To,
The Maharashtra Real Estate Regulatory Authority
Mahrera Headquarters
Housefin Bhavan, Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Tel. No. 022 68 111 600
E mail: helpdesk@maharera.mahaonline.gov.in

DEVIATION SHEET WITH RESPECT TO MODEL DRAFT OF AGREEMENT TO SELL

(Declaration Regarding Deviation in AFS as per MahRera Order No. 35/ 2021, dated 12-08-2022)

1. I, **Sanjay Madhukarrao Mahakalkar** (P.A. No. AEDPM9631E) [Aadhaar No. 3376 5555 1915], Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009, acting as Sole Proprietor of **Mahakalkar Construction**, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur, hereby state and declare that **Mahakalkar Construction** intends to construct the **Building / Project** named as **Shiv Arcade** over **Nagpur Improvement Trust** leasehold land in its **Wathoda Street scheme** bearing **Plot No. 22** total containing by admeasurement **759.639 Sq. Mtrs.** (8177.00 Sq. Fts. - Area as per N.I.T. Lease Deed) [Area as per City Survey (Aakhiv Patrika) - 735.63 Sq. Mtrs.] being a portion of land bearing **Khasra No. 587/1** of **Mouza – Nagpur** bearing **Sheet No. 287, City Survey No. 128** bearing **Municipal Corporation House No. 1140 / J** in **Ward No. 20,** situated at **Nandanwan, Nagpur**, within limits of **Nagpur Municipal Corporation** and **Nagpur Improvement Trust** in **Tahsil** and **District – Nagpur.** (Herein afterwards referred to as the said **Plot / Building / Project** for sake of brevity and convenience).

2. I state and declare that the draft of **Agreement to Sell** of the **Building / Project** of **Shiv Arcade** which has been prepared and uploaded by Mahakalkar Construction on the website of MahRERA has no alterations, changes or deviations as compared to the model draft of Agreement to Sell as specified by MahRERA.

Mahakalkar Construction

Proprietor

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3. I state and declare that no clauses, terms and conditions which form part and parcel of model draft of Agreement to Sell as specified by MahRERA have not been altered, changed, modified or deleted.

4. I state and declare that in future, in case, if Mahakalkar Construction makes any further additions, alterations, changes, corrections or deviations in the draft of Agreement to Sell as against the model draft of Agreement to Sell as specified by MahRERA, then Mahakalkar Construction shall accordingly inform and upload the corrected / revised draft of Agreement to Sell on the website of MahRERA.

For Mahakalkar Construction

Mahakalkar Construction

Proprietor

Sanjay Madhukarrao Mahakalkar
(Sole Proprietor)
(Promoter)

Date: 15-12-2022

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