

1111111111

Wednesday, July 25, 2018
3:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6035 दिनांक: 25/07/2018

मावाचे नाव: अमरावती

हस्ताक्षराचा अनुक्रमांक: अरत-1-2702-2018

हस्ताक्षराचा प्रकार: डिक्लरेशन

मादर करणाऱ्याचे नाव: श्याम देवचंद पिंजारी 00

नोंदणी फी

रु. 100.00

दस्त हस्ताक्षरी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 1500.00

आपणाम मूळ दस्त, संवत्सल विट, सूची-२ अंदाजे
3:53 PM ह्या वेळेस मिळेल.

Sub Registrar Amaravati

वाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

2) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: 2507201805556 दिनांक: 25/07/2018

वैकीचे नाव व पत्ता:

r/o. Rampuri Camp, Amravati - 444603,

2. Rameshlal Pahlajmal Khatri, aged about 55 years, occu. business

r/o. Kanwar Nagar, Amravati - 444606,

अ-२-ण-१
२००२/१/००
२०१८

DECLARATION

In the Amravati City Tq. & Dist. Amravati on this 25 day of July, 2018 :-

1. **Rohitraj Bhagechand Bajaj**, aged about 26 years, occu. business, r/o. Rampuri Camp, Amravati - 444603,
2. **Rameshlal Pahlajmal Khatri**, aged about 55 years, occu. business, r/o. Kanwar Nagar, Amravati - 444606,
3. **Shyam Tekchand Pinjani**, aged about 60 years, occu. business, r/o. Camp, Amravati - 444602,
4. **Prakash Amritlal Adatiya**, aged 67 about years, occu. business, r/o. Baccharaj Plot, Amravati - 444603,

Hereinafter referred to as "the Grantors" who are fully empowered and qualified to execute this declaration, do hereby state as:-

FIRST : Vide sale deed dated 12.02.2013 registered at Sr.No.779/2013 in the office of Sub Registrar, Amravati City-1, the grantors (i) Rohitraj



अ-र-ण-१
२००२/२१००
२०१८

Bhagchand Bajaj, (ii) Rameshlal Pahlajmal Khatri, (iii) Shyam Tekchand Pinjani & (iv) Prakash Amritlal Adatiya, all r/o. Amravati, purchased from (a) Rohit Raghunathdas Udasi, (b) Sau. Uma Ravindra Sathe, (c) Sau. Sushma Avinash Rajguru and (d) Sau. Hema Swaraj Sharma, the plot with old structure thereon described below:-

All the piece and parcel of land situated at **Mouje-Gaothan Amravati**, Pragane-Badnera, Tq. Dist. Amravati, within the jurisdiction of Sub-Registrar, City-Amravati, and within the limits of Amravati Municipal Corporation, bearing **Nazul Sheet No. 68/B Plot No. 20** admeasuring 12,132 sq. ft. (1127.51 sq. mtrs.) with partly single, partly double and partly three storied old buildings thereon situated at Amravati Tq. & Dist. Amravati bounded on the East by Prabhat Chowk to Chitra Chowk Road, On the West by House of Parmar and Sahu, On the North by Mochi Galli and On the South by Jawahar Road. After purchase the grantors have dismantled all the said existing buildings and made the plot vacant. The said vacant plot hereinafter will be referred to as "**The Said Plot**".

SECOND: That the grantors have constructed on the parcel of land described above building known as "**Busyland Heights**" according to the plan attached hereto as **Exhibit A**. The Municipal Corporation, Amravati has sanctioned the building plan vide Building permit No.0835 Dt.16-9-2015. The said property is situated at Prabhat Chowk, on Jawahar Road, Amravati Tq. & Dist. Amravati. The postal address of the said property is "**Busyland Heights**, Prabhat Chowk, Jawahar Road, Amravati 444601 Tq. & Dist. Amravati. This project is registered under the Real Estate (Regulation and Development) Act, 2016 vide registration No.P50300016893.

