

DEVIATION LETTER FOR SALE AGREEMENT

Date: 15/10/2024

Subject: DEVIATION CERTIFICATE

- Ref: 1) All piece and parcel of land bearing Survey No.49, Hissa No.1 (part) corresponding to CTSNo.466A, Survey No.49, Hissa No.5 (part) corresponding to CTS No.467C, Survey No.49, Hissa No.1 (part), Survey No.52, Hissa No.4 (part), corresponding to CTS No.465-B and 466B admeasuring 2864.42 sq mtrs situated lying and being at Village Kondivita, Taluka Andheri East of Mumbai Suburban District.
- 2) Agreement for sale as per Model form provided by RERA.

Sir,

It is to confirmed that we have prepared a Draft Model of Sale Agreement for Sale pertaining to the property referred in reference no. 1 above as per the format provided by MAHARERA.

That, there are deviations in The Agreement for Sale from the MODEL format of MAHARERA, as detailed below:



info@deminfra.com



022 - 3512 9232
022 - 4968 3814



Unit No 85-89, Aditya Industrial Estate,
Behind Evershine Banquet, Chincholi Bunder,
Malad(W), Mumbai 400064

1. Deviation No 1: As per the Model Agreement following is the payment schedule deviated i.e. **“The Allottee has to pay to the Promoter the sum of Rs. /- (Rupees: Only) PLUS GST (GOODS AND SERVICE TAX) or Indirect Taxes and other applicable taxes and levies in the following manner:-**

1	Rs. _____/- (Rupees _____ only)	As an earnest money deposit on the execution of these presents (not exceeding 10% of the total consideration amount) including the advance paid hereinabove.
2	Rs. _____/- (Rupees _____ only)	After one month of registration of the agreement (not exceeding 20 % of total consideration).
3	Rs. _____/- (Rupees _____ only)	On the completion of raft (not exceeding 30% of total consideration).
4	Rs. _____/- (Rupees _____ only)	On completion of plinth (not exceeding 45% of total consideration).



5	Rs. _____/- (Rupees _____ only)	On completion of the 1st Slab (not exceeding 47% of total consideration).
6	Rs. _____/- (Rupees _____ only)	On completion of the 2nd Slab (not exceeding 49% of total consideration).
7	Rs. _____/- (Rupees _____ only)	On completion of the 3rd Slab (not exceeding 51% of total consideration).
8	Rs. _____/- (Rupees _____ only)	On completion of the 4th Slab (not exceeding 53% of total consideration).
9	Rs. _____/- (Rupees _____ only)	On completion of the 5 th Slab (not exceeding 55% of total consideration).
10	Rs. _____/- (Rupees _____ only)	On completion of the 6 th Slab (not exceeding 57% of total consideration).
11	Rs. _____/- (Rupees _____ only)	On completion of the 7 th Slab (not exceeding 59% of total consideration).



12	Rs. _____/- (Rupees _____only)	On completion of the 8 th Slab (not exceeding 61% of total consideration).
13	Rs. _____/- (Rupees _____only)	On completion of the 9 th Slab (not exceeding 63% of total consideration).
14	Rs. _____/- (Rupees _____only)	On completion of the 10 th Slab (not exceeding 65% of total consideration).
15	Rs. _____/- (Rupees _____only)	On completion of the 11 th Slab (not exceeding 67% of total consideration).
16	Rs. _____/- (Rupees _____only)	On completion of the 12 th Slab (not exceeding 69% of total consideration).
17	Rs. _____/- (Rupees _____only)	On completion of the terrace Slab (not exceeding 70% of total consideration).
18	Rs. _____/- (Rupees _____only)	On the completion of internal walls, plaster/gypsum of the flat (not exceeding 75% of the total consideration)



19	Rs. _____/- (Rupees _____only)	On the completion of floorings, doors and windows of the flat (not exceeding 80% of the total consideration)
19	Rs. _____/- (Rupees _____only)	On the completion of the sanitary fittings of flat, (not exceeding 85% of total consideration).
20	Rs. _____/- (Rupees _____only)	On the completion of the external plaster of Building (not exceeding 90% of total consideration).
23	Rs. _____/- (Rupees _____only)	On the completion of the lifts, water pumps, electrical fitting of the Building (not exceeding 92.5% of total consideration).
24	Rs. _____/- (Rupees _____only)	On the completion of electro, mechanical and environment requirements, entrance lobby/s plinth protection, paving of areas appertain of the building (not exceeding 95% of total consideration).



25	Rs. _____/- (Rupees _____only)	On/After receipt of the Occupation Certificate (not exceeding 100% of total consideration).
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The above mentioned Deviation is made in the Model Agreement FORM of MahaRera and none of the clauses mentioned above which are incorporated in the agreement are illegal and /or contrary to the terms defined by MAHARERA as such deviation mentioned above are liable to be allowed/accepted.

For DEM Homes LLP



Designated Partner



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