ELITE
CONSTRUCTION CO.

To,

The MahaRERA,

Subject: Deviation Report for Agreement to Sale for the project "ELITE HOMES" acting through its Authorized Partner (1) MASTER VIPUL MAHENDRA BHUGAONKAR .

Respected Sir,

We, ELITE CONSTRUCTION CO through its Authorized Partner (1) MASTER VIPUL MAHENDRA BHUGAONKAR, in the project "ELITE HOMES" proposed to be constructed on All that piece and parcel of land bearing Plot No. 50 admeasuring about 1973.72 Sq. Mtrs. as per BuildingPlan sanctioned by Nagar Parishad, Wanadongri and 1978.866 Sq. Mtrs. (OR 21,300.51 Sq. Ft.) as per Sale Deed and Release Letter of the Nagpur Improvement Trust, Nagpur being a part and portion of entire land bearing Khasra No. 278/1, 278/2 and 280 of MOUZA-WANADONGRI, P.H. No. 46, Khate No. 4995, 11157, within the limits of Nagar Parishad, Wanadongari, Tahsil - Hingna and District – Nagpur, hereby certify that there is following deviation with respect to Agreement to Sale (ATS) uploaded on Rera Website with respect to the Model Form of Agreement issued by the MahaRERA for said Building Project.

The said Project will be governed by the provisions of the Maharashtra Apartment Ownership Act, 1970. Therefore all the unit owners are having right title and interest in the project land. On obtaining duly registered Sale Deed/Conveyance they shall be the co-owners of the said plot of land therefore conveyance clause as like in the MOFA Act is not applicable to the said Project.

The provisions of the Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser(s) and her/his/their successors in title.

In pursuance to the above context, the following points in precedent format of Agreement to Sale of RERA Website, we have added a paragraph in Red Italic font in the opening paragraph of Agreement to Sale uploaded on the Rera website, which is produced below:

*(This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void ab-initio.)*

Flat G1, Plot No. 32, Ganesh Apartment, Kotwal Nagar, Nagpur - 440 022 (MH), INDIA
+91 9373 106496, +91 9822 471213, +91 8805 688851 • eliteconstructionco.nagpur@gmail.com

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CONSTRUCTION CO.

Thanking You

Your's Faithfully

FOR ELITE CONSTRUCTION GROUP CO.

(1) MASTER VIPUL MAHENDRA BHUGAONKAR

Date: -21.02.2024

ELITE CONSTRUCTION CO.

V M Bhugaonkar

PARTNER

ELITE
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