

In view of change in construction plan the details of the flat at FIFTH would be as under:-

Amended FIFTH

Sr. No.	Apartment /Flat No./ Shop No.	Apartment/ Flat Floor	Carpet SqFts and Sq Mtrs	Built Up area SqFts	Un divided Share in land
1.	Flat No. 101	First Floor	616.12 Sq Fts (57.26 Sq Mtrs)	684.66 Sq Fts	10.03%
2.	Flat No. 102	First Floor	635.59 Sq Ft (59.07 Sq Mtrs)	704.56Sq Fts	10.33%
3.	Flat No. 203	Second Floor	616.12 Sq Fts (57.26 Sq Mtrs)	684.66 Sq Fts	10.03%
4.	Flat No. 204	Second Floor	635.59 Sq Fts (59.07 Sq Mtrs)	704.56 Sq Fts	10.33%
5.	Flat No. 305	Third Floor	604.82 Sq Fts (56.21 Sq Mtrs)	669.16 Sq Fts	9.81%
6	Flat No. 306	Third Floor	635.59 Sq Fts (59.07 Sq Mtrs)	704.56 Sq Fts	10.33%
7	Flat No. 407	Fourth Floor	569.96 Sq Fts (52.97 Sq Mtrs)	631.07 Sq Fts	9.25%
8	Flat No. 408	Fourth Floor	635.59 Sq Fts (59.07 Sq Mtrs)	704.56 Sq Fts	10.33%
9	Flat No. 509	Fifth Floor	569.96 Sq Fts (52.97 Sq Mtrs)	631.07 Sq Fts	9.25%
10	Flat No 510	Fifth Floor	635.59 Sq Fts (59.07 Sq Mtrs)	704.56 Sq Fts	10.33%

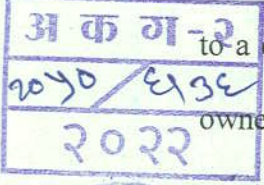
Terrace of the said building shall be common utility placed for the Developer only. But, if the F. S. I. ratio is increased, then the Grantors shall have the right to utilize the F. S. I. as desired.

AMENDED SIXTH:-

AND the above referred 10(TEN) members of the Scheme and the Apartment allotted to them is as under and the specifications and other relevant identifications are given in Schedule B.

AMENDED SEVENTH:-

That the said building consists of Ground Floor, First Floor, Second Floor, Third and Fourth Floor and fifth Floor are capable of individual utilization on account of having exit to a common area and facility of the building and the apartments are sold to one or more owners, each owner obtaining a particular and exclusive property rights hereto and each apartment constitute a heritable and transferable immovable property, within the meaning of the Law for the time being in force in the State of Maharashtra, (hereinafter referred to as "Family Units"), and also an undivided interest in the general and/or restricted common areas and facilities of the building, as listed hereinafter in the Deed, general and/or common facilities all the above in accordance with the Maharashtra Apartment Ownership Act, 1970. That all the flats will be sold by calculating super built up area .



AMENDED EIGHTH:-

That the above said building has a total built up area of 6823.45SqFts

AMENDED NINTH:-

That the CONDOMINIUM shall be known as " SHIV PRASADAM RESIDENCY" owners Condominium" and family units, common areas and facilities of the building will be as follows:-

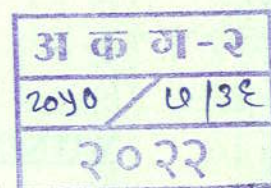
1. Ground Floor consist of parking stair case , lift and below stair case Security Cabin.
2. First Floor Consists of Two flats with the total Carpet area 1251.71SqFts . Flat No. 101 and 102 consists of two bedrooms, kitchen, hall, Toilet and Bathroom and two balcony.
3. Second Floor Consists of Two flats with the total Carpet area 1251.71SqFts . Flat No. 203 and 204 consists of two bedroom, kitchen, hall, Toilet and Bathroom and two balcony.
4. Third Floor Consists of Two flats with the total Carpet area 1240.41SqFts . Flat No. 305 consist of one Bed room Kitchen and hall , W.C. bath and two Balcony and one natural terrace and 306 consists of two bedroom, kitchen , hall, Toilet and Bathroom and two balcony.

5. Fourth Floor Consists of Two flats with the total Carpet area 1205.55SqFts . Flat No. 407 consist of one Bed room Kitchen and hall , W.C. bath and three Balconies and 408 consists of two bedroom, kitchen , hall, Toilet and Bathroom and two balcony.

6. Fifth Floor Consists of Two flats with the total Carpet area 1205.55 SqFts . Flat No. 509 consist of one Bed room Kitchen and hall , W.C. bath and three Balconies and 510 consists of two bedroom, kitchen , hall, Toilet and Bathroom and two balcony.

Thus the total numbers of Units in the entire building are 10 (Ten) Residential Apartments with total carpet area 6154.94 Sq ft. Residential Apartments.

Flat/ Family on First Floor is numbered	:-	101 and 102
Flat/ Family on Second Floor is numbered	:-	203 and 204
Flat/ Family on Third Floor is numbered	:-	305 and 306
Flat/ Family on Fourth Floor is numbered	:-	407 and 408
Flat/ Family on Fifth Floor is numbered	:-	509 and 510

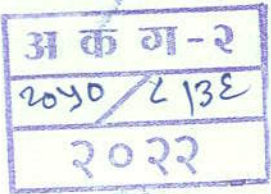


All the family units are Apartments having an area as shown above. The door of the units on the upper floors has access to the corridor of the respective floor.

AMENDED TWELTH

That as appears above, a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, so that the family units on the ground and fifth upper floors may be conveyed and registered as undivided properties capable of independent use, on account of each having its own exit to a common area and facilities of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition, the specified interest in the common areas and facilities and restricted common areas and facilities.

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AMENDED THIRTEENTH:-

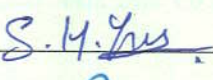
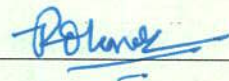
That for the purpose of Stamp duty and Registration fees to be imposed on the registration of the Deed in the register of declaration and deeds of Apartment under Section 13(5), the value of “**SHIV PRASADAM RESIDENCY**” is described as follows:-

- a) Parcel of the land described in paragraph First here, is valued for transfer Rs. 5,48,600 /,Lacs approximately and entire building cost is approximately Rs. 2 Cr.

IN WITNESS WHEREOF, the Grantor named above have signed this Deed on this day, month and year herein above mentioned, in presence of the attesting witnesses:-


Grantor 

WITNESSES:-

1. 
2. 

Typed by :- U.K. Kavishwar Adv, Akola

EXHIBIT “B”

**AMENDMENT TO BYELAWS OF THE “SHIV PRASADAM
RESIDENCY” CONDOMINIUM**

- (a) ‘Building’ means the building located at Akola Lay out plot No. 3 out of S. No. 19/2 curved out of N.A. Case No NAP 53/2/70-71 decided ON 19/2/1973 of Mouje Malkapur Tq Dist Akola, the area of plot is admeasuring 334.451Sq.Mtrs along with proposed construction of built up area 6823.45SqFts includes the land forming part thereof.

APARTMENT OWNERSHIP :- The building located on Lay out plot No. 3 out of S. No. 19/2 curved out of N.A. Case No NAP 53/2/70-71 decided ON 19/2/1973 of Mouje Malkapur Tq Dist Akola, the area of plot is admeasuring 334.451 Sq.Mtrs along with proposed construction of built up area 6823.45SqFts



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