Anaya Builders & Developers

Kalpana Heights, Gajanan Peth,
Rautwadi, Akola 444005

AMOL PATIL (RUCHAKE)

Anaya Heights, Vijay Housing society, ring road Akola

9422164327

ajpatil61@gmail.com

DEVIATION REPORT WITH RESPECT OF AGREEMENT TO SALE

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

B. Name of project: **Anaya Heights, Survey No. 10/2, Plot No. 9-A, having area 483.00 sq.mt. at Mouje Malkapur Taluka & 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

M/s Anaya Builders & Developers , through its proprietor,
Shri. Amol J Patil (Ruchake),
Aged about 46 years, Occupation: Business,
Kalpana Complex, Near Hanuman Mandir,
Khedkar Nagar, Akola -444001
PAN : AELPR6817B Adhar No: 521263467788

(hereinafter called the "PROMOTER ", which expression shall unless repugnant to thecontext 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 **Survey No. 10/2, Plot No. 9-A, having area 483.00 sq.mt. at Mouje Malkapur Taluka & Dist. Akola.**, more fully described in Schedule A hereunder, hereinafter referred to as "Said Plot", as purchased vide sale deed bearing doct. sr. no. **5451/2021 dt. 23/11/2021 & 3332/2022 dt. 20/06/2022** 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 **"ANAYA HEIGHTS"** 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 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. 10/2, Plot No. 9-A admeasuring 483.00 sq. mt. situated at mouje Malkapur Taluka and District – Akola .
which is bounded as under :-

To the East : 40 t. width Road,
To the West, : Land of Survey No. 10/1,
To the North : Road,
To the South : Service Lane.

Yours Faithfully,

Anaya Builders & Developers

Amol Patil (Ruchake)

Promotor

Dated:- 10/10/2022