

DEED OF DECLARATION
IN
FORM 'A'

IN THE TOWN OF WARDHA, Tahsil and District - WARDHA, WE,
(1-A) SHRI. AKBARALI S/o BADRUDDIN HUSSAIN, Aged about 75 Years,
 Occupation - Business, Income Tax Permanent Account No. AAEPH6955P and
 Aadhar Unique Identity No. 500912838220, **(1-B) MRS. ZUBEDA W/o AKBARALI**
HUSSAIN, Aged about 68 Years, Occupation - Housewife, Income Tax Permanent
 Account No. AALPH6315C, **(1-C) SHRI. ASIF S/o AKBARALI HUSSAIN**, Aged about
 42 Years, Occupation - Business, Income Tax Permanent Account No.
 ABCPH6296E, No. 1-A to 1-C all Residents of 167, Tilak Chowk, Wardha-442001,
 Tahsil and District - WARDHA AND **(2-A) SHRI. MANSOORALI S/o BADRUDDIN**
HUSSAIN, Aged about 70 Years, Occupation - Business, Income Tax Permanent
 Account No. AAHPH9610A and Aadhar Unique Identity No. 999285810723, **(2-B)**
MRS. SHAHIN W/o MANSOORALI HUSSAIN, Aged about 66 Years, Occupation -
 Housewife, Income Tax Permanent Account No. AALPH6314D, **(2-C) SHRI.**
MURTUZA S/o MANSOORALI HUSSAIN, Aged about 43 Years, Occupation -
 Business, Income Tax Permanent Account No. ABCPH6297F, No. 2-A to 2-C all
 Residents of Near Gol Market, Tilak Chowk, Wardha-442001, Tahsil and District -
 WARDHA, acting through their duly constituted Attorney **M/s. PIONEER BUILDERS**,
 a registered Partnership Firm bearing No. NGP-13334/12-13, having its Office at Plot
 No. 54 Snehal Nagar, Sevagram Road, Wardha-442001, Tahsil and District -
 WARDHA, Income Tax Permanent Account No. AAPFP3852Q and acting through its
 Authorised Partners **(1) SHRI. AKTHAR KHAN S/o AMANULLA NOOR KHAN**, Aged
 about 49 Years, Occupation - Business, Aadhar Unique Identity No. 342319863363,
 Resident of Basera Colony, Alodi, Nalwadi, Wardha-442001, Tahsil and District -
 WARDHA AND **(2) SHRI. HARSHAL S/o PRABHAKAR SHEGAONKAR**, Aged
 about 34 Years, Occupation - Business, Aadhar Unique Identity No. 676638289592,
 Resident of Snehal Nagar, Sevagram Road, Wardha-442001, Tahsil and District -
 WARDHA, hereinafter all jointly referred to as the "GRANTORS", who are fully
 empowered and qualified to execute this DEED do hereby state.

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FIRST : THAT, the Grantors above named have jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 80-81, containing by total admeasurement 600 Sq. Mtrs. (i.e. 6458.40 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of MOUZA - CHICHALA, P.S.K. 25, Rental Rs. 60 Yearly, Khate No. 811 and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 04000799, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 4 in Tahsil and District - WARDHA, which is fully described as follows :-

THAT, the property comprising ALL THAT Piece and Parcel of land bearing Survey / Khasra / Gut No. 35 (Old 1/1-2-3) of MOUZA - CHICHALA, P.S.K. 25 having an area of 3.63 Hectares including all other easementary rights appurtenant and belonging thereto, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. No. 7 in Tahsil and District - WARDHA, belonged to M/s. Tiwari Land Development Corporation, as a recorded Owner thereof.

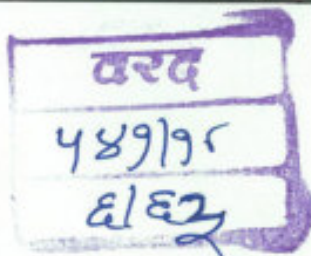
THAT, the layout on the said Survey / Khasra / Gut No. 35 of MOUZA - CHICHALA carving out various Plots of different sizes therein and the said layout is duly sanctioned and approved by the Town Planniner, Wardha vide its letter dated 02-05-1992.

THAT, the aforesaid land bearing Survey / Khasra / Gut No. 35 of MOUZA - CHICHALA is converted for Non-Agricultural (Residential) use as per the Order of the Collector, Wardha dated 11-11-1992 passed in the Revenue Case No. 1/NAP-34/1991-92.

