authority
Mumbai.

Dear Sirs,

Ref: Deviation in the model form of Agreement for Sale (AFS) in respect of the VERA by S Raheja project being applied for registration.

Mentioned below is a gist of the amendments/ Iterations we seek to carry out in the specimen AFS for the above project:

1. All portions relating to conveyance of the land/ assignment of the lease have been removed since this plot forms part of the Vithal Nagar Society's land where the plot will continue to be owned by the said Society and leased to the Owners;
2. Recital H has accordingly been added and all the recitals have been modified to denote the flow of title from the Society to the present Owners;
3. The sale of car-parking spaces and apportionment of consideration thereto has been removed and changed to an allotment. The identification of spaces has also been removed for those spaces being allotted within the car-parking tower;
4. Carpet area has been modified to be RERA carpet area plus balconies/ decks/ sit-outs for which FSI is being utilised and which form part of the plans.

We state that apart aforesaid deviations and change in the sequence and the facts, there are no other deviations in the proposed draft agreement for sale and the Model Agreement for Sale prescribed under the MahaRERA Rules. In the event of any dispute regarding the interpretation of the terms and conditions of the Agreement for Sale, the terms and conditions of the Model Agreement for Sale as per RERA Rules shall be prevailed.

The other changes to the draft AFS are grammatical / consequential changes which we have carried out so as to systematise the same and to bring the same in line with our standard operating procedures.

Sincerely,

M/S. S. RAHEJA SAPPHIRE RESIDENCY LLP



Ramkrishna S. Raheja

Designed Partner

