



To,
Maha RERA Authority,
6th floor, Housefin Bhavan,
Plot No C-21, E Block, BKC,
Bandra (E), Mumbai - 400051
Date: - 23/06/2025

Subject: - Deviation Report on Agreement for sale the project named CASA BELLA Located at CTS NO. 259 & 259/1 OF 21 OF VILLAGE WADHAVALI, SITUATED AT RAMKRISHNA CHEMBURKAR MARG, M/E WARD, CHEMBUR EAST, MUMBAI - 400074

Deviation Clause

Clause no as per our draft	Actual clause
1	<p>1.c The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.....(Rupees) and shall be deposited in RERA Designated Collection Bank Account, ____ Bank, __ Branch having IFS Code situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and respectively.</p> <p>(Note For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.)</p> <p>Allottee hereby agrees to pay to that Promoter the said balance amount in following manner: -</p> <p>i. Amount of Rs...../- (.....) (Not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.</p>



	<p>ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.</p> <p>iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.</p> <p>iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.</p> <p>v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.</p> <p>vi. Amount of Rs...../- (....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.</p> <p>vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.</p> <p>viii. Balance Amount of Rs.... /- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.</p>
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For ARTH DEVELOPERS

Partner

Date: 23/06/2025