

OM RESIDENCY

HINGNA ROAD, KAULKHED, AKOLA, TQ. & DIST. AKOLA

DATE : 09/07/2022

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

A. Name of the Promoter: **Om Residency**

B. Name of project: **Om Residency, Layout Plot No 77, 78 and 79 out of Survey No 5/1B and 5/3 at Mouje Kaulkhed, Tq. & Dist. Akola.**

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

M/s Om Residency, Through its Partners,

1. Viplove Gopichand Bajoria ,
R/o. Murtizapur Road, Akola, Tq. Dist. Akola.
Age: 36 yrs, Occp : Business,

2. Shubham Rajkumar Tulshan,
Age: 28, Occp : Business,
R/o. Toshniwal Layout , Akola, Tq. Dist. Akola.

(hereinafter called the "**PROMOTER** ", which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**PROMOTER** " as well as its partners, their legal heirs, executors, administrators, representatives, assignees etc. of the **FIRST PART.**)

WHEREAS, the Promoter is the absolute and lawful owner of Plot admeasuring , bearing from **Layout Plot No 77, 78 and 79 out of Survey No 5/1B and 5/3 at Mouje Kaulkhed, Tq. & Dist. Akola**, more fully described in Schedule A hereunder, hereinafter referred to as "Said Plot", as purchased vide sale deed bearing doct. sr. no. **1919-2022 dt. 24/05/2022** registered at the office of the Sub-Registrar ;

WHEREAS, the Promoter has proposed to construct on the project land a multi-storeyed building to be named as "**OM RESIDENCY**" consisting of 1 (One) building, comprising of ground floor plus Four upper floors, along with Common Areas and Facilities of the Project as enlisted in Annexure D.

1. The Promoter shall construct the said building/s consisting of ground floors plus 4 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. 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

The plots situated at Mouje Kaulkhed Tq Dist Akola within the jurisdiction of Akola Municipal Corporation Akola in field survey no. 5/1-B and 5/3 as per the order of S.D.O. dated 02.01.2003 in revenue application no. NAP-34/Kaulkhed/27/2001-2002 and out of the said layout, the layout plot no. 77 admeasuring 400 Sq. Mtrs. (4305.60 Sq. Ft.) layout plot no. 78 admeasuring 400.00 Sq. Mtrs. (4305.60 Sq. Ft.) and layout plot no. 79 admeasuring 375.00 Sq. Mtrs. (4036Sq. Ft.) three plots total admeasuring 1175.00 Sq. Mtrs and per the permission of construction of Municipal Corporation Akola in case no. 14/63/2020-2021 dated 15.07.2021 under the named and styled as "Om Residency" Akola Tq and Dist Akola. The common boundaries of the layout plots are as follows:

Towards East :- Govt Road (Hingana Road)

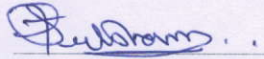
Towards West :- Layout Plot no. 71 and 76

Toward North :- Another layout and thereafter Layout Road

Towards South :- 9 Mtrs. width layout Road

Yours Faithfully,

Om Residency



Shubham R Tulshan
Partner