

DECLARATION U/s. 2(A) OF MAHARASHTRA APARTMENT OWNERSHIP ACT

THIS DECLARATION IS MADE TODAY ON THIS 25th DAY OF JUNE, 2020

BY :-

1) Shri :ShailendrasinghBhajanathsinh Thakur

Age : 46 Occu : service

R/o : Shiv Shankar Nagar , Sunderkhed

Taluka&Dist ,Buldhana 443001

PAN : ACYPT0344C

2) Sau :MohiniShailendrasingh Thakur

Age : 43 Occu : housewife

R/o : Shiv Shankar Nagar , Sunderkhed

Taluka&Dist ,Buldhana 443001

PAN : AKCP76070B

(Hereinafter called as 'OWNERS', which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators & assignees etc.) Called as GRANTOR NO 1

AND

M/s Digvijay Construction

A registered partnership firm

PAN : AAQFD3932J

Through its partners,

1) Vandana Deepakkumar Chhajed ,

Age : 51 years, Occup.: housewife,

R/o : Kanchan Villa Ekata Nagar ,

Near H.D.F.C' ChowkBuldana.

AADHAR NO : 882009346702

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It is well informed to all the purchasers that FSI of the property described in **SCHEDULE A** if increases the Grantors / Owners reserves there liberty to carry on the further construction on the upper floors and to execute the deed of correction to this declaration at any time without consent of all unit purchaser , without disturbing the flats /shops which are already agreed to be sold / sold to the purchaser/s and none of the purchaser will entitle to raise any objection for carry on further construction on upper floors and to sale and dispose of the said new construction to any third party and the Purchaser of the said new construction will also be entitled to enjoy all the common amenities and facilities stated below in **"RAMA APARTMENT"**. That, shops on Ground floor will for commercial purpose and the perspective purchasers of the shop shall be strictly restricted for doing the business of liquor shop , permit room ,non -veg Restaurant , this restriction shall be strictly observed and rest of all apartments will be for residential purpose.

The specific carpet area and built up area of each of the shops and flat are shown in **SCHEDULE "B"** hereunder. Location of each of, shops and flats and area of each of the rooms, bathroom, W.C. in each of the unit is specifically shown in the construction plan, which is annexed herewith at **SCHEDULE "D"**. Here under .

The specific bylaws of **"RAMA APARTMENT"** condominium is declare and detailed in **SCHEDULE C** here under .

That the ground floor of the building **"RAMA APARTMENT"** will be for commercial purpose and upper floors will be residential purpose. The units will be sold to one or more owners, each owner obtaining a particular and exclusive property-right thereto and each units constituting a heritable and transferable, immovable properties within the meaning of any law for the time being in force in the case and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this deed, necessary for her adequate use and enjoyment and hereinafter in referred to as General and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

That the administration of **"RAMA APARTMENT"** Condominium consisting above said building and parcel of the land described in **SCHEDULE A** shall be in accordance with provisions of this deed and any bye-laws which are made a part of this deed.

That, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartments Ownership Act, so that each of the units may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and facility of the building each family units holder having an exclusive and particular right, title, interest over his respective family units and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

That, so long as the GRANTOR own one or more family units, the GRANTOR shall be subject to provisions of this Deed and of the **Schedule-A** and **Schedule-B** attached herewith and the GRANTOR consents to take no action

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2) Pratik PravinKatariya,

Age : 25 years, Occup.: Business,

R/o : plot no 31 ,31A Sector F

N4 , Aurangabad.

AADHAR NO : 991485459460

(Hereinafter called as Grantor / Builder/ Developers / vendor ,Which Expression Shall Means and include all the present and future partners of the Firm ,The survivors or survivor of them herin , successors , legal representatives, executors, administrator assignsetc | called as GRANTORS NO 02 (Executants)

WHEREAS the property Plot no : 1 Survey No : 24 Land Gut No. 73/75/1/1 to the extent of 492 sq.mtrs., situated at Sunderkhed (Sukalkhed) and Gut Gram PanchayatSavala. Talq&DistBuldhana and specifically described in **Schedule-A** is owned and possessed by the GRANTORS NO : 01 and they decided to develop the same and accordingly they entered into development agreement with the developer M/s Digvijay Construction called as GRANTORS NO : 02 on dated 25.06.2020 at sr.no. 2554, at the Office of Sub-registrar, Buldhana and accordingly, GRANTORS NO: 01 also executed registered G.P.A. in favour of the partners ofM/s Digvijay Construction partnership firm on the same day registered at sr.no.2554. Dated 25.06.2020 at the Office of Sub-registrar, Buldhana.

