



Date:-19-05-2025

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Subject – Deviation Report with respect to a model copy of the agreement of the “Sai Saburi”

Dear Sir/Ma'am,

I, **Mr Sanjay Gehimal Devnani** Partner & authorised signatory of **M/S. Pardis LA LLP** hereby state declare that we have modified and adopted the format of Agreement for Sale submitted at the time of registration of the project **“Sai Saburi”** to MahaRERA, however, we have incorporated the clauses therein in accordance with the statute and provision of Real Estate (Regulation and Development) Act 2016.

We would like to further state and declare that the following clauses and schedule have certain deviation from the model format of Agreement for Sale and the same are highlighted in draft of Agreement for Sale (attached herewith) uploaded on the portal

Clause No.	Clause of the Agreement
1 (C)	<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> <ol style="list-style-type: none">i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreementii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building.iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs.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.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 upto the floor level of the said Apartment.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 in which the said Apartment is located.vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to

	<p>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 maybe 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>
4.2 part	after deduction of following charges (i) 5% of the agreement value as cancellation charges (ii) Duties and Taxes paid to the Government (iii) Interest, if any on delayed payments

For M/s. Pardis LA LLP

