

ARIHANT DEVELOPERS

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To ,

Resp. MahaRERA Authority.

Subject- Status of Conveyance for our project Sukruti Pinnacle.

We(Arihant Developers) have registered deed of declaration having Document bearing no. 1286, dated 13.04.2016 registered in the office Joint Sub-Registrar Class-2, Jalgaon-3, also Deed of Amendment made and executed and registered by document No. 3293, dated 20.10.2016 registered in the office Joint Sub-Registrar Class-2, Jalgaon-3, a Rectification Deed made and executed and registered by document No. 3313, dated 24.10.2016 registered in the office Joint Sub-Registrar Class-2, Jalgaon-3 and also a (second) Deed of Amendment made and executed and registered by document No. 1254, dated 23.05.2017 registered in the office Joint Sub-Registrar Class-2, Jalgaon-3 under **Maharashtra Apartment Ownership Act (1970).**

Now as per section 4 of Maharashtra Apartment Ownership Act (1970) Common Areas which includes land & Apartment together with **its undivided interest in the common areas (including land)** are heritable and transferred immovable property and are transferred along with each apartment/shop through each Conveyance Deed / Sale deed. The land holding with respect to every unit (apartment/Shop) are already mentioned in the deed of declaration along with its amendments (2Nos) and rectification deed registered for the said project.

In light of the provisions made in all the above said documents it is not possible/required to convey land explicably to the society/association as it is being transferred directly to each unit buyer (apartment/shop) as undivided interest in common area percentage of the total land specifically mentioned in all the sale to agreements and/or conveyance deed made for each unit buyer (apartment/shop). Such Conveyance Deed have already being executed & registered and are being executed & registered as per sale and/or receipt of payments from unit holders.

For Arihant Developers,



Mr. Anish Shah.

ARIHANT DEVELOPERS

Partner/Authorised Signatory