THAT, M/s. Tiwari Land Development Corporation later on transferred/sold a plot of land out of the aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 80, containing by admeasurement 300 Sq. Mtrs. (i.e. 3229.20 Sq. Fts.), being a portion of the entire non agricultural land bearing Survey / Khasra / Gut No. 35 of MOUZA - CHICHALA, P.S.K. 25 and including all other easementary rights appurtenant and belonging thereto, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 7 in Tahsil and District - WARDHA, to (i) Shri Haribhau Mahadeo Chaware and (ii) Shri Sandip Mahadeo Chaware by a registered Sale Deed Dated 12-04-1994 bearing Registration No. 127/155.

THAT, aforesaid the then Owners (i) Shri Haribhau Mahadeo Chaware and (ii) Shri Sandip Mahadeo Chaware in their turn transferred/sold aforesaid plot of land out of the aforesaid layout bearing Plot No. 80, containing by admeasurement 300 Sq. Mtrs. (i.e. 3229.20 Sq. Fts.), being a portion of the entire non agricultural land bearing

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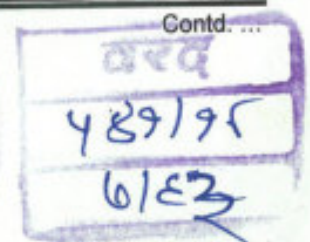
Survey / Khasra / Gut No. 35 of MOUZA – CHICHALA, P.S.K. 25 and including all other easementary rights appurtenant and belonging thereto, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 7 in Tahsil and District – WARDHA, by way of Sale to Shri Manish Sharadkumar Tiwari by a Sale Deed Dated 09-09-2008, which is duly registered at the Office of the Sub Registrar, Wardha at Serial No. 6705 on even date.

THAT, the aforesaid Shri. Manish Sharadkumar Tiwari later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 80, containing by admeasurement 300 Sq. Mtrs. (i.e. 3229.20 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of MOUZA – CHICHALA, P.S.K. 25 and including all other easementary rights appurtenant and belonging thereto, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 6 (Old No. 7) in Tahsil and District – WARDHA, by way of Sale to (i) Shri. Akbarali Badruddin Hussain, (ii) Shri. Mansoorali Badruddin Hussain and (iii) Mrs. Shivani Rahul Naydu, by a Sale Deed dated 18-11-2013, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Serial No. 8296 on 19-11-2013.

THAT, the aforesaid M/s Tiwari Land Development Corporation Wardha later on transferred/sold a plot of land out of the said layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 81, containing by admeasurement 300 Sq. Mtrs. (i.e. 3229.20 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of MOUZA – CHICHALA, P.S.K. 25 and including all other easementary rights appurtenant and belonging thereto, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 6 (Old No. 7) in Tahsil and District – WARDHA, by way of Sale to (i) Shri. Akbarali Badruddin Hussain, (ii) Shri. Mansoorali Badruddin Hussain and (iii) Mrs. Shivani Rahul Naydu, by a Sale Deed dated 18-11-2013, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Serial No. 8297 on 19-11-2013.

THAT, the aforesaid Plot Nos. 80 and 81 are amalgamated by the Collector, Wardha vide its Order No. एकजीकरण/एन.ए.पी.-34/2014-15 Dated 05-05-2015.

THAT, the aforesaid Co-owner namely Mrs. Shivani Rahul Naydu later on relinquished all her rights, title and interests in the aforesaid property bearing Amalgamated Plot No. 80-81 in favour of the remaining Co-owner(s) namely (i) Shri. Akbarali Badruddin Hussain and (ii) Shri. Mansoorali Badruddin Hussain, the Grantors named hereinabove, by a Deed of Release/Relinquishment dated 22-04-2016, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Serial



No. 1266 on even date. As a result therefore the aforesaid (i) Shri. Akbarali Badruddin Hussain and (ii) Shri. Mansoorali Badruddin Hussain, the Grantors named hereinabove, have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

THAT, the Grantors named hereinabove have now jointly decided to develop the said property bearing Amalgamated Plot No. 80-81 into a RESIDENTIAL ESTATE by constructing the Multistoried Building thereon consisting of various self contained separate Apartments therein.

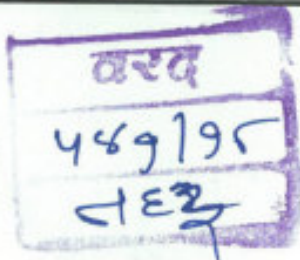
THAT, the aforesaid Grantors have prepared a Plan of Multistoried Building on the said plot of land bearing Amalgamated No. 80-81 containing by admeasurements 600 Sq. Mtrs. is duly sanctioned and approved by the Chief Officer, Nagar Parishad, Wardha vide its Building Permit No. 407/बांध/नर/नपव/16 dated 11-11-2016.

THAT, by an Agreement of Development dated 20-01-2018, the Grantors have entrusted the entire work of Development of the said Plot of land to M/s. Pioneer Builders (the Developer called therein) upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Serial No. 154 on 22-01-2018 on payment of requisite Stamp Duty and Registration Fees payable thereon.

