



Date : 15/08/2022

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

A. Name of the Promoter: **Samarth Builders & Developers**

B. Name of project: **Anuraj Park, Layout Plot No. 11, Nazul Plot No. 1/192, Nazul Sheet No. 86-B, Survey no. 2/2**

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 Samarth Builders & Developers , through its proprietor,
Shri. Pramod s/o. Ramkrishna Tayde,
Aged about 45 years, Occupation: Business,
Mohite Plot, Raut Wadi, Old Umari Naka, Akola-444005
PAN : ADAPT8384P Adhar No: 347103469199.

(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. 11, Nazul Plot No. 1/192, Nazul Sheet No. 86-B, Survey no. 2/2 at Mohite Plot 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. **1813-2021 dt. 24/03/2021** 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 “**ANURAJ PARK**” consisting of 1 (One) building, comprising of Basement plus Four upper floors, along with Common Areas and Facilities of the Project as enlisted in Annexure D.

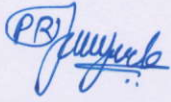
1. The Promoter shall construct the said building consisting of Basement plus 4 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing 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 property situated at Mouje Umerkhed, R.S.D., R.D., Tq. & Dist. Akola, bearing Field Layout Plot No. 11, Nazul Plot No. 1/192, Nazul Sheet No. 86-B, Survey no. 2/2 at Mohite Plot, Total Admeasuring **511.629 sq. mt.**, within the limits of the Akola Municipal Corporation in Tahsil and District – AKOLA, which is bounded as under :-

To the East : Service Lane & Plot no. 10
To the West, : 20.00 ft Road
To the North : Place of Kuswant Vihar
To the South : Govt. Road.

Samarth Builders & Developers



Pramod Ramkrishna Tayde

Promoter