

SUSHILKUMAR RATANLAL KHOWAL

Builder & Developer

Shakambari Complex, Durga chowk, Akola, Contact No: 9422960244

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

A. Name of the Promoter: **Sushilkumar Ratanlal Khawal**

B. Name of project: **Shakambari Centro, Nazul Sheet No. 65, Nazul Plot no. 31/16, total admeasuring 581.90 sq. mtrs. at Mouje Umarkhed, Tq. & Dist. Akola.**

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

Shri. Sushilkumar Ratanlal Khawal,
Aged about 62 years, Occupation: Business,
Shakambari Complex, Opp MSEB Office,
Durga Chowk, Akola-444001,
PAN : ADNPK1770B Adhar No: 557900841970

(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 bearing Nazul Sheet No. 65, Nazul Plot no. 31/16, total admeasuring 581.90 sq. mtrs. at Mouje Umarkhed, 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. 738/2021 dt. 02/02/2021 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 "**Shakambari Centro**" 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.

The Promoter shall construct the said building consisting of Basement, 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.

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Description of the Project land

All that piece and parcel of agriculture land situated at mouje Umarkhed, Tq. & Dist. Akola R.D. R.S.D. Akola situated within the limits of Akola Municipal Corporation bearing F.S. No. 5,14,15 and 16, which is converted to non-agricultural use vide order passed by Hon'ble S.D.O in Rev. Case No. 17+18+19/2-62-63 on dt. 31/01/1969 out of passed layout, layout plot no. 196, which is now given Nazul Sheet No. 65, Nazul Plot no. 31/16, occupant Class-E, total admeasuring 581.90 sq. mtrs. which is bounded as under :-

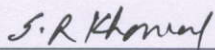
To the East : Layout Plot No. 195,

To the West, : Layout Plot No. 197,

To the North : Service Lane,

To the South : Layout Road.

Yours Faithfully,



Sushilkumar R Khawal

Promotor

Dated:- 21/01/2023