THIRD : That the said building consist of total 91 shops at ground, first, second and third floor and restaurant at terrace floor and all the shops



अ-र-ण-१	
२००२	३-४०
२०१८	

and restaurant are capable of individual utilization on account of having their own exit to a common area and facilities and the same will be sold to the one or more owners, each owner obtaining a particular and exclusive property right thereto and each shop and restaurant constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the state and also an undivided interest in the land and in the general common areas and facilities of the building as listed hereinafter in this deed necessary for their adequate use and enjoyment, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

FOURTH: That the aforesaid building have a total constructed area of the building of about 4663 sq.mt. out of which area of shops and restaurant about 2448 sq.mt., Balcony about 130 sq.mt., Stair 309 sq.mt., Toilet Blocks about 48 sq.mt., Lifts 33 sq.mt., Acutrim about 98 sq.mtr., first level common parking about 817 sq.mt. and about 780 sq.mt. restricted second level parking.

FIFTH: That this condominium shall be known as "The Busyland Heights Condominium" and the commercial units and common and restricted areas and facilities therein will be as follows:

: Commercial Units:

There are in all ground plus four upper floors in the building. The ground floor consists of 21 shops. The first floor consists of 22 shops. The second floor consists of 24 shops. The third floor consists of 24 shops. The fourth floor consists of restaurant.

The shops will bear Nos. 'G-1', 'G-2' etc. of the ground floor, those of first floors will bear the numbers 'F-1', 'F-2' etc., those of the second floor will bear the numbers 'S-1', 'S-2' etc. and those of the third floor will bear the numbers 'T-1', 'T-2' etc. and those of the fourth floor will bear the number 'R-1'.



अ-र-ण-१	
२६०३	४६०
२०९८	

The measurements of the commercial units include all the out side walls and one half of the block partitions.

Area of each of the shops and restaurant in the said building is as under:- :

GROUND FLOOR						
SHOP NO.	CARPET AREA (SQ FT)	CARPET AREA (SQ MTRS)	B/UP AREA (SQ FT)	B/UP AREA (SQ MTRS)	UNDIVIDED SHARE IN LAND %	BOUNDED BY
G-1	458.01	42.55	492.45	45.75	1.63%	East - Shop No.G-2 West- Plot No.18 North- Plot No. 11 South- Jawahar Road
G-2	466.98	43.38	495.47	46.03	1.64%	East - Shop No.G-3 West- Shop No.G-1 North- Busyland Heights common area South- Jawahar Road
G-3	466.98	43.38	495.47	46.03	1.64%	East - Shop No.G-4 West- Shop No.G-2 North- Shop No. 11 South- Jawahar Road
G-4	469.27	43.60	494.71	45.96	1.63%	East - Shop No.G-5 West- Shops No.G-3 North- Shop No. 11 South- Jawahar Road
G-5	469.27	43.60	494.71	45.96	1.63%	East - Shop No.G-6 West- Shop No.G-4 North- Shop No. 9 South- Jawahar Road
G-6	761.01	70.70	808.70	75.13	2.67%	East- Chitra Road West- Shop No.G-5 North- Shop No. 7 South- Jawahar Road
G-7	180.94	16.81	203.98	18.95	0.67%	East- Chitra Road West- Shop No.G-8 North- Foyer of Complex South- Shop No. G-6
G-8	119.48	11.10	135.77	12.61	0.45%	East- Shop No.G-7 West- Shop No.G-9 North- Foyer of Complex South- Shop No. G-7



अ-र-ण-१
२००२ / १-००
२०१८

G-9	100.97	9.38	119.05	11.06	0.39%	East- Shop No. G-8 West- Shop No. G-10 North- Foyer of Complex South- Shop No. G-5
G-10	100.97	9.38	119.05	11.06	0.39%	East- Shop No. G-9 West- Shop No. G-11 North- Foyer of Complex South- Shop No. G-4,5
G-11	108.28	10.06	120.56	11.20	0.40%	East- Shop No. G-10 West- Washroom of Complex North- Foyer of Complex South- Shop No. G-3,4
G-12	140.00	13.01	154.64	14.37	0.51%	East- Foyer of Complex West- Plot No. 131 North- Shop No. G-21 South- Complex Staircase
G-13	155.54	14.45	175.88	16.34	0.58%	East- Shop No. G-16 West- Passage of Complex North- Shop No. G-20 South- Foyer of Complex
G-14	69.64	6.47	84.00	7.80	0.28%	East- Shop No. G-15 West- Foyer of Complex North- Shop No. G-16 South- Entry of Complex
G-15	106.56	9.90	139.72	12.98	0.45%	East- Chitra Road West- Shop No. G-14 North- Shop No. G-16 South- Entry of Complex
G-16	411.08	38.19	495.00	45.99	1.63%	East- Chitra Road West- Shop No. G-13 North- Shop No. G-17 South- Shop No. G-15
G-17	309.36	28.74	325.00	30.19	1.07%	East- Chitra Road West- Shop No. G-18 North- Mochi Galli South- Shop No. G-16
G-18	153.17	14.23	168.67	15.67	0.56%	East- Shop No. G-17 West- Shop No. G-19 North- Mochi Galli South- Shop No. G-16



