



Flat No.1301, B Wing, Reliable Prestige 1, Chandan Naka, Achole Road, Nallasopara East
Palghar- 401209 Mob No. 9320518766

Dated: 09th September 2022

To,
MahaRERA, Mumbai
Housefin Bhavan, Near RBI, E Block,
Bandra Kurla Complex,
Bandra East, Mumbai 400051
Maharashtra-India

Sub: Information about Deviations from Model Agreement for Sale

Dear Sir/Madam,

We, **Taher Yunus Poonawala** and **Ravi Rajlingam Mukund**, partner of **M/S RAJ REALTY AND INFRA LLP** and promoter of proposed project called as "**RAJ RESIDENCIES**" situated site office: **Survey No. 161, H No. 3A, 3B & 3C of Village Achole, Taluka Vasai, Palghar**, do hereby solemnly declare we have adopted model agreement for sale as per Annexure 'A' rule 10(1). However, we have made the changes in the Proforma of Agreement for sale are as follows:

1. From **Clause 2(c)**, we have changed the **payment schedule percentage**:

The Allottee/s has/have paid on or before execution of this agreement a sum of Rs. _____/-(RUPEES _____)

(not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance 90% consideration amount a sum of Rs. _____/- (Rupees _____ only) in the following manner: -

- i. Amount of Rs. _____/- 10% Amount on the execution of Agreement;
- ii. Amount of Rs. _____/- 20% on completion of the Plinth of the building or wing in which the said Flat/Shop is located.
- iii. Amount of Rs. _____/- 43% on completion of the slabs including podiums and stilts of the building or wing in which the said Flat/Shop is located.
- iv. Amount of Rs. _____/- 10% on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop.



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v. Amount of Rs. _____/- 5% on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Flat/Shop.

vi. Amount of Rs. _____/- 5% to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop is located.

vii. Amount of Rs. _____/- 5% 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 Flat/Shop is located.

viii. Balance Amount of Rs. _____/- 2% at the time of handing over of the possession of the Flat/Shop to the Allottee/s.

We have added an Extra Clause in Proforma of Agreement for Sale are as follows:

1. We have added a **Clause No. 2 (h)** in Proforma of Agreement for Sale.
2. We have added a **Clause No. 2(j) and (k)** in Proforma of Agreement for Sale.
3. We have added a **Clause No. 31, 32 and 33** in **Joint Allottee**.

Kindly refer Proforma of Agreement for Sale for above changes. We have highlighted the changes in Proforma of Agreement for Sale and consider the same.

Thanking You,

For RAJ REALTY AND INFRA LLP

Partner

