

#### **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 and466B 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:



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/-	As an earnest money deposit
	(Rupees	on the execution of these
a	only)	presents (not exceeding 10%
		of the total consideration
		amount) including the
		advance paid hereinabove.
2	Rs/- (Rupees	After one month of registration
	only)	of the agreement (not
		exceeding 20 % of total
		consideration).
3	Rs/- (Rupees	On the completion of raft (not
	only)	exceeding 30% of total
	,	consideration).
4	Rs/- (Rupees	On completion of plinth (not
= 1	only)	exceeding 45% of total
C	022 - 3512 9232	consideration)89. Aditva Industrial

info@deminfra.com

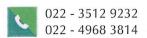
Estate, Behind Evershine Banquet, Chincholi Bunder, Malad(W), Mumbai 400064



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



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







	The state of the s	
19	Rs/- (Rupeesonly)	On the completion of floorings, doors and windows of the flat (not exceeding 80% of the total consideration)
19	Rs/- (Rupeesonly)	On the completion of the sanitary fittings of flat, (not exceeding 85% of total consideration).
20	Rs/- (Rupeesonly)	On the completion of the external plaster of Building (not exceeding 90% of total consideration).
23	Rs/- (Rupeesonly)	On the completion of the lifts, water pumps, electrical fitting of the Building (not exceeding 92.5% of total consideration).
24	Rs/- (Rupeesonly)	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	On/After receipt of the
	only)	Occupation Certificate
		(not exceeding 100% of total consideration).

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





022 - 3512 9232

022 - 4968 3814