

Date: 23/09/2024

Deviation Report

Document Type : Agreement for Sale

Project Name : **SUNRAJ SOLITAIRE**

Project Land: Survey No.25 (Old Survey No.107) H. No.9, 10, New Survey No.28 (Old S. No.54) Hissa No.3, 14 to 18, New Survey No.29 (Old S. No.181) Hissa No.1 to 4, 6, 7, 14, New Survey No.30 (Old S. No.109) H. No.1 of revenue mouje Golavli area admeasuring about **11032.75 Sq. Mtrs.** total area admeasuring about 18,030 square meters, lying being and situate at Dombivali (East), Taluka Kalyan, District Thane

Promoter Name: **M/s. SUNRAJ CONSTRUCTION**

Please find appended below the list of deviations in the Said Agreement for Sale:

- A. List of Clauses that have been amended by Promoter in the Model Agreement for Sale is produced hereunder and the same is also highlighted in yellow colour in the said Agreement for Sale:

- (i) Clause 1(c) – added portion:

Sr. No.	Particulars	Percent
1.	On booking	10%
2.	To be paid on or before Execution & Registration of Agreement for Sale (including balance portion of the earnest money)	20%

V.B. Khosdalan



3.	On Completion of the plinth	15%
4.	On Completion of 1st Slab	01%
5.	On Completion of 2nd Slab	01%
6.	On Completion of 3rd Slab	02%
7.	On Completion of 5th Slab	02%
8.	On Completion of 7th Slab	02%
9.	On Completion of 9th Slab	02%
10.	On Completion of 11th Slab	02%
11.	On Completion of 13th Slab	02%
12.	On Completion of 15th Slab	02%
13.	On Completion of 17th Slab	02%
14.	On Completion of 19th Slab	02%
15.	On Completion of 21st Slab	02%
16.	On Completion of 23rd Slab	02%
17.	On Completion of 24th Slab	01%
18.	On Completion of walls, Internal Plaster of the Said Apartment	05%
19.	On Completion of staircases, Lift Wells, Lobbies upto the Floor level of the said Apt.	05%
20.	On Completion of External Plumbing, External Plaster, Elevation, Terraces with Water Proofing of the building or Wing in which the said Apartment is located.	05%
21.	On Completion of Lifts, water Pumps of the said building	05%
22.	On Completion of Electrical fittings, Electro, mechanical & environment requirements, entrance lobby, paving of the areas of the said building.	05%

VB Khushalani



23.	On receipt of Occupancy certificate or Completion Certificate.	05%
	Total	100%

- ii) Clause 9 – added portion:
or as may be advised by the Advocates for Promoter.

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on **23/09/2024**. In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,

M/s. SUNRAJ CONSTRUCTION

V B Khushalani

Mr. Vashdev B. Khushalani
Proprietor

