



MSCS/CR/398/2011

Aditya-Anagha

Multi State Credit Co-Operative
Society Ltd., Nagpur

Head Office :

379, Ganesh Nagar, Azamshaha Layout,
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Date: 26/03/2025

Deviation Report

Document Type: Agreement for Sale

Project Name: "SWAMI"

Project Land: land bearing Plot No. 09, Revenue Survey No 293/1 and 292 area admeasuring about 625 Sq. Mtrs. lying, being and Situated at Mouje Shegaon, Taluka Shegaon, District Buldhana

Promoter Name: **M/s. ADITYA-ANAGHA MULTI-STATE CREDIT CO-OPERATIVE SOCIETY LIMITED**

Please find appended below the list of deviations in the Said Agreement for Sale:

A. List of Clauses that have been amended by Promoter in the Model Agreement for Sale is produced hereunder and the same is also highlighted in yellow color in the said Agreement for Sale:

(i) Clause 1(a)(i) – added portion:

The purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

(ii) Clause 1 (d) – added portion:
GST, Swachh Bharat Cess

(iii) Clause 7.4 – added portion:

it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the Apartment/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

(iv) Clause 9 – added portion:

Jurisdiction : State of Maharashtra, State of Madhya Pradesh, Raipur (Chhattisgarh State), Peddapalli, Mancherial District (Telangana State)



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Any delays in signing and handing over of documents by the Allottee to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.

- (v) Clause 9.3 – added portion:
which shall be paid in advance for _____ months on/before possession of the Apartment.
- (vi) Clause 10 – added portion:
(All the aforesaid amounts to be decided by the Promoter at the time of possession, on actual amount incurred/to be incurred)
- (vii) Clause 14 (xiii) – added portion
The Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor. Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.
The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose. The Society or Limited Company/Federation/ Apex body shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter.

I say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on 26/03/2025 . In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,

**M/s. ADITYA-ANAGHA MULTI-STATE CREDIT
CO-OPERATIVE SOCIETY LIMITED**

(Samir S. Saraf)
Managing Director

Jurisdiction : State of Maharashtra, State of Madhya Pradesh, Raipur (Chhattisgarh State), Peddapalli, Mancherial District (Telangana State)