AND WHEREAS the property described in **Schedule-A** is also converted into non-agriculture by obtaining the permission from the Collector, BULDHANA on dated 23.09.2013

AND WHEREAS, the permission for construction of the property described in schedule is obtained on 28/01/2020 in file no.122

AND WHEREAS, the building being constructed on the property described in Schedule "A" will be known as **"RAMA APARTMENT"** and in no case the said name will be changed.

In **"RAMA APARTMENT"**, there will be 4 floors as ground /Parking Floor, first floor, second floor, third floor.

On Ground floor there will be Parking on west side portion & on ground floor there will be 4 shops on southern portion & on Ground floor there will be 5 shops on eastern portion . On Northwest portion of the ground floor there will be common parking. On first floor there will be four flats as flat no.101,102, 103,104 On second floor there will be four flats as flat no.201,202, 203,204 On third floor there will be four flats as flat no. 301, 302,303,304

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Similarly, in case, F.S.I. is increased or by purchasing the T.D.R., the Builder can raise further construction on the terrace of the building and can sale the said additional unit to any third party and no Flat purchaser will have any objection for carrying on further construction and selling the additional unit to third party. The last terrace of the building is also retained by the Builder and Grantor can use the same for any purpose including therein installation of mobile tower or for hoteling etc., and no unit purchaser will have any objection for such use and it will not be necessary to obtain separate consent of the unit purchaser for the same. The undivided share of each of the unit purchaser, in common areas and facilities will automatically changed and reduced proportionately if the further construction on the property described in Schedule "A" is carried out as stated above and no unit purchaser will have any grievance for deduction of such percentage.

Common areas and facilities of **"RAMA APARTMENT"** will be as under:-

- 1) All that part and parcel of the property described in Schedule "A"
- 2) Drainage line throughout **"RAMA APARTMENT"** up to each of the unit.
- 3) Waterline throughout **"RAMA APARTMENT"** up to each of the unit.
- 4) Compound wall and main gate.
- 5) Internal drainage line up to each of the unit,
- 6) Electric wiring throughout **"RAMA APARTMENT"** up to each of the unit.
- 7) Electric meter through which electricity is supplied to electric motor installed onunderground water tank, bore well, lift, common lobbies, stair case,
- 8) Underground and overhead water tank and electric motor installed on the underground water tank.
- 9) Total RCC Structure of Building
- 10) Staircase and common lobbies on each floor
- 11) Borewell and electric motor installed thereon.
- 12) Lift & Common Parking.

Common facilities will be maintained by equal monthly contribution from each unit purchaser.

That the builder (grantor) is at Liberty to execute deed of Correction to this Declaration & can change the plan of construction at any time without any consent of flat Owners.

SCHEDULE "A"

All that part and parcel of the property Plot No. 1, Survey No 24 Land GUT NO 73/75/1/1 admeasuring 492 Sq. Mts., Situated at Sunderkhed (sukalkhed), and Gut Gram PanchayatSavala. Talq&DistBuldhanabounded by:

EAST: GOVT. Main Road
WEST: Plot No 2
SOUTH: GOVT. Main Road
NORTH: Plot No 13 & 14

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SCHEDULE-B -" RAMA APARTMENT

