



# SAGAR CONSTRUCTION

Office: "Pratibha", 57, Vidya Nagar, BH. Manaraj park, Nr. Balmohan School, JALGAON - 425001

To,

DATE: 19/10/2018

Resp. MahaRERA Authority.

Subject :- Status of Conveyance for our project PANDIT CORNER

We (Sagar Construction) have registered deed of declaration having Document bearing no.1690 Dated 05.06.2017 registered in the office joint sub registrar class -2 Jalgaon -1 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 **It's 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 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 explicable 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 SAGAR CONSTRUCTION,

Mr.Sagar Tade,