



DEVIATIONS IN THE MODEL AGREEMENT FOR SALE

Date: 19/11/2022

A. Name of the Promoter/ organization- M/s. Samarth Leela Associates

B. Name of the project **"SLA AVENUE"**CS/CTS/survey no.-26 Village: Sahar, Taluka: Vileparle

The deviations in the model Agreement for sale are as in the following:

1. Schedule of Payment.(Clause 3(iii))
 - (i) The Allottee has paid before execution of this Agreement, a sum of **Rs. _____/- (Rupees _____ only) vide Cheque No. _____ dated _____ drawn on _____ Bank Ltd.** (which does not exceed 10% of the Sale Consideration) as advance payment ("Earnest Money") and hereby agrees to pay to the Promoter the balance amount of Sale Consideration of **Rs. _____/- (Rupees _____ Only)** in the manner and payment installments more particularly mentioned hereunder written:
 - a) An amount of **Rs. _____/- (Rupees _____ Only)** is to be paid to the Promoter after the execution of Agreement and simultaneous with registration of this Agreement under the Registration Act, 1908 i.e. 20% of Sale Consideration plus balance amount payable at the time of booking;
 - b) A n amount of **Rs. _____/- (Rupees _____ Only)** is to be paid to the Promoters on or before staring of Basement of the said Building i.e. 15% of Sale Consideration
 - c) An amount of **Rs. _____/- (Rupees _____ Only)** is to be paid to the Promoters on or before casting of the plinth of the said Building i.e.



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15% of Sale Consideration;

- d) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 1st slab (i.e. 4.0%)
- e) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 2nd slab (i.e. 4.0%)
- f) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 3rd slab (i.e. 4.0%)
- g) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 4th slab (i.e. 4.0%)
- h) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 5th slab (i.e. 4.0%)
- i) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 6th slab (i.e. 4.0%)
- j) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before completion of the 7th slab (i.e. 4.0%)
- k) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before completion of the 8th slab (i.e. 4.0%)
- l) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before completion of the 9th slab (i.e. 4.0%)
- m) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before casting of the 10th slab-Terrace slab (i.e. 4.0%)
- n) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before starting erecting of the walls, internal plaster, floorings doors and windows of the said Flat/Office/Premises i.e. 2 % of Sale Consideration;
- o) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before starting of the sanitary fittings, staircases, lift wells, lobbies Upto the floor level of the said Flat/Office/Premises i.e. 2% of Sale Consideration;
- p) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before starting of the external plumbing and external plaster, elevation, terraces with waterproofing, of the said Building



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i.e. 2 % of Sale Consideration;

- q) An amount of **Rs. ____/- (Rupees ____ Only)** is to be paid to the Promoter on or before installing of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain of the said Building i.e. 1% of Sale Consideration;
- r) The balance amount of **Rs. ____/- (Rupees ____ Only)**, is to be paid to the Promoters against and at the time of handing over of the possession of the said Flat/Office/Premises to the Allottee on/after receipt of the Occupation Certificate or Completion Certificate with respect to the Real Estate Project i.e. 3% of Sale Consideration.

2. Proportionate charges paid by the developer to SRA .(Clause 14)

- a) Rs. ____/- for proportionate share of infrastructure charges (Non Refundable and paid to SRA)
- b) Rs. ____/- for Development Charges (non-refundable and paid to SRA)
- c) Rs. ____/- for Scrutiny Charges (non-refundable and paid to SRA)
- d) Rs. ____/- for Various Premiums (non-refundable and paid to SRA)
- e) Rs. ____/- for electric meter / sub-station / cable charges/ feeder pillar / meter deposit / (non-Refundable)
- f) Rs. ____/- towards labour cess (non-refundable and paid to SRA)

For M/s. Samarth Leela Associates

Manish Shah

Partner

Date: 19/11/2022



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