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પાજતી

Original/Duplicate

Tuesday, April 02, 2019

3:06 PM

નોંધણી રૂ. 39મ

Regd. 39M

પાજતી રૂ. 2066 દિનાક: 02/04/2019

માવાને નામ: ચીરમાવ

દસ્તાવેજીકરણ ક્રમ: 3-1627/2019

દસ્તાવેજીકરણ પ્રકાર: ડિવનરેશન

માવર કર્યામાને નામ: મેમ્બર શ્રીમી પ્રોપિયટર શ્રી. કાર્તિકેશ્વર શ્રી. શક્તિ ચાવડાચં વાણવાળી

નોંધણી ફી:

₹. 100.00

રજીસ્ટ્રાર ફી:

₹. 740.00

મુદ્રણી સમ્પત્તિ: 37

મુલ્ય:

₹. 840.00

DELIVERED

જાણનારે ગુરુ દયન શંકરેલ પિંડે શુભી-૨ બંદા

સં: 12/04/2019 ક્રમ: 12/04/2019

631

સં: 12/04/2019

વાજાર મુલ્ય: ₹. 1.00

મોડરની રૂ. 0.00

માવરેલે મુદ્રણી સમ્પત્તિ: ₹. 500.00

1. રજીસ્ટ્રાર ફી: ₹. 100.00

2. રજીસ્ટ્રાર ફી: ₹. 740.00

3. રજીસ્ટ્રાર ફી: ₹. 500.00

4. રજીસ્ટ્રાર ફી: ₹. 740.00

5. રજીસ્ટ્રાર ફી: ₹. 500.00

6. રજીસ્ટ્રાર ફી: ₹. 740.00

Handwritten signature



CHALLAN
MTR Form Number-6



GRN	000004804820192019	BARCODE	000004804820192019		Date	02/04/2019 12:13:04	Form ID	25.1
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Stamp Duty		TAX ID (If Any)				
		Registration Fee		PAN No (If Applicable)				
Office Name		REGD. OFF NAGPUR NOT SUB REGD. OFF		Full Name		JAYDEV PRADHAN		
Location		NAGPUR		Flat/Block No.		PLOT NO 117 AND 118		
Year		2019-2020 One Time		Premises/Building		MOHZA BEHREGARIN		
Account Head Details		Amount in Rs.		Road/Street		MOHZA BEHREGARIN		
0030048401 Stamp Duty		500.00		Area/Locality		NAGPUR		
0030063301 Registration Fee		1000.00		Town/City/District				
				PIN		440013		
				Remarks (If Any)				
				SecondPartyName		NIL		
				Amount in		In Words		
Total		1500.00		Words				
Payment Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Rn No		0250170201904032105513305478		
Cheque/DD No		Bank Date		Rn Date		02/04/2019 12:14:01 Not Verified with RBI		
No of Bank		Bank Branch		UNION BANK OF INDIA				
Name of Branch		Croll No		Date Not Verified with Croll				

Department ID:

NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No.

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यह चालान केवल दस्तावेजों के पंजीयन के लिए ही वैध है। अनपंजीकृत दस्तावेजों के पंजीयन के लिए यह चालान वैध नहीं है।



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0204201903408	Date 02/04/2019
Received from JAYR PROFITS, Mobile number 0007000000, an amount of Rs 740/- towards Document Handling Charges, for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.	
Payment Details	
Bank Name shreepti	Date 02/04/2019
Bank CIN 1400012520190400702714	REL No 201902255986131
This is computer generated receipt hence no signature is required	

92/26/2019
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DEED OF DECLARATION

AS PER THE PROVISIONS OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

THIS DEED OF DECLARATION made and executed at
Nagpur on This 02nd Day of April 2019 BY -

M/S. JARRY PROFITS, (PAN - AAHFJ4500H)

A partnership firm, represented through its partner/s -

i. **SHRI ANIL S/O. TARACHAND WADHWANI**

Aged about 46 years, Occupation - Business,

R/o. 11, Uday Lawn Square, Jaripatka, Nagpur - 440 014

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**

Aged about 44 years, Occupation - Business,

R/o. 28, Chaudhary Chowk, Jaripatka, Nagpur - 440 014

(Hereinafter referred to and called the "GRANTOR" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof always mean and include the said "GRANTOR" as well as it's/their heirs, legal representatives, successors, executors, administrators, partners, assigns etc.), who is fully empowered and qualified to execute this Declaration Deed, **DOES HEREBY STATE AS UNDER -**

