



SHIVRAJ REALTECH LLP

Don't Just Build.... Create!

GSTIN : 27AEYFS1264E1ZM

Date: 25/01/2025

To

Maha RERA Authority,
6th floor, Housefin Bhavan,
Plot No C-21, E Block, BKC,
Bandra (E),
Mumbai:-400051.

Sub: Deviation Report on Agreement for sale the Project named **Charkop (1) Ramtirth** situated at Plot no. 451, on plot bearing CTS No. 1C/1/165, RSC-39, Sector-4, at village Kandivali, MHADA layout, Charkop, Kandivali (West), Mumbai-400067.

Deviation Clause

Clause no as per our draft	Actual clause																																															
		<table><tr><th>No</th><th>Milestone</th><th>%</th></tr><tr><td>1</td><td>Booking amount</td><td>9.00%</td></tr><tr><td>2</td><td>On registration</td><td>10.00%</td></tr><tr><td>3</td><td>Plinth</td><td>20.00%</td></tr><tr><td>4</td><td>Slab - 1</td><td>2.00%</td></tr><tr><td>5</td><td>Slab - 2</td><td>2.00%</td></tr><tr><td>6</td><td>Slab - 3</td><td>2.00%</td></tr><tr><td>7</td><td>Slab - 4</td><td>2.00%</td></tr><tr><td>8</td><td>Slab - 5</td><td>2.00%</td></tr><tr><td>9</td><td>Slab - 6</td><td>2.00%</td></tr><tr><td>10</td><td>Slab - 7</td><td>2.00%</td></tr><tr><td>11</td><td>Slab - 8</td><td>2.00%</td></tr><tr><td>12</td><td>Slab - 9</td><td>2.00%</td></tr><tr><td>13</td><td>Slab - 10</td><td>2.00%</td></tr><tr><td>14</td><td>Slab - 11</td><td>2.00%</td></tr></table>	No	Milestone	%	1	Booking amount	9.00%	2	On registration	10.00%	3	Plinth	20.00%	4	Slab - 1	2.00%	5	Slab - 2	2.00%	6	Slab - 3	2.00%	7	Slab - 4	2.00%	8	Slab - 5	2.00%	9	Slab - 6	2.00%	10	Slab - 7	2.00%	11	Slab - 8	2.00%	12	Slab - 9	2.00%	13	Slab - 10	2.00%	14	Slab - 11	2.00%	
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		22	Slab - 19	2.00%
		23	Slab - 20	2.00%
		24	Slab - 21	2.00%
		25	Slab - 22	2.00%
		26	Slab - 23	2.00%
		28	Brick work	3.00%
		30	External plaster	3.00%
		31	Plumbing	2.00%
		33	Tiling and others	2.00%
		34	Possession	5.00%
				100.00%
18.10	The Promoter has duly paid and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;			
20.14	In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/ commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter / allottee/both, as the case may be, in accordance with the agreed terms of payment. "			

SHIVRAJ REALTECH LLP

(Mr. Laxman Kailash Yadav)
(Partner)



Date:25-01-2025