Aarna Associates

Plot No. 35, Income Tax Colony,
Rana Pratap Nagar, Nagpur-22
Mob : +91 91 9422102976 / 9604059995 / 8007244552

AGREEMENT TO SALE

NO DEVIATION DECLARATION

We have made the Agreement to Sell as per Annexure "A" Model Form of Agreement to be entered into between Promoter and Allottee. The deviations in the clauses of the Agreement to Sale made by us with that given in the Model form are as follows:-

PROJECT NAME : PARK VIEW 20

PROJECT PROMOTER : "AARNA ASSOCIATES" THROUGH ITS PARTNER GAURAV DONGRE

PROJECT LOCATION : Plot No 93 & 94 having K No 87, City Survey No 42, Situated in Layout of Dharampeth Gruh Nirman Sahakari Sanstha , Mouza Parsodi, Bhamti, Nagpur

SR. NO.	CLAUSES IN MODEL FORMAT	DEVIATION FROM MAHARERA FORMAT
1.	Opening clauses and information of the project as per RERA Format	NO DEVIATION
2.	Clause 1 as per MahaRERA	Clause 1(f) has been deleted as was not applicable.
3.	Clause 2 as per MahaRERA	NO DEVIATION
4.	Clause 3 as per MahaRERA	NO DEVIATION
5.	Clause 4 as per MahaRERA	NO DEVIATION
6.	Clause 5 Use of Same Material, Fitting and Amenities	NO DEVIATION
7.	Clause 6 Procedure for Possession	NO DEVIATION
8.	Clause 7 Failure to take Possession By Allottee	NO DEVIATION
9.	Clause 8 Use of Apartment	NO DEVIATION
10.	Clause 9 Formation and Registration of the Society	NO DEVIATION
11.	Clause 10 Deposition of Money for Society purposes	NO DEVIATION
12.	Clause 11 Payment of Money to Promoter for legal cost of society preparation.	NO DEVIATION
13.	Clause 12 as per MahaRERA	NO DEVIATION
14.	Clause 13 Representations and Warranties of the Promoter	NO DEVIATION

AARNA ASSOCIATES

Partner

15.	Clause 14 as per MahaRERA	NO DEVIATION
16.	Clause 15 Separate Bank Account	NO DEVIATION
17.	Clause 16 as per MahaRERA	NO DEVIATION
18.	Clause 17 Promoter shall not mortgage or create any charge	NO DEVIATION
19.	Clause 18 Binding Effect	NO DEVIATION
20.	Clause 19 Entire Agreement	NO DEVIATION
21.	Clause 20 Right to Amend	NO DEVIATION
22.	Clause 21 Provisions of this Agreement Applicable to Allottee/ Subsequent Allotees	NO DEVIATION
23.	Clause 22 Severability	NO DEVIATION
24.	Clause 23 Method Of Calculation of Proportionate Share Where ever referred to in this Agreement.	NO DEVIATION
25.	Clause 24 Furthur Assurances	NO DEVIATION
26.	Clause 25 Place of Execution	NO DEVIATION
27	Clause 26 as per MahaRERA	NO DEVIATION
28	Clause 27 Mode of Serving Notice to Promoter / Allottee	NO DEVIATION
29	Clause 28 Joint Allottees	NO DEVIATION
30	Clause 29 Stamp Duty and Registration	NO DEVIATION
31	Clause 30 Dispute Resolution	NO DEVIATION
32	Clause 31 Governing Law	NO DEVIATION
33	Schedules and Annexures	NO DEVIATION

Nagpur

AARNA ASSOCIATES

Partner

Dated 12/01/2023