अ-र-ण-१
३६०२/ए-६०
२०९८

G-19	142.41	13.23	157.58	14.64	0.52%	East- Shop No. West- Shop No. North- Mochi South- Shop No.
G-20	189.34	17.59	218.00	20.25	0.72%	East- Shop No. West- Passage Complex North- Mochi G South- Shop No.
G-21	234.01	21.74	286.97	26.66	0.95%	East- Passage of Complex West- Plot No. 1 North- Mochi G South- Shop No.
	5593.47	519.65	6182.37	574.36	20.41%	

FIRST FLOOR

SHOP NO.	CARPET AREA (SQ FT)	CARPET AREA (SQ MTRS)	B/UP AREA (SQ FT)	B/UP AREA (SQ MTRS)	UNDIVIDED SHARE IN LAND %	BOUNDED BY
F-1	458.01	42.55	492.45	45.75	1.63%	East - Shop No.F- West- Plot No. 19 North- Plot No. 11 South- Passage of Complex
F-2	466.98	43.38	495.47	46.03	1.64%	East - Shop No.F- West- Shop No.F- North- Busyland Heights Common At South- Passage of Complex
F-3	466.98	43.38	495.47	46.03	1.64%	East - Shop No.F- West- Shop No.F- North- Shop No. F- South- Passage of Complex
F-4	469.27	43.60	494.71	45.96	1.63%	East - Shop No.F- West- Shops No.F- North- Shop No. F- 10,11 South- Passage of Complex
F-5	469.27	43.60	494.71	45.96	1.63%	East - Shop No.F-6 West- Shop No.F-4 North- Shop No. F- 9,10 South- Passage of



अ-र-ण-१
2602/10.00
209C

F-6	761.01	70.70	808.70	75.13	2.67%	East- Passage of complex West- Shop No F-5 North- Shop No. F-7,8 South- Passage of Complex
F-7	180.94	16.81	203.98	18.95	0.67%	East- Passage of complex West- Shop No.F-8 North- Passage of complex South- Shop No. F-6
F-8	119.48	11.10	135.77	12.61	0.45%	East- Shop No F-7 West- Shop No.F-9 North- Passage of complex South- Shop No. F-6
F-9	100.97	9.38	119.05	11.06	0.39%	East- Shop No.F-8 West- Shop No.F-10 North- Passage of complex South- Shop No. F-5
F-10	100.97	9.38	119.05	11.06	0.39%	East- Shop No.F-9 West- Shop No.F-11 North- Passage of complex South- Shop No. F-4,5
F-11	108.28	10.06	120.56	11.20	0.40%	East- Shop No F-10 West- Washroom of Complex North- Passage of complex South- Shop No. F-3,4
F-12	140.00	13.01	154.64	14.37	0.51%	East- Passage of complex West- Plot No. 131 North- Shop No. F-21 South- Complex Staircase
F-13	155.54	14.45	175.88	16.34	0.58%	East- Shop No. F-14 West- Passage of Complex North- Shop No. F-20 South- Passage of Complex
F-14	106.35	9.88	121.99	11.33	0.40%	East- Shop No. F-15 West- Shop No. F-13 North- Shop No. F-19 South- Passage of Complex
F-15	106.37	9.88	122.05	11.34	0.40%	East- Shop No. F-16 West- Shop No. F-14 North- Shop No. F-18 South- Passage of Complex



37-4-UT-9
2602/600
2096

F-16	190.85	17.73	213.46	19.83	0.70%	East- Passage Complex West- Shop No. North- Shop No. South- Passage Complex
F-17	309.36	28.74	325.00	30.19	1.07%	East- Passage Complex West- Shop No. North- Passage Complex South- Shop No.
F-18	153.17	14.23	168.67	15.67	0.56%	East- Shop No. 1 West- Shop No. 1 North- Passage Complex South- Shop No.
F-19	142.41	13.23	157.58	14.64	0.52%	East- Shop No. 1 West- Shop No. 1 North- Passage Complex South- Shop No.
F-20	189.34	17.59	218.00	20.25	0.72%	East- Shop No. 1 West- Passage of Complex North- Passage of Complex South- Shop No. 1
F-21	234.01	21.74	286.97	26.66	0.95%	East- Passage of Complex West- Plot No. 11 North- Passage of Complex South- Shop No. 1
F-22	121.85	11.32	150.80	14.01	0.50%	East- Passage of Complex West- Open to Sky Area North- Passage of Complex South- Open Space Complex
	5551.41	515.74	6074.97	564.38	20.06%	

