

ARIHANT DEVELOPERS

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Date -02/03/2024

To ,

MahaRERA Authority.

Subject- Status of Conveyance for our project Sukruti Serenity (MahaRERA Registration No –P49900032651) situated at Gat/Survey No 408+409 (part), Plot No 20, Near Mehrun Lake situated at Mehrun Shivar Tal. Jalgaon, District Jalgaon-425001

We **ARIHANT DEVELOPERS**, a partnership firm registered under the Indian Partnership Act 1932, having its principal place of business at JALGAON [Pan: AAKFM1235F] represented through its partner **SHRI. ANISH CHHABILDAS SHAH**, Age 52 years, Occupation: Business, Resident of Jalgaon, Tal. & Dist. Jalgaon-425001 has completed the Construction Work of **SUKRUTI SERENITY** having MahaRERA Registration Number **P49900032651** and has registered deed of declaration having **Document bearing no.3003/2023, dated 24/05/2023** registered in the office Joint Sub-Registrar Class-2, Jalgaon under **Maharashtra Apartment Ownership Act (1970)**.

Now as per Maharashtra Apartment Ownership Act (1970) Common Areas which includes land as per section 4 of the said 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/shop through each Conveyance Deed / Sale deed. The land holding with respect to every unit (apartment/Shop) is already mentioned in the above-mentioned deed of declaration made especially for the project called "**SUKRUTI SERENITY**"

In light of the provisions made in all the above-mentioned documents, it is not possible/required to convey land separately to the society/association as it is being transferred directly to each unit buyer (apartment/shop) as an undivided interest in the common area percentage of the total land specifically mentioned in all the sale to agreements and/or subsequent conveyance deed made for each unit buyer (apartment/shop).

For Arihant Developers,

Mr. Anish Shah,
ARIHANT DEVELOPERS
Date: 02/03/2024

Plot No. 20, Jalgaon