



M/s Kalpana Builder & Developers,
Kalpana Complex, Shop No S/1,
Khedar Nagar, SBI Colony No. 4, Akola
M.No. 9823097140

Dated: 01/10/2022

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

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

B. Name of project: **Kalpana Siddhi, Plot No. 10/11/12/B, Survey No 8/1/172, having area 584.00 at Umarkhed, Taluka & 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 Kalpana Builders & Developers , through its proprietor,
Shri. Mukund s/o. Keshavrao Mali,
Aged about 45 years, Occupation: Business,
VHB Colony, Gorakshan Raod, Near Water Tank-444001
PAN : AJKPM3391B Adhar No: 982758335816.

(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 Plot No. 10/11/12/b, Survey no. 1/8/172 at Umarkhed Tq. & Dist. Akola, more fully described in Schedule A hereunder, hereinafter referred to as "Said Plot", as purchased vide documents listed below

- 1) The registered deed of exchange dated 9th of July 2020 [Sr No 1340] in between Shri Arun Kalore, Shri Sanjay Kalore, Shri Sunil Kalore, Shri Atul Kalore, Shri Anil Kalore and Sau Chhaya Wankhede and the promoter
- 2] The registered correction deed dated 21/07/2022 [Sr No 3947] in between Shri Arun Kalore, Shri Sanjay Kalore, Shri Sunil Kalore, Shri Atul Kalore, Shri Anil Kalore and Sau Chhaya Wankhede and the promoter
- 3] The registered deed of exchange dated 9th of July 2020 [Sr No 1340] in between Smt Sunita Kalore and the promoter.

- 4] The registered deed of exchange dated 8th of Oct 2020 [Sr No 2557] in between Smt Kamal Wawage, Shri Santosh Wawage, Shri Rahul Wawage, Shri Prasad Wawage and the promoter
- 5] The registered sale deed dated 27th of September 2013 [Sr No 4342] in between Shri Anand Mhasane and the promoter
- 6] The registered deed of exchange dated 1st of April 2021 [Sr No 2039] in between Shri Rajendra Awchar and the promoter
- 7] The registered sale deed dated 1st of April 2021 [Sr No 2039] Shri Anand Mhasane and the promoter

WHEREAS, the Promoter has proposed to construct on the project land a multi-storeyed building to be named as "Kalpana Siddhi" consisting of 1 (One) building, comprising of Ground 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 Ground Floor 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.

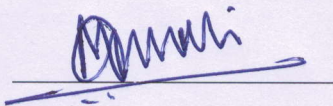
Description of the Project land

The property situated at Survey No. 174/1, Plot No. 5 admeasuring 680.00 sq. mt. situated with gram panchayat area Khandala (M), Municipal council area, Chikhli Park 2, Tahsil Chikhli and District – Buldhana .

which is bounded as under :-

- To the East : Layout of Vyas,
To the West, : Layout Road,
To the North : Layout Plot No. 04,
To the South : Layout open space.

Kalpana Builders & Developers



Mukund K Mali

Promoter