

Flat No.	Floor	Carpet Area (Sq.M.)	Open Bal. Area (Sq.M.)	Encl. Bal. Area (Sq.M.)	Built Up Area (Sq.M.)	Terrace Area (Sq.M.)	Undivided Land Share (%)
101	FIRST	34.690	3.689	3.336	38.950	5.952	5.82
102	FIRST	39.780	3.689	3.336	45.300	5.952	6.68
103	FIRST	34.690	3.689	3.336	38.950	5.952	5.82
104	FIRST	39.780	3.689	3.336	45.300	5.952	6.68
201	SECOND	34.690	3.689	3.336	38.950	6.036	5.82
202	SECOND	39.780	3.689	3.336	45.300	6.036	6.68
203	SECOND	34.690	3.689	3.336	38.950	6.036	5.82
204	SECOND	39.780	3.689	3.336	45.300	6.036	6.68
301	THIRD	34.690	3.689	3.336	38.950	5.952	5.82
302	THIRD	39.780	3.689	3.336	45.300	5.952	6.68
303	THIRD	34.690	3.689	3.336	38.950	5.952	5.82
304	THIRD	39.780	3.689	3.336	45.300	5.952	6.68
401	FOURTH	34.690	3.689	3.336	38.950	6.036	5.82
402	FOURTH	39.780	3.689	3.336	45.300	6.036	6.68
403	FOURTH	34.690	3.689	3.336	38.950	6.036	5.82
404	FOURTH	39.780	3.689	3.336	45.300	6.036	6.68

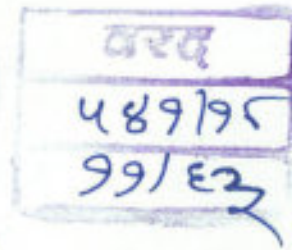
The said Project consist of following common areas :

Total Plot Area	600 Sq. Mtrs.
Plinth Area	249.73 Sq. Mtrs
Covered Parking	228.69 Sq. Mtrs.
Lift Area	20.1 Sq. Mtrs.
Staircase & Passage Area	115.59 Sq. Mtrs.

(2) COMMON AREAS AND FACILITIES :

- a) The parcel of land described in paragraph FIRST of this Deed.
- b) The Covered Parking Area on 228.69 Sq. Mtrs. and uncovered Parking Facility is provided on available open land on the Ground Floor to the said Multistoried Building.
- c) Common passage leading to the Stair Ways.
- d) Compound wall on all 4 (FOUR) sides. 2 (TWO) Grill Gate(s) are provided to the said Building for ingress and egress of Apartment Owners.
- e) The following facilities located throughout the building.
 - i) 1 (ONE) Staircase is provided to the said Building.

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- ii) 1 (ONE) Bore well with electric Motor and Pump.
- iii) 1 (ONE) Overhead Water Tank.
- iv) A Sump with Electric Motor and Pump.
- v) Plumbing net work, throughout the building.
- vi) Electric wiring network throughout the building.
- vii) Necessary light and public water connections.
- viii) 1 (ONE) Lift having capacity of 5 (FIVE) passengers each.
- ix) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
- x) AND in general all apparatus and installations existing for common use.

SIXTH : (A) THAT the right, title and interest of each Owner of a Family Unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-paragraph (2) of Para FIFTH and their proportionate shares in the profits and common expenses in the said General Common/Restricted areas and facilities for voting purposes in the meeting of the Association of Apartment Owners of "RAJGAD APARTMENT".

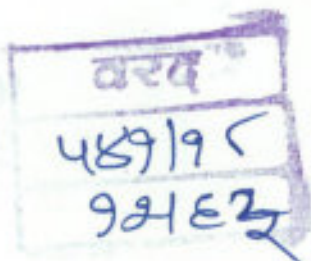
(B) THAT the proportionate representations for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.

(C) Apartment(s) and the percentage of undivided interest in the Common / Restricted areas are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH : THAT the administration of the "RAJGAD APARTMENT" consisting as aforesaid of the Building and parcel of the land described in paragraphs FIRST and FIFTH of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made part of this Deed and are attached hereto as the Exhibit-B.

EIGHTH: 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 First and Upper Floors are conveyed or may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common/restricted areas and facilities of the building, such family unit owner having an exclusive and particular title and

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interest over his/her/its respective family unit and in addition, the specified undivided interest in the Common/Restricted areas and facilities.

NINTH: THAT for the purposes of Stamp Duty and Registration Fees to be imposed on the Registration of this DEED in the Registers of Declaration and Deeds of Apartment Under Section 13(5), the value of "RAJGAD APARTMENT" is distributed as follows :-

- (A) Parcel of land described in paragraph FIRST hereof is valued at Rs.
- (B) The cost of the aforesaid multistoried building shall be evaluated after completion of the said Building.

TENTH: THAT so long as the Grantors owns one or more of the Family Units, the Grantors shall be subject to the provision of this Deed and of the Exhibit - A and B attached hereto, and the Grantors covenants to take no action which will adversely affect the rights of the Association of Apartment owners with respect to assurance against latent defects in the building or other rights assigned to the Association by reason of the establishment of "RAJGAD APARTMENT".