FIRST: The GRANTOR is sole and absolute owner of the following land in the City of Nagpur, described as follows

-: DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land comprising of Plot No. 117 admeasuring 231.600 Sq. m. & plot No. 118 admeasuring 231.600 Sq. m. having total area of about 463.200 Sq. m. in the layout of Monark Co-op Housing Society Ltd. (reg. No. NGP(CITY)/HSG(TO)/445/86-87) out of Khasra No. 40/41 City Survey No. 5/3 Sheet No. 33 of Mouza - Borgaon, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, situated at KT Nagar, Katol Road, Tahsil & District Nagpur jointly bounded as under -

TO THE EAST

PLOT NO 116

TO THE WEST

PLOT NO 118



TO THE NORTH

ROAD

TO THE SOUTH

OTHER LAYOUT

The GRANTOR purchased said plot from Shri Anil Tarachand Wadhwan as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur - 3 bearing serial/registration No. 1626/2017 dated 24/2/19 which was previously purchased by said Shri Anil Tarachand Wadhwan from Smt. Kusumi Hanvijay Umekar, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur - 2 bearing serial/registration No. 4326/2013 dated 01/11/2013.

SECOND: The GRANTOR wants to develop the said land personally into an estate by constructing a multi-storied building consisting of various self-contained units/flats/apartments etc. on the said plots a building plan is also got sanctioned from Nagpur Improvement Trust vide Building plan/permit No. BE(W)/Case No. AB 4528/Tracking case No. 20160205119/8988/130 dated 02/03/2016 sanctioned in the name of previous owner, which is attached hereto as Exhibit 'A' forming part and parcel of this deed. However, the GRANTOR reserves rights to get it revised, if required. The details of proposed flats, apartments are given hereinafter. The proposed Multi-storied building shall be known and styled as "ANUPAMA PEARL REGENCY" Condominium.

The Postal Address of the said building is as under:-

"ANUPAMA PEARL REGENCY"

Plot No. 117-118, Monark Society, Katol Road, Nagpur - 440 013.

THIRD: The said building/complex will consist of first, second, third and fourth floors while the ground floor is meant for common parking. All the floors are capable of individual utilization on account of having their own exit to common area and facilities of the Building.

FOURTH: The GRANTOR has started the construction work of proposed building after sanction of plan duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur as aforesaid reserving rights to revise/re-revise the building plan or design as the circumstances may require. The units/flats/apartments in the said proposed building shall be sold to and owned by one or more owner/s. Each will have particular and exclusive property rights thereto each apartment/flat constituting a heritable and



transferable immovable property rights within the meaning of any law for the time being in force in the State of Maharashtra and also individual interest in the general and/or restricted common areas and facilities of the said building as may it be required for adequate use and enjoyment as per list in accordance with the Maharashtra Apartment Ownership Act, 1970. The GRANTOR further reserve right to allow any unit/flat/apartment purchaser or any other person/s to use open space or open terrace of any unit/flat/apartment exclusively as herein after contained or otherwise. Each unit/flat/apartment so constituting all heritable and transferable rights therein shall be referred as 'Family Unit'

FIFTH: A. The Ground Floor of the building comprising of 04 units/apts. numbered as follows:

Unit/apt. No. G-1 (Eastern side)

Unit/apt. No. G-2 (2nd from eastern side)

Unit/apt. No. G-3 (3rd from eastern side)

Unit/apt. No. G-4 (4th from eastern side)

B. The First Floor of the building comprising of 03 Flats/Apartments numbered as follows:

Flat/Apartment No. 101 (Northwestern side)

Flat/Apartment No. 102 (Northeastern side)

Flat/Apartment No. 103 (Southern side)

C. The Second Floor of the building comprising of 03 Flats/Apartments numbered as follows:

Flat/Apartment No. 201 (Northwestern side)

Flat/Apartment No. 202 (Northeastern side)

