

THAT, the layout of the aforesaid Piece of land bearing Khasra/Survey No. 438 of Mouza – Sawangi (Meghe) is duly sanctioned and approved by the Assistant Director, Town Planning Department, Wardha vide its Final order No. Mouza-Sawangi (Meghe)/Eh. Wardha/Survey No. 438/SSNAG/669 Dated 07/04/2020. As per the said sanctioned Letter the said Piece of land is allotted Plot No. 1 (ONE) containing by admeasurement 2000 Sq. Mtrs.

THAT, the Grantor hereinabovenamed lateron decided to develop the said property comprising Plot No. 1 (One) containing by admeasurement 2000 Sq. Mtrs., being a portion of the entire land bearing Khasra No. 438 of Mouza – SAWANGI (MEGHE), P.S.K. 19, situate at Sawangi (Meghe) in Tahsil and District - WARDHA into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

THAT, the Grantor has accordingly prepared the Plan of a Multistoried Building proposed to be constructed on the said Plot of land and known and styled as "SUBHADRA HEIGHT" and the same is duly sanctioned and approved by the Sub Divisional Officer and Assistant Director, Town Planning Department, Wardha vide his Letter dated 13/03/2023. A separate Letter in this behalf is also issued by the Sub Divisional Officer, Wardha vide its Letter No. Prastut.3/Construction/SDO/S.R. 39/2023 Dated 04/05/2023.

The aforesaid property is bounded as under :

ON THE EAST	-	FIELD KHASRA/SURVEY NO. 399/1.
ON THE WEST	-	FIELD KHASRA/SURVEY NO. 399/1 & PALOTI – SAWANGI MEGHE ROAD.
ON THE NORTH	-	FIELD KHASRA/SURVEY NO. 399/1.
ON THE SOUTH	-	FIELD KHASRA/SURVEY NO. 400.

THAT, the Grantor has submitted the said entire Plot of land described above containing by admeasurement 2000.00 Sq. Mtrs. Togetherwith the Multistoried Building proposed to be constructed thereon to the provisions of The Maharashtra Apartment Ownership Act, 1970.

THAT, In the Like manner the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project known and styled as "SUBHADRA HEIGHT" is an ongoing project and therefore it has become necessary to the Grantor to get the said project register with the RERA Authority within the stipulated period of time.

SECOND : THAT the Grantor has started the construction of a Multistoried building on the said Plot of land described above and to be known and styled as "SUBHADRA HEIGHT" according to the Plan attached hereto as EXHIBIT – "A" which is duly sanctioned by the Sub Divisional Officer and Assistant Director, Town Planning Department, Wardha vide his Letter dated 13/03/2023 and which is made a part hereof. The aforesaid property bears Khasra/Survey No. 438 of Mouza – SAWANGI (MEGHE).



The Postal Address of the Building is as Follows :-

"SHUBHADRA HEIGHT"

PLOT NO. 1 (ONE),

KHASRA NO. 438,

SAWANGI (MEGHE),

WARDHA-442001,

TAHSIL AND DISTRICT - WARDHA

(MAHARASHTRA STATE)

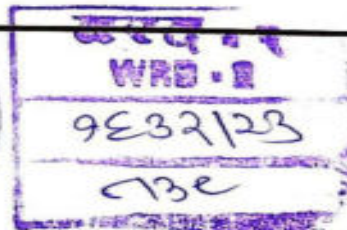
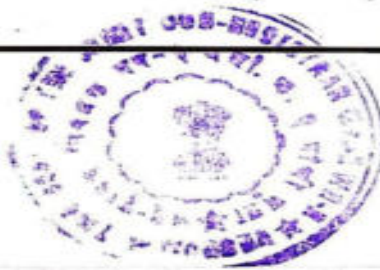
THIRD : THAT the said Multistoried building to be known and styled as "SUBHADRA HEIGHT" consists of the Ground Floor and Six Upper Floors. The entire Ground Floor is meant for Covered Parking Area. There are 8 (EIGHT) Apartment each on FIRST, SECOND, THIRD, FOURTH, FIFTH and SIXTH FLOORS. Thus there are in all 48 (FORTY EIGHT) independent and self contained separate Apartments in the said Multistoried Building. All these Apartments shall be used and utilized for Residential Purposes Only. The Upper Floors are capable of individual utilization on account of having their common exit to common area 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 Areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as General Common 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, total Carpet Area of all the Floors, total Built-up area of all the Floors and an Open Land on Ground Floor as per sanctioned building Plan, which constitutes the General Common Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "SUBHADRA HEIGHT" and the family Units and the Common Areas and Facilities of the Building are as follows :-