Unit No.	Floor	CARPET AREA in Sq. Mtr.	B/Up Area in Sq. Mtr.	Built up Area As per 7/12 in Sqmts	Undivided Percentage in common Area & facility	Retained By
shop 01	Ground floor	16.16	18.32	14.28	2.735	OWNERS
Shop 02	Ground floor	12.36	14.12	11.76	2.125	DEVELOPERS
Shop 03	Ground floor	10.05	11.38	10.11	1.725	DEVELOPERS
Shop 04	Ground floor	8.24	9.60	9.04	1.465	DEVELOPERS
Shop 05	Ground floor	9.74	11.11	9.95	1.685	OWNERS
Shop 06	Ground floor	13.20	14.81	12.17	2.225	DEVELOPERS
Shop 07	Ground floor	13.20	14.81	12.17	2.225	DEVELOPERS
Shop 08	Ground floor	9.74	11.45	10.15	1.735	DEVELOPERS
Shop 09	Ground floor	10.36	11.98	10.47	1.875	OWNERS
Flat no 101	First floor	43.10	46.413	31.47	6.68	DEVELOPERS
Flat no 102	First floor	43.10	46.413	31.47	6.68	OWNERS
Flat no 103	First floor	46.50	51.06	36.117	7.36	OWNERS
Flat no 104	First floor	43.10	46.413	31.47	6.68	OWNERS
Flat no 201	Second floor	43.10	46.413	31.47	6.68	DEVELOPERS
Flat no 202	Second floor	43.10	46.413	31.47	6.68	DEVELOPERS
Flat No 203	Second floor	46.50	51.06	36.117	7.36	DEVELOPERS
Flat No 204	Second floor	43.10	46.413	31.47	6.68	OWNERS
Flat No 301	Third floor	43.10	46.413	31.47	6.68	DEVELOPERS
Flat No 302	Third floor	43.10	46.413	31.47	6.68	DEVELOPERS
Flat No 303	Third floor	46.50	51.06	36.117	7.36	DEVELOPERS
Flat No 304	Third floor	43.10	46.413	31.47	6.68	OWNERS

[56] AMENDMENTS OF BYE-LAWS: These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by Vendor representing at least 75% of the total value of all units in the "RAMA APARTMENT" Condominium as shown in the declaration.

IN WITNESS WHEREOF this declaration is executed today 25TH day of June 2020 at Buldhana.

GRANTOR01 :

1) Shri :Shailendrasingh Bajjanathsingh Thakur

2) Sau :Mohini Shailendrasingh Thakur

GRANTORS 02:

M/s Digvijay Construction

A registered partnership firm

PAN : AAQFD3932J

Through its partners,

Sau.Vandana D.Chhajed.

1) Vandana W/o DeepakkumarChhajed

2. Pratik s/o Pravin katariya



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WITNESSES

1) Deepak Nemichandji Chhajed

Age : 54 occu : Bussiness

R/o : R/o. Kanchan Villa Ekata Nagar ,

Near H.D.F.C ChowkBuldhana

AADHAR NO :

2) Pravin .Mangilal Katariya

Age : 49 occu : Bussiness

R/o : N4 cidco Aurangabad

AADHAR NO :

Summary I (GoshwaraBhag-1)

251/2549

गुरुवार, 25 जून 2020 12:58 म.नं.

दस्तावेज नंबर: 248e-88

दस्तावेज क्रमांक: 2549/2020

दस्तावेज क्रमांक: 2549/2020

बाजार मूल्य: ₹. 00/-

मोबइला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

डु. नि. मह. दु. नि. बलन यांचे कार्यालय

अ. क्र. 2549 वर दि.25-06-2020

रोजी 12:56 म.नं. वा. हजर केला.

पावली:3535

पावली दिनांक: 25/06/2020

सादरकरणाचे नाव: दिम्बीज कन्डुक्शन प्रागीदार बंदना दिपककुमार छानेड

मोदणी की ₹. 100.00

दस्त हाताळणी की ₹. 880.00

पृष्ठांची संख्या: 44

दस्त हजर करणाऱ्याची सही:

एकुण: 980.00

Sub Registrar Buldhana

Sub Registrar Buldhana

दस्तावा प्रकार: विक्रीबंदन

मुद्रांक शुल्क: प्रतिजालेख

शिफ्ट क्र. 1 25 / 06 / 2020 12 : 56 : 56 PM ची वेळ: (सादरीकरण)

शिफ्ट क्र. 2 25 / 06 / 2020 12 : 58 : 12 PM ची वेळ: (की)



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