

WHITE PANDA REALITIES PVT. LTD.

Date: 15-05-2023

To
The MahaRERA

Subject: Deviation Report for Model Form of Agreement

Ref: All that piece & Parcel of land called as "ANAND FOREST" KH No. 29/2/A, Division-
Nagpur, Village Ghogali, Taluka- Nagpur (Rural) District- Nagpur, PIN: 440034.

Respected Sir,

We, the Promoter of the development project named & styled "ANAND FOREST", hereby specify that all points are as per the Model Form of Agreement except for the following:

- 9.5 THAT the Vendors / Developers has decided to submit the aforesaid property to the provisions of the Maharashtra Apartment Ownership Act, 1970 and Deed of Declaration u/s 2 of the said Act shall be executed after obtaining revised Sanction by utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Purchasers. That thus the title of Apartment will be governed by the provisions of the Maharashtra Apartment Ownership Act, 1970. That the provisions of the Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the Sale Deed of Apartment and in the Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and their successors in title.
- 9.6 THAT the Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Apartment Owners interse, in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970 and the rules made there under.

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- 9.7 THAT the available open space (excluding the Restricted Area as maybe mentioned in the Deed of Declaration), the common areas and common facilities as may be provided in the said Multistoried Building shall be of common use of all the Apartment Owners in the said Building and shall always remain undivided and no partition or division of any part thereof will be effected or carried out by the Purchaser severally or jointly with any other Apartment Owner or Owners.
- 9.8 The Promoter and Vendor both hereby agrees that the relevant Act under which the Apartment Scheme is constructed, accordingly the points as specified from 9.0 to 9.7 will be made applicable to both the parties.

For, **Whitepanda Realities Private Limited**

Atul Shrirao

Director

