

as may be deemed fit by the Owners/Promoters/a and Owner/Developer/Promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

(2) UNSOLD PLOTS :

In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Developer/Promoter of all the plots on the said Land, then in such case the Owner/Developer/Promoter shall join in the Ultimate Body as members holding such unsold plots and as and when such Plots are sold to third party at the discretion of the Owner/Developer/Promoter, the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium, transfer fee, or any other extra payment.

For SAIDHAM BUILDERS AND DEVELOPERS



AMOL WAIRALE
Partner



॥ ॐ साईं राम ॥

SAIDHAM BUILDERS & DEVELOPERS

Project By : SAI NAGRI

GST In : 27ADRF8805P1ZZ

PAN No. : ADRF8805P

(O) 0712- 2287073

Mob.: 9860551596

Email : saidhambuilders18@gmail.com

sainagri18@gmail.com

Off. : 1 & 2, Bhawani Chamber, Ajni Chowk, Wardha Road, Nagpur - 440002

Ref. No.

Date :

Date : 15-05-2023

Deviation Report with respect to the Agreement for Sale

- A. Name of the Project – SAI NAGRI 6
- B. Name of the Promoter – AMOL WAIRALE
- C. Address of the Project- KHASRA NO 54/A, 54/B/1, PH NO 36, MOUZA UMARGAON, TAHSIL NAGPUR, DISTRICT NAGPUR - 441204 (Admeasuring Area of 22099.94 Sq. Meters)
- D. Deviation Report –

Following are the Deviations between draft of the Agreement for Sale Submitted by us and the Model Draft Prescribed by MAHA RERA:

1) **“M/S. SAIDHAM BUILDERS & DEVELOPERS”** a Partnership Firm is the holders of the aforesaid land bearing **Khasra / Survey / Gat No. 54/A & 54/B/1**, of **MOUZA – UMARGAON**,. The Vendor / Promoter Firm undertaking to develop the said entire project land into a Residential Estate by carving out various Residential Plots of different sizes therein. The Vendor / Promoter Firm being the Owner/Promoters of the said land thus there is no development Agreement. The said project land is held in Malik Makbuja/free hold rights thus Conveyance will not be as lease. Therefore the paragraph with regarding the Formation of Final Body of Purchasers, Unsold Plots, details of Lease, Development Agreement and allotment of Parking space is not applicable to us and is so deleted from our Agreement to Sale which is/are reproduced below:

Variations:

(1) **FORMATION OF FINAL BODY OF PURCHASERS:-**

The Owner/Developer/Promoter shall on execution of registered agreement for sale by 51% purchaser from within the period of 3 months from handing over possession of the last unsold Plot to the concerned Purchaser, in of the said Complex, shall from a Co-operative Housing Society, Association governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other body