THAT, for implementing the aforesaid proposed scheme, the Grantors have executed a General Power of Attorney for development of the said property and sale of various Units in the said project, in favour of the M/s. Pioneer Builders on 22-01-2018 and the same is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Serial No. 175 on 23-01-2018.

THAT during the course of time the Real Estate (Regulation and Development) Act, 2016 came into force with effect from May 1, 2017. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Building known and styled as "RAJGAD APARTMENT".

The aforesaid property is bounded as under :



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ON THE EAST	-	BY PLOT NO. 82,
ON THE WEST	-	BY ROAD,
ON THE NORTH	-	BY ROAD,
ON THE SOUTH	-	BY PLOT NOS. 79 & 78.

THAT the Grantors have submitted the said entire land described above containing by admeasurement 600 Sq. Mtrs. (i.e. 6458.40 Sq. Fts.) to the provisions of The Maharashtra Apartment Ownership Act, 1970 and thus under Section 2 of the Maharashtra Apartment Ownership Act, 1970 by executing this Deed of Declaration.

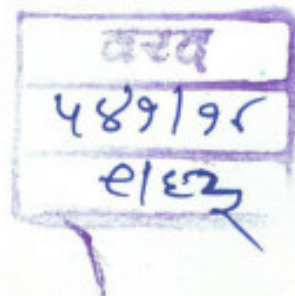
SECOND : THAT the Grantors have now started the construction of the Multistoried building through M/s Pioneer Builders on the said parcel of land described above and to be known and styled as "RAJGAD APARTMENT" according to the Plans attached hereto as "EXHIBIT - A", which is duly sanctioned and approved by the Chief Officer, Nagar Parishad, Wardha vide its Building Permit No. 407/बांध/नर/नपव/16 dated 11-11-2016 which is made a part hereof.

The Postal Address of the Building is as Follows :-

"RAJGAD APARTMENT"
PLOT NO. 80-81, WARD NO. 4, CHICALA,
WARDA- 442001,
TAHSIL AND DISTRICT - WARDHA (M.S.).

THIRD : THAT the said Multistoried building to be known and styled as "RAJGAD APARTMENT" consists of the Ground Floor and Fourth Upper Floors which is particularly described in the chart detailed in Para Fifth below. The entire Ground Floor Premises is a Covered Parking area, Lift Room, Staircase area for the Apartment Owners in the said proposed Multistoried Building. There are 4 (FOUR) Apartments each on FIRST, SECOND, THIRD and FOURTH FLOOR. Thus there are in all 16 (SIXTEEN) independent and self contained separate Apartments in the said Building. All the Apartments shall be strictly used and utilised for Residential Purposes Only. The Upper Floors are capable of individual utilization on account of having their common exit to common/restricted areas and facilities of the Building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as Family Unit) and also an Undivided interest in the general Common/Restricted Areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial

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enjoyment and hereinafter referred to as General Common/ Restricted Areas and Facilities all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

FOURTH : THAT the said Multistoried Building has a total Plinth Area of 249.73 Square Meters. The total Carpet area of all the Floors (Excluding Balconies) is 595.760 Square Meters. The total Built-up area of all the Floors (Excluding Balconies) is 674.00 Square Meters and an Open land is 350.27 Square Meters, which constitutes the General Common/Restricted Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "RAJGAD APARTMENT" and the family Units and the Common / Restricted Areas and Facilities of the Building are as follows:-

(1) FAMILY UNITS ON FIRST, SECOND, THIRD AND FOURTH FLOOR :

The entire Ground Floor Premises is a Covered Parking area, Lift Room, Staircase area for the Apartment Owners in the said proposed Multistoried Building. There are 4 (FOUR) Apartments each on FIRST, SECOND, THIRD and FOURTH FLOOR. Thus there are in all 16 (SIXTEEN) independent and self contained separate Apartments in the said Building. The Family Units (Apartments) on First Floor are numbered as 101, 102, 103 and 104. The Family Units (Apartments) on Second Floor are numbered as 201, 202, 203 and 204. The Family Units (Apartments) on Third Floor are numbered as 301, 302, 303 and 304. The Family Units (Apartments) on Fourth Floor are numbered as 401, 402, 403 and 404. The aforesaid Family Units are described hereinbelow. The measures of a family unit include all the outside walls and ½ (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment. The Family Units on Ground Floor have an access to the Common area land and the main door of the family units on the upper floors have an access to the Corridor of the respective floor.

THAT, the details of units, its Floors, Carpet areas, Built-up areas, Closed and Open Balcony areas, Parking areas, Terrace areas and Undivided share in Land are specifically described and shown in the following chart.

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