

Date: 03/08/2022

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

A. Name of the Promoter: **Kothari Construction Co**

B. Name of project: **Lotus Park, Survey No 4/1-A, Plot No. 01 having area 6238.02 sq. mt. out of total area 12700 sq. mt at Mouje Shivani, 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

KOTHARI CONSTRUCTION COMPANY,

Through its Proprietor - Shri. Pankaj S/o.

Rameshchandraji Kothari

Age: 51 yrs Occu: Business

R/o. Rami Heritage ,opp Old RTO Office, 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 proprietor, his legal heirs, executors, administrators, representatives, assignees etc. of the **FIRST PART.**)

WHEREAS, the Promoter is the absolute and lawful owner of land admeasuring 6238.02Sq. Mtrs. bearing plot number 1 out of Field Survey no. 4/1/A of Mouza Shivni, tq. & Dist. Akola, having purchased the same vide sale deed bearing document Sr.No.5060/2018 dated 23/10/2018 registered at the office of the Sub-Registrar, Akola, and converted to non-agricultural use as per the sanction dated 29/03/2022 granted by Municipal Corporation, Akola vide sanctioned permit No DDMCO/B/2022/APL/02151 dated 29/03/2022 and permission granted by Revenue Officer, Akola vide order dated 01/07/2022 passed in Rev. Case number NA-46/Shivani/08/2022-2023 surrounded from:-

East -

West -

North -

South -

(Hereinafter referred to as 'Project Land').

Pertinently, the Promoter had purchased total 12700 Sq. mtrs. of land vide sale deed dated 23/10/2018. However, the Project forming subject matter of the present Agreement is being constructed on Plot number 1 and the remaining land is not subject matter of present Agreement.

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct Multi-Storied buildings on the Project Land and the entire project shall be known and styled as "LOTUS PARK" and the buildings shall be numbered as A-1, A-2, A-3, B-1, B-2, & C-1 to C-5 and The buildings A-1, A-2, shall consist of Ground Floor as Parking space & First Floor to Seventh upper floors shall comprise of 12 (Twelve) individual residential apartments on each floors. The buildings A-3 shall consist of Ground Floor as Parking space & First Floor to Six upper floors shall comprise of 14(fourteen) individual residential apartments on each floors and 2 (Two) individual residential apartments on the Seventh floors. The building B-1 shall consist of partly Commercial & partly as Parking space on the Ground Floor & First Floor to Seventh upper floors shall comprise of 12(Twelve) individual residential apartments on each floors. The buildings B-2 shall consist of Ground Floor as Parking space & First Floor to Seventh upper floors shall comprise of 8(Eight) individual residential apartments on each floors. The buildings C-1 to C-5 shall consist of Ground

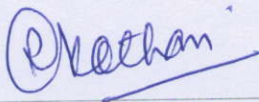
(iv) Rs. for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges

The Apartment shall be transferred to the name of such Purchaser or Donee on payment of Rs. Five Hundred to the Association. However in case of sale of any Unit a transfer fee shall be levied as under:-

- i) Rs. 20000/- (Twenty Thousand Only) for 1BHK
 - ii) Rs. 25000/- (Twenty Five Thousand Only) for 2BHK
 - iii) Rs.30000/- (Thirty Thousand Only) for 3BHK
 - iv) Rs.30000/-(Thirty Thousand Only) for Commercial Shop
 - v) Rs. 30000/- (Thirty Thousand Only) for 2BHK
- (*strike off, whichever is not applicable). .

Kothari Construction Co.



Pankaj R Kothari

Promoter