(1) FAMILY UNITS ON GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, AND SIXTH FLOORS :

The entire Ground Floor is meant for Covered Parking Area. There are 8 (EIGHT) Apartment each on FIRST, SECOND, THIRD, FOURTH, FIFTH and SIXTH FLOORS. Thus there are in all 48 (FORTY EIGHT) independent and self contained separate Apartments in the said Multistoried Building. The Family Units (Apartments) on First Floor are numbered as 101, 102, 103, 104, 105, 106, 107 & 108. The Family Units (Apartments) on Second Floor are numbered as 201, 202, 203, 204, 205, 206, 207 & 208. The Family Units (Apartments) on Third Floor are numbered as 301, 302, 303, 304, 305, 306, 307 & 308. The Family Units (Apartments) on Fourth Floor are numbered as 401, 402, 403, 404, 405, 406, 407 & 408. The Family Units (Apartments) on Fifth Floor are numbered as 501,



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502, 503, 504, 505, 506, 507 & 508 and the Family Units (Apartments) on Sixth Floor are numbered as 601, 602, 603, 604, 605, 606, 607 & 608. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and $\frac{1}{2}$ (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment. The Family Units on First Floor have an access to the Common area land and the main door of the family units on the Ground/First Floor have an access to the Corridor of the respective floor.

THAT, the details of Apartments, it Floors, Carpet areas, Built-up areas, Common areas, Parking areas, Land Share in Sq. Mtrs, Super Built-up areas and Undivided share in Land are specifically described and shown in the following chart.

Sr. No.	Apartment No.	Floor	Carpet Area in Sq.Mtrs.	Built-up Area in Sq. Mtrs.	Common Area in Sq. Mtrs.	Parking Area in Sq. Mtrs.	Super Built-up Area in Sq. Mtrs.	Land Share in Sq. Mtrs.	Undivided share in land (%)
1.	101	FIRST	69.766	85.952	8.548	17.058	115.381	41.923	2.096
2.	102	FIRST	68.426	84.818	8.548	17.058	115.443	41.443	2.072
3.	103	FIRST	68.426	84.818	8.548	17.058	115.443	41.443	2.072
4.	104	FIRST	69.766	85.952	8.548	17.058	115.381	41.923	2.096
5.	105	FIRST	69.766	85.952	8.548	17.058	115.381	41.923	2.096
6.	106	FIRST	68.426	84.818	8.548	17.058	115.443	41.443	2.072
7.	107	FIRST	68.426	84.818	8.548	17.058	115.443	41.443	2.072
8.	108	FIRST	69.766	85.952	8.548	17.058	115.381	41.923	2.096
9.	201	SECOND	69.766	85.952	8.548	17.058	115.381	41.923	2.096
10.	202	SECOND	68.426	84.818	8.548	17.058	115.443	41.443	2.072
11.	203	SECOND	68.426	84.818	8.548	17.058	115.443	41.443	2.072
12.	204	SECOND	69.766	85.952	8.548	17.058	115.381	41.923	2.096
13.	205	SECOND	69.766	85.952	8.548	17.058	115.381	41.923	2.096
14.	206	SECOND	68.426	84.818	8.548	17.058	115.443	41.443	2.072
15.	207	SECOND	68.426	84.818	8.548	17.058	115.443	41.443	2.072
16.	208	SECOND	69.766	85.952	8.548	17.058	115.381	41.923	2.096
17.	301	THIRD	69.766	85.952	8.548	17.058	115.381	41.923	2.096
18.	302	THIRD	68.426	84.818	8.548	17.058	115.443	41.443	2.072
19.	303	THIRD	68.426	84.818	8.548	17.058	115.443	41.443	2.072
20.	304	THIRD	69.766	85.952	8.548	17.058	115.381	41.923	2.096
21.	305	THIRD	69.766	85.952	8.548	17.058	115.381	41.923	2.096
22.	306	THIRD	68.426	84.818	8.548	17.058	115.443	41.443	2.072
23.	307	THIRD	68.426	84.818	8.548	17.058	115.443	41.443	2.072
24.	308	THIRD	69.766	85.952	8.548	17.058	115.381	41.923	2.096
25.	401	FOURTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
26.	402	FOURTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
27.	403	FOURTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
28.	404	FOURTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
29.	405	FOURTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096