SECOND FLOOR

SHOP NO.	CARPET AREA (SQ FT)	CARPET AREA (SQ MTRS)	B/UP AREA (SQ FT)	B/UP AREA (SQ MTRS)	UNDIVIDE D SHARE IN LAND %	BOUNDED BY
S-1	458.01	42.55	492.45	45.75	1.63%	East - Shop No. S-2 West- Plot No. 19 North- Plot No. 131 South- Passage of Complex

अ-र-ण-१	
2002	P-00
209C	

S-2	385.16	35.78	413.01	38.37	1.36%	East - Shop No.S-3 West- Shop No.S-1 North- Passage of Complex South- Passage of Complex
S-3	385.16	35.78	413.01	38.37	1.36%	East - Shop No.S-4 West- Shop No.S-2 North- Passage of Complex South- Passage of Complex
S-4	385.16	35.78	413.01	38.37	1.36%	East - Shop No.S-5 West- Shops No.S-3 North- Passage of Complex South- Passage of Complex
S-5	385.16	35.78	413.01	38.37	1.36%	East - Shop No.S-6 West- Shop No.S-4 North- Passage of Complex South- Passage of Complex
S-6	761.01	70.70	808.70	75.13	2.67%	East - Passage of Complex West- Shop No.S-5 North- Shop No. S-7,8 South- Passage of Complex
S-7	180.94	16.81	203.98	18.95	0.67%	East- Passage of Complex West- Shop No.S-8 North- Passage of complex South- Shop No. S-6
S-8	119.48	11.10	135.77	12.61	0.45%	East- Shop No.S-7 West- Shop No.S-9 North- Passage of complex South- Shop No. S-6
S-9	100.97	9.38	119.05	11.06	0.39%	East- Shop No.S-8 West- Shop No.S-10 North- Passage of complex South- Passage of Complex
S-10	100.97	9.38	119.05	11.06	0.39%	East- Shop No.S-9 West- Passage of Complex North- Passage of complex South- Passage of Complex

अ-९-ग-९
२५०२/१०७०
२०९८

S-11	114.85	10.67	128.31	11.92	0.42%	East- Passage Complex West- Wash Complex North- Passage complex South- Passage Complex
S-12	140.00	13.01	154.64	14.37	0.51%	East- Passage complex West- Plot No. North- Shop No. South- Complex Staircase
S-13	155.54	14.45	175.88	16.34	0.58%	East- Shop No. 1 West- Passage of Complex North- Shop No. South- Passage of Complex
S-14	106.35	9.88	121.99	11.33	0.40%	East- Shop No. 5 West- Shop No. 5 North- Shop No. 5 South- Passage of Complex
S-15	106.37	9.88	122.05	11.34	0.40%	East- Shop No. 5 West- Shop No. 5 North- Shop No. 5 South- Passage of Complex
S-16	190.85	17.73	213.46	19.83	0.70%	East- Passage of Complex West- Shop No. 5 North- Shop No. 5 South- Passage of Complex
S-17	309.36	28.74	325.00	30.19	1.07%	East- Passage of Complex West- Shop No. 5 North- Passage of Complex South- Shop No. 5
S-18	153.17	14.23	168.67	15.67	0.56%	East- Shop No. S-17 West- Shop No. S-17 North- Passage of Complex South- Shop No. S-17
S-19	142.41	13.23	157.58	14.64	0.52%	East- Shop No. S-18 West- Shop No. S-20 North- Passage of Complex South- Shop No. S-19
S-20	189.34	17.59	218.00	20.25	0.72%	East- Shop No. S-19 West- Passage of Complex North- Passage of Complex South- Shop No. S-19



