

TOWN SQUARE BUILDERS

Address – 379, First Floor, Jaikisawandi, Jalgaon 425001

Date – 24.12.2022

To,
Maha RERA Authority,

Subject – Status of Conveyance for our Project Town Square Heights (MahaRERA Registration No. – P499000018986) situated on Plot No. 29 of G. No. 21 of Pimprala at Jalgaon (M Corp.), Jalgaon, 425001

We Town Square Builders, a partnership firm, represented through its Authorized Signatory Mr. Vinaykumar Uttamchand Parakh, have registered deed of declaration having document bearing no. 2081 dated 30.04.2019 registered in the office Joint Sub-Registrar Class – 2, Jalgaon – 3, under Maharashtra Apartment Ownership Act (1970)

Now as per Maharashtra Apartment Ownership Act (1970) common areas which includes land as per Section 4 of this Act, an 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 through Sale Deed. The land holding with respect to every apartment are already mentioned in the deed of declaration along with its any/if any subsequent amendments 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 separately to society/association as it is being transferred directly to each unit buyer as undivided interest in common area percentage of the total land specifically mentioned in all the sale deed/ Deed of apartment made for each unit buyer.


Vinaykumar Parakh
Partner
Town Square Builders