PRIME RESIDENCES

22, Income Tax Colony, Main Road, Pratapnagar, Nagpur -440022

To,
MahaRERA

Subject: Deviation from Agreement of Sale

I, Srikant Sampath, R/o of B5, Plot no. 66, Income Tax Colony, Pratap Nagar, Nagpur – 440022, proprietor of Prime Residences having office at Plot no. 22, Income Tax Colony, Pratap Nagar Main Road, Nagpur – 440022, being promoter of the proposed project, I do solemnly declare that:

We will issue Agreement of Sale to all future customers in the format as given by MahaRera on their website under "Model Agreement to Sale" dated 02/01/2023.

The deviations within the Agreement of Sale are –

1. Addition of clause in para 3, {see Page Number 21 of Agreement of Sale} - "Likewise the Vendor/Promoter/Confirming party Hereby declares that the current approval by authorities is for 26 Apartments and four more apartments would be sanctioned later after the procurement of Airport Authority NOC for additional height of the apartment and the Allottees agree that have given consent to seek the NOC from the Airport Authority, procure the balance 847.528 sqmtr FSI and get the plan Approved by the Nagpur Municipal Corporation and build all the 30 apartments as initially planned. The Allottees shall not create any hindrance in any manner whatsoever and shall approve the Vendor/Promoter/Confirming Party to buy the conservancy lane FSI, amalgamate the said FSI to the Property and build the above mentioned 30 apartments. However the Vendor/Promoter/Confirming party assures that the design, plan, specifications of the Allotted flat shall not be changed and in no way the right of the Allottee will be diluted in any manner."

2. **Addition of clause in para 14(vi) {see Page Number 29 of Agreement of Sale}** – "Likewise not to hang clothes for drying or otherwise in the front and side balconies as a specific balcony in backside is given for clothes hanging and drying."

For PRIME RESIDENCES
PROPRIETOR

Srikant Sampath