अ-र-ण-१
२६०२/११-६०
२०१८

S-21	234.01	21.74	286.97	26.66	0.95%	East- Passage of Complex West- Plot No. 131 North- Passage of Complex South- Shop No. S-12
S-22	160.28	14.89	169.21	17.45	0.62%	East- Passage of Complex West- Open to Sky Area North- Passage of Complex South- Shop No. S-23
S-23	137.99	12.82	143.25	14.41	0.51%	East- Passage of Complex West- Open to Sky Area North- Shop No. S-22 South- Shop No. S-24
S-24	122.39	11.37	153.23	13.55	0.48%	East- Passage of Complex West- Open to Sky Area North- Shop No. S-23 South- Passage of Complex
	5410.52	502.65	5963.28	556.15	19.77%	

THIRD FLOOR

SHOP NO.	CARPET AREA (SQ FT)	CARPET AREA (SQ MTRS)	B/UP AREA (SQ FT)	B/UP AREA (SQ MTRS)	UNDIVIDED SHARE IN LAND %	BOUNDED BY
T-1	458.01	42.55	402.45	45.75	1.63%	East - Shop No.T-2 West- Plot No. 19 North- Plot No. 131 South- Passage of Complex
T-2	385.16	35.78	413.01	38.37	1.36%	East - Shop No.T-3 West- Shop No.T-1 North- Passage of Complex South- Passage of Complex
T-3	385.16	35.78	413.01	38.37	1.36%	East - Shop No.T-4 West- Shop No.T-2 North- Passage of Complex South- Passage of Complex
T-4	385.16	35.78	413.01	38.37	1.36%	East - Shop No.T-5 West- Shops No.T-3 North- Passage of Complex South- Passage of Complex



अ-र-ण-१
2002/22-60
2096

T-5	385.16	35.78	413.01	38.37	1.36%	East-Shop West-Shop North-Passage Complex South-Passage Complex
T-6	761.01	70.70	808.70	75.13	2.67%	East-Passage Complex West-Shop North-Shop South-Passage Complex
T-7	180.94	16.81	203.98	18.95	0.67%	East-Passage Complex West-Shop No. North-Passage complex South-Shop No.
T-8	119.43	11.10	135.77	12.61	0.45%	East-Shop No. West-Shop No. North-Passage complex South-Shop No.
T-9	100.97	9.38	119.05	11.06	0.39%	East-Shop No. West-Shop No. North-Passage complex South-Passage Complex
T-10	100.97	9.38	119.05	11.06	0.39%	East-Shop No. West-Passage Complex North-Passage complex South-Passage Complex
T-11	114.85	10.67	128.31	11.92	0.42%	East-Passage of Complex West-Washroom Complex North-Passage complex South-Passage Complex
T-12	140.00	13.01	154.64	14.37	0.51%	East-Passage of complex West-Plot No. 12 North-Shop No. 1 South-Complex Staircase
T-13	155.54	14.45	175.88	16.34	0.58%	East-Shop No. T West-Passage of Complex North-Shop No. South-Passage of Complex



अ-र-ण-१
२००२ १३-००
२०१८

T-14	106.35	9.88	121.99	11.33	0.40%	East- Shop No. T-15 West- Shop No. T-13 North- Shop No. T-19 South- Passage of Complex
T-15	106.37	9.88	122.05	11.34	0.40%	East- Shop No. T-16 West- Shop No. T-14 North- Shop No. T-18 South- Passage of Complex
T-16	190.85	17.73	213.46	19.83	0.70%	East- Passage of Complex West- Shop No. T-15 North- Shop No. T-17 South- Passage of Complex
T-17	309.36	28.74	325.00	30.19	1.07%	East- Passage of Complex West- Shop No. T-18 North- Passage of Complex South- Shop No. T-16
T-18	153.17	14.23	168.67	15.67	0.56%	East- Shop No. T-17 West- Shop No. T-19 North- Passage of Complex South- Shop No. T-15
T-19	142.41	13.23	157.58	14.64	0.52%	East- Shop No. T-18 West- Shop No. T-20 North- Passage of Complex South- Shop No. T-14
T-20	189.34	17.59	218.00	20.25	0.72%	East- Shop No. T-19 West- Passage of Complex North- Passage of Complex South- Shop No. T-13
T-21	234.01	21.74	286.97	26.66	0.95%	East- Passage of Complex West- Plot No. 131 North- Passage of Complex South- Shop No. T-12
T-22	160.28	14.89	169.21	17.45	0.62%	East- Passage of Complex West- Open to Sky Area North- Passage of Complex South- Shop No. T-23
T-23	137.99	12.82	143.25	14.41	0.51%	East- Passage of Complex West- Open to Sky Area North- Shop No. T-22 South- Shop No. T-24



