

M/S. DREAM CONSTRUCTIONS

Tapadia Nagar, Near Birla Gate No.1,

AKOLA - 444005

Contact No. 9823021287

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

A. Name of the Promoter: **Dream Construction**

B. Name of project: **Prime Tower**, Nazul sheet number 76 and 76A, bearing Plot No.'s 1/1 (Part admeasuring 217.47 sq. mtrs., Plot No. 1/8 admeasuring 508.4 sq. mtrs. and plot no. 1/3 admeasuring 1003.3 sq. mtrs. total admeasuring 1729.17 sq. mtrs.

We have changed the following points in draft agreement to sale as provided by under Maha RERA rule 10(1) of the rules

M/s Dream Constructions, Akola A Regd. Partnership Firm – Through its Partner –

(a) Sushilkumar S/o Ratanlal Khowal, Aged about 59 years, occp – Business, (PAN No. ADNPK1770B)

(b) Mr. Sanjay S/o Purshottam Agrawal, Aged about 56 years, occp – Business, (PAN No. AAYPA2177N)

(c) Mr. Shubham S/o Sanjay Agrawal, Aged about 27 years, occp – Business, (PAN No. BEJPA7695B)

Having Office – House No. 1/5-3, Ward No. 49-2, Near Birla Gate No. 1, Tapdiya Nagar, Akola - 05

(hereinafter called the “Promoter/Promoters/Co-Promoter”, which expression shall unless repugnant to the context or meaning thereof always mean and its successor-in-interest, executors, administrators and permitted assignees of the **FIRST PART**.)

Dr. Nikhil S/o Arvind Kibe, Aged about 59 years, occp – Medical Practitioner, (PAN No. ACAPK4184D)
R/o Oppo. Vitthal Hospital, Jatharpeth Raod, Akola tq. & Dist. Akola

(Hereinafter referred to as the “Co-Promoter/Co-Promoters/CoPromoter”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees of the **SECOND PART**)

WHEREAS The Co-Promoter is the owner and jointly in possession with Promoter of land situated within the limits of Akola Municipal Corporation bearing nazul sheet number

76 and 76A, bearing Plot No.'s 1/1 (Part admeasuring 217.47 sq. mtrs., Plot No. 1/8 admeasuring 508.4 sq. mtrs. and plot no. 1/3 admeasuring 1003.3 sq. mtrs. total admeasuring 1729.17 sq. mtrs. (18605.86 sq. fts.) which are duly amalgamated by sanctioning authority in case No. L2/61/2015- 16 and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Project Land"). That CoPromoter is the exclusive owner of the said land and has entered into [4] Development Agreement with Promoter vide Regd. Doc. No. 2339/2018 dt. 05/07/2018

WHEREAS, the Promoters/Co-Promoter has started construction on the project land of a condominium having 25 (Twenty Five) Commercial Units and 16 (Sixteen) residential apartments in Building No. 1 and having 14 (Fourteen) Residential Apartments in Building No. 2 having total built up area of 4044.258 Sq. Mtrs. to be known as "PRIME TOWERS"

The Promoter /Co-Promoter has constructed said condominium Building on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. All reference as 'Apartment Building' hereinafter in the agreement, unless repugnant to the context, shall be construed as reference to the 'Apartment' building alongwith the 'project land' thereunder. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

Description of the Project land

All those piece or parcels of land bearing Sheet No. 76 and 76A bearing Plot No.s 1/1 (part) admeasuring 217.47, Plot No. 1/8 admeasuring 508.4 sq. mtrs. and plot no. 1/3 admeasuring 1003.3 sq. mtrs. total admeasuring 1729.17 sq. mtrs. (18605.86 sq.fts) which are duly amalgamated by the sanctioning authority in case no. L2/61/2015x2016 situated in the area popularly known as Jatharpeth Road, Akola, tq. & Dist. Akola within the limits of Akola Municipal Corporation, Akola surrounded from :

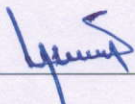
On or towards the East : By Land of Shri. Nande & Shri. Agrawal

On or towards the West : By Service Lane & thereafter Land of Shri. Oak, Shri. Praful Sangvi & Otrs.

On or towards the South : By Durga Chowk to Jatharpeth Road

On or towards the North: By Property of Shri. Heda & Otrs

Dream Construction



Sanjay P Agrawal
Partner

Dated:- 04/01/2023