ELEVENTH: THAT the General common/restricted Areas and Facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH: THAT the percentage of the Undivided interest in the General common/restricted Areas and Facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this Deed duly registered.

THIRTEENTH : THAT the Undivided interest in the general Common/restricted Areas and Facilities shall not be separated from the Family Unit to which it appertains, and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH: THAT each Apartment Owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due for damages or for injunctive relief.

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FIFTEENTH: THAT the dedication of the property to the Plan of Apartment Ownership herein shall not be revoked or the property removed from the plan of Apartment Ownership or any of the provisions herein amended unless all of the apartment owners and the mortgages of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the Plan by duly registered document/instrument.

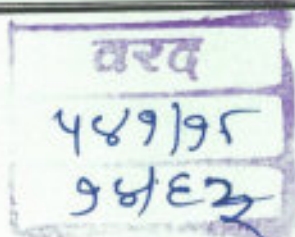
SIXTEENTH : THAT no Apartment Owner of a family unit may exempt himself/herself/itself from liability for his/her/its contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common/Restricted Areas and Facilities or by the abandonment of his/her/its family unit.

SEVENTEENTH : THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charges, if any on the family unit for payment of Government or Municipal Taxes or both and (2) all sum unpaid on a first mortgage of the apartment.

EIGHTEENTH: THAT all present or future owners, tenants, future tenants, or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and satisfied. The respective family unit shall not be rented or given on leave and license or caretaker basis by the Apartment Owners thereof for transient or hotel purposes, which shall be defined as (1) Rental compensation or compensations for any period less than Thirty days, (2) Any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the Apartment Owners of the respective family units shall have the absolute right to leases such unit or give it and leave and license or care-taker basis provided that the said leases or leave and license or care-taker basis in this Declaration and further subject to the bye-laws in EXHIBIT - B attached hereto.

NINETEENTH : THAT if the property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repairs reconstruction, or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

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TWENTIETH: THAT where a family unit is sold by a mortgagee in exercise of his/her/its powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by the mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his/her/its successors or assigns shall be liable for assessments by the Association which become due prior to the acquisition of title to such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

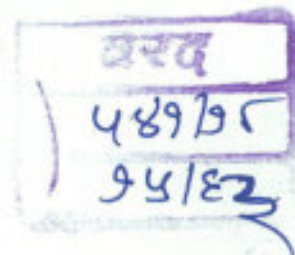
TWENTY FIRST: THAT in a voluntary conveyance of a family unit the Grantee of the Unit shall be jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses upto the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantors the amounts paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed by subject to a charge for, any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount thereon, set forth.

TWENTY SECOND : THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudice to the right of the owners of a family unit to obtain individual family unit insurance.

TWENTY THIRD : THAT the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment owners, and that such payment shall be held in separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF the GRANTORS herein above named have here to set their respective hands and signed this DEED OF DECLARATION at WARDHA on this _____ Day of FEBRUARY, 2018 in the presence of attesting witnesses signing as such.

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SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR "RAJGAD APARTMENT" ASSOCIATIONS 1)  (AKTHAR KHAN AMANULLA NOOR KHAN)
02			2)  (HARSHAL PRABHAKAR SHEGAONKAR) Authorised Partners of M/s. Pioneer Builders As duly Constituted Attorney for Grantors named hereinabove <u>GRANTORS</u>

WITNESSES :

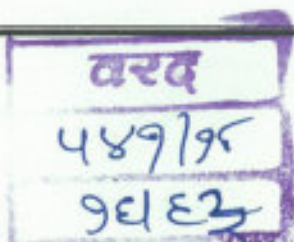
(1) 



(2) 



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गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- चिंचाळा

तालुका :- वर्धा

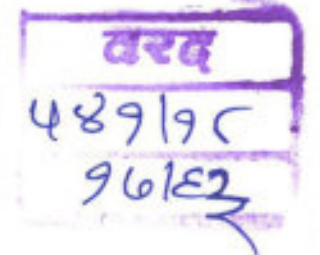
जिल्हा :- वर्धा

गट क्रमांक व भुधारणा पद्धती उपविभाग 35/80/81 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा		खाते क्रमांक
क्षेत्र एकक आर चौ.मी	अकबरअली बदरुददीन हुसेन	(811	
बिन शेती 6.00.00		1475	कुळाचे नाव
		)	इतर अधिकार
बिन शेती 60.00	मनसुरअली बदरुददीन हुसेन	(	अकृषिक वापर - रहिवास
आकारणी		1475	(गावठाणातील)
		)	मा. जिल्हाधिकारी, वर्धा यांचे मा. क्र
जिरायत -	-----सामाईक क्षेत्र-----		01/एकत्रीकरण एन.ए.पी. - 34 2014-15
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इतर -			

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जुडी किंवा -			
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	(12),(1679)		सीमा आणि भुमापन चिन्हे



सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