अ-र-ण-१
२००२ १९८०
२०९८

T-24	122.39	11.37	153.23	13.55	0.48%	East- Parking Complex West- Open Area North- Shop South- Parking Complex
	5410.52	502.65	5963.28	556.15	19.77%	
R-1 Terrace floor					19.99%	Open space Restaurant

: Common Areas and Facilities:

- I. Common areas and facilities for the owners of all the commercial units are as under:
 - (a) All that of piece and parcel of land measuring about 12,132 sq. ft. (1127.51 sq. mt.) bearing Nazul Sheet No. 68/B Plot No. 20 situated Amravati Tq. & Dist. Amravati;
 - (b) Staircase leading from basement upto terrace floor;
 - (c) Foyar at the ground floor surrounded by shops and gallery/ota in front of the shops;
 - (d) Two lifts well with Lifts, one lift well and Lift is from second level basement up to terrace level and the other is from ground floor level up to terrace level;
 - (e) Two Escalators, one is from first to second floor and the other from second to third floor;
 - (f) Water storage tanks one at ground floor level and the other above terrace;
 - (g) Toilet blocks at first, second and third floor with plumbing net work and septic tank and drains;



अ-२-ग-९
२४०२ १९४-६०
२०९८

- (h) Electric wire net work throughout the building located in the common areas and facilities;
- (i) Necessary lights with light fittings in common areas;
- (j) Stainless steel railing with toughen glass fittings at the stair case;
- (k) Foundation, main walls, column and beams of the building;
- (l) Separate intercom, Cable TV and Telephone connection facility is provided at each of the shops.
- (m) There are two level basement parking area out of which first level basement parking will be a common paid parking.

The owners of the shops and restaurant will contribute and pay for the common maintenance of the above common areas and facilities in the following shares:

Each of the shop owners in the percentage of their respective share in land.

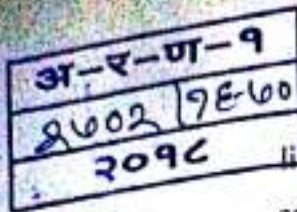
Owner of the restaurant at fixed rate of Rs.5,000/- per month.

The second level basement parking is restricted parking for the fourth floor restaurant.

The grantors reserve their right to make use of the remaining FSI presently available and additional FSI that may be increased in future for construction which will preferably be made on the terrace of the said building. The grantors proposed changes in the original sanctioned map. The revised map is duly passed in Auto DCR. The revised map passed in DCR was submitted to the concerned authority on 17-5-2018. The authority failed to intimate its refusal or sanction within 60 days and hence the said revised map is deemed to have been sanctioned as provided in clause 0.7.2 of the Building Byelaws and development Control Rules for Amravati Municipal Corporation.

SIXTH: That the right, title and interest of each of the commercial unit owner of the commercial unit in the common areas and facility and





liability towards the expenses to be incurred for the maintenance of the common areas and facility shall be as mentioned in details above.

SEVENTH: That the administration of Busyland Heights Condominium consisting shops and restaurant in above paragraphs of this declaration shall be in accordance with provisions of this Declaration and with the provisions of the Bylaws which are made part of this Deed and are attached hereto as Exhibit-B.

EIGHT: That as appears above a plan of commercial units ownership is hereby constituted under and subject to the provisions of Maharashtra Apartment Ownership Act, 1970, so that the commercial units of the shops and restaurant in the said building may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building, each commercial unit owner having exclusive and particular right, title and interest over his respective commercial unit and in addition the specified undivided interest in the common facilities and /or restricted common areas and facilities.

NINTH : That the Stamp Duty for the Declaration has not been specifically provided in the Bombay Stamp Act and hence the Minimum Stamp Duty of Rs.500/- is affixed to this Declaration.

TENTH: That so long as the Grantors own one or more of the commercial units, the Grantors covenant to take no action which will adversely affect the rights of the Association of the Shop and Restaurant owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reasons of the establishment of "Busyland Heights Condominium".

ELEVENTH: That the general common facility shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELTH: That the percentage of the undivided interest in the general common facility established herein shall be subject to change only if additional FSI is allowed or sanctioned by the Government and/or by the

