

To
The Maharashtra Real Estate Regulatory Authority
Mumbai

Ref: Deviation Report providing the details of the deviation in the Model Agreement for Sale provided in the Maharashtra Rera Rules and the draft proposed to be uploaded by the Promoter for registration of the Project with MahaRERA.

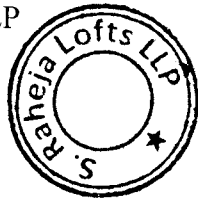
Sirs,

Mentioned below is the gist of the amendments / iterations / alterations / additions the Promoter to seek to carry out in our specimen Agreement for Sale (the "Specimen AFS") which differs from the Model Agreement for Sale to incorporate and include the details of above referred projects.

1. The recitals of the Specimen AFS have been modified to reflect the title of the Promoter with respect to the Project Land i.e. Freehold property Plot No. 20 in Suburban Scheme No. VI, bearing C.T.S Nos. (i) C/332 ad-measuring 778.9 square meters, (ii) C/333 admeasuring 213.3 square meters, (iii) C/334 admeasuring 44.3 square meters and (iv) C/335 admeasuring 23 square meters, admeasuring in the aggregate 1059.5 square meters or thereabouts (as recorded in the Property Register Cards thereof), situated at Perry Cross Road, Bandra (West), Mumbai 400 050.
2. Clause 9.1 and 9.2 of the Model Agreement has been deleted. As this is the redevelopment project of the property of the Lalit Prakash Cooperative Housing Society Limited, we will not form any cooperative housing society or the organisation of the purchasers of the flats. The Purchasers of the Flats in Building shall be admitted as a member of the Lalit Prakash Cooperative Housing Society Limited. We have deleted clause No.9.1 and 9.2 from the Model Agreement and similar changes in the draft agreement.
3. Clause 12 of the Model Agreement – We have deleted clause No.12 of the model agreement, as the conveyance is already executed in favour of Lalit Prakash Cooperative Housing Society Limited.
4. We have also deleted the relevant clauses regarding the execution of conveyance in favour of the proposed society from the model agreement.
5. Apart from the aforesaid changes, there is no deviation in the proposed draft agreement and the Model RERA Agreement.

S. RAHEJA LOFTS LLP

Designated Partner



Mumbai

Dated : 21st October, 2022

Corporate Office

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