

DATE: 10/10/2022

DEVIATION REPORT

~~The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority under Registration no. _____. A copy of Certificate of registration is annexed herewith as "Annexure _____"~~

This clause is Deleted

Reason : Repetition of Clause L above

~~The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing No. ____ situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout for the consideration of Rs. _____/-.~~

This clause is Deleted

Reason : No Garages are in Project

Clause No, 6 (iii)

Terms & Condition for Refund in the event of Cancellation / Termination of This Agreement are added

Reason : To make clarity on Refund Terms i the event of Cancellation / Termination of This Agreement

Clause No 10 amended

Reason This is Self Redevelopment project & Promoter is society & which is already registered. & Promoter Society is owner of the Plot

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~~At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;~~

This clause is Deleted

Reason : Society is already registered and Ownership & possession of the property is with society, Purchaser will become member of the society

14 (xiii) a to d are added as requisite by MCGM

15 Joining of the society is added

Reason : as this is self redevelopment project hence society is already formed and registered , Purchaser will become member of the society.

19 Entire Agreement : This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral,

Reason This clause is elaborated in detail to make more clarity

27 Stamp Duty And Registration : This clause is amended

Reason : Society has obtained various discounts under **Resolution No. TPS-1820/ANO.27/ PR. NO.80/ 20/NOV.13 dated 10.01.2021 passed by Ministry of Urban Department, Maharashtra Government** hence stamp duty will be payable by the society.

- 1 c) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs(Rupees) in the following manner :-
- Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
 - Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat/Unit/Apartment is located.
 - Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Flat/Unit/Apartment is located.

MILAN MILAP COOPERATIVE HOUSING SOCIETY LTD.,

(Reg.No. BOM/HSG/5733 OF 23-01-1979)
169/170, Garodia Nagar, Ghatkopar (East), Mumbai 400077

- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Unit/Apartment/Unit/Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Unit/Apartment/Unit/Apartment.
- vi. Amount of Rs...../- (....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Unit/Apartment is located.
- i. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter 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/Unit/Apartment is located.
- ii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Flat/Unit/Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

For Milan Milap Co-Operative Housing Society Ltd


Secretary
(Any Two)


Treasurer

Chairman



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