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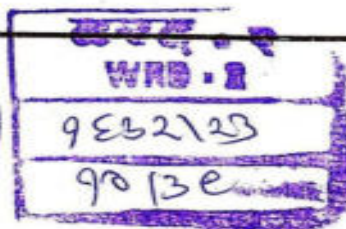
30.	406	FOURTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
31.	407	FOURTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
32.	408	FOURTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
33.	501	FIFTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
34.	502	FIFTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
35.	503	FIFTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
36.	504	FIFTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
37.	505	FIFTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
38.	506	FIFTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
39.	507	FIFTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
40.	508	FIFTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
41.	601	SIXTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
42.	602	SIXTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
43.	603	SIXTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
44.	604	SIXTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
45.	605	SIXTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
46.	606	SIXTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
47.	607	SIXTH	68.426	84.818	8.548	17.058	115.443	41.443	2.072
48.	608	SIXTH	69.766	85.952	8.548	17.058	115.381	41.923	2.096
								TOTAL	100%

Out of the aforesaid Family Units, Apartments bearing Nos. 101, 104, 105, 108, 201, 204, 205, 208, 301, 304, 305, 308, 401, 404, 405, 408, 501, 504, 505, 508, 601, 604, 605 and 608 are "TYPE-A" Apartments.

Out of the aforesaid Family Units, Apartments bearing Nos. 102, 103, 106, 107, 202, 203, 206, 207, 302, 303, 306, 307, 402, 403, 406, 407, 502, 503, 506, 507, 602, 603, 606 and 607 are "TYPE-B" Apartments.

(2) COMMON AREAS AND FACILITIES :

- a) The parcel of land described in paragraph FIRST of this Deed
- b) Stilt/Covered Parking Facility on Ground Floor is provided to the said Building and uncovered Parking Facility is provided on the Ground Floor on available open land.
- c) Common passage leading to the Stair Way.
- d) Compound wall on all 4 (Four) Sides. 1 (One) Grill Gates are provided to the said Building for ingress and egress of Apartment Owners.
- e) The following facilities located throughout the building.
 - i) 2 (Two) Staircases are provided to the said Building. Out of which 1 (One) Staircase shall always belongs to the Apartment Owners of the said building and remaining 1 (One) Staircase is provided for Fire safety.
 - ii) A 2 (Two) Bore Well with Electric Motor and Pump.
 - iii) A Sump with Electric Motor and Pump.
 - iv) Plumbing net work, throughout the building.



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- v) Electric wiring network throughout the building.
- vi) Necessary light and public water connections.
- vii) 2 (Two) Overhead Water Tanks.
- viii) 2 (Two) Lifts each having the capacity of 8 Persons.
- 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) Security Guard Room on Ground Floor.
- xi) 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 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 areas and facilities for voting purposes in the meeting of the Association of Apartment Owners of "SUBHADRA HEIGHT" described in the aforesaid Chart.

(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 areas and facilities appertaining to the Apartments are not encumbered in any manner whatsoever on the date of this Declaration.

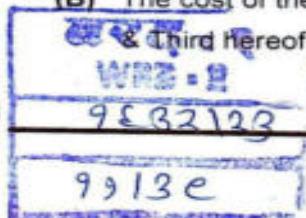
SEVENTH : THAT the administration of the "SUBHADRA HEIGHT" consisting as aforesaid of the Building and parcel of the land described in paragraphs FIRST and FIFTH of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made part of this Deed 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 Ground 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 areas and facilities of the building, such family unit owners having an exclusive and particular title and interest over his respective family unit and in addition, the specified undivided interest in the Common 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 "SUBHADRA HEIGHT" is distributed as follows :-

(A) Parcel of land described in paragraph FIRST hereof is valued at Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) Only.

(B) The cost of the aforesaid Multistoried building as mentioned in Paragraph Second & Third hereof shall be evaluated on completion of the entire works/Construction.



TENTH : THAT so long as the Grantor owns one or more of the Family Units, the Grantor shall be subject to the provision of this Deed and of the Exhibit - A and B attached hereto and the Grantor 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 "SUBHADRA HEIGHT".

ELEVENTH : THAT the General common 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 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 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.

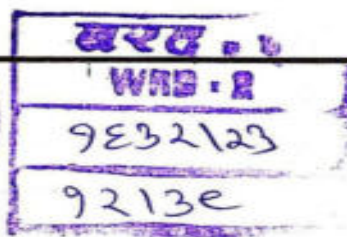
FOURTEENTH : THAT each Apartment Owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover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

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 herself/himself from liability for her/his contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common Areas and Facilities or by the abandonment of her/his 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



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