Flat/Apartment No. 203 (Southern side)

D. The Third Floor of the building comprising of 03 Flats/Apartments numbered as follows:

Flat/Apartment No. 301 (Northwestern side)

Flat/Apartment No. 302 (Northeastern side)

Flat/Apartment No. 303 (Southern side)

E. The Fourth Floor of the building comprising of 02 Flats/Apartments numbered as follows:

Flat/Apartment No. 401 (Western side)

Flat/Apartment No. 402 (Eastern side)

Total 15 units/apartments/flats and all are for residential use. The boundaries of individual apartment/flat and the opening of front doors in



open space/corridor of individual apartment/flat shall be as shown in sanctioned plan subject to such changes and modification as may be deemed fit. The GRANTOR reserves rights to club any two or more apartment/flat as one single unit or divide any of the apartment/s into two or more parts/portions each constituting as separate unit as may be required and in case of any sub divided part/portion of any apartment shall be identified as part/portion A, B of that main apartment. The ground floor portion is meant for common parking purpose for residential flats/apartments

SIXTH: Each apartment/flat will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. and all common facilities, subject to reservations made as per this deed or which may be made by the GRANTOR at any time.

SEVENTH: That, the sale of apartment/flat in favour of prospective buyer/s and consideration amount payable shall be as per carpet area as shown in the sanctioned building plan however the other additional areas are mentioned only for the purpose of calculation of balcony area, share in common areas, services, other areas etc.

EIGHTH: That the right, title and interest of each owner of the apartment/flat in the general common area and facilities and their proportionate share in the profits and common expenses in the general common area and facilities built up area as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment Owners of the "ANUPAMA PEARL REGENCY" Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentages as follows:-

FLAT NOS	CARPET AREA	B/U/P AREA	BALCONY		TOTAL COMMON AREA (Sq. m.)		SUP. B/U/P AREA	LAND SHARE
			OPEN BALCONY	COVERED BALCONY	LIFT, STAIRCASE LOBBY AREA	PARKING AREA		
			(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)		
GROUND FLOOR								
101	8.540	9.537	0.000	0.000	2.073	4.006	15.610	2.017
102	8.540	9.537	0.000	0.000	2.073	4.006	15.610	2.017
103	8.540	9.537	0.000	0.000	2.073	4.006	15.610	2.017
104	8.540	9.537	0.000	0.000	2.073	4.006	15.610	2.017



FIRST FLOOR								
101	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
102	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
103	36.008	40.523	2.200	2.100	8.808	17.021	70.652	8.504
SECOND FLOOR								
201	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
202	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
203	36.008	40.523	2.200	2.100	8.808	17.021	70.652	8.504
THIRD FLOOR								
301	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
302	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
303	36.008	40.523	2.200	2.100	8.808	17.021	70.652	8.504
FOURTH FLOOR								
401	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302
402	35.153	38.068	2.200	4.200	8.274	15.989	68.732	8.302

That the measures of the apartment/flat includes the outside walls and one half of internal walls, internal dimensions of all rooms, drawing, dining, kitchen, w.c, bath room, passages, space as well as proportionate undivided share and interest in the stair case, passages, parking and all others common areas and facilities which comes to super built up area against each of the apartment/flat as described above. The carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment/flat. The consideration amount shall be receivable from prospective buyers only for the carpet area.

NINETH: COMMON AREAS & FACILITIES AND RESTRICTED AREAS

- The Ground floor, excluding the units/apartments, meter room, generator room, other structure etc., if any, is meant for common covered parking for all residential apartment/flat owners of the said building, however, the GRANTOR shall be free and at liberty to make suitable arrangement of parking space by allotting specific parking area to each of the said apartment/flat.
- The said land/plot shall be common property of all the apartment/flat owners each having appropriate undivided share and interest therein as referred above.
- The staircase/s, lift, passages etc. for approaching apartment/flat shall be common for all apartments.
- Sump/s and Overhead water storage tank/s with pump arrangement and water sources, well, including corporation supply shall be common for all apartment/flat owners.
- Electric wiring arrangement throughout the building/s and necessary electric points, equipments in common areas shall be commonly held by all the

7/11/2013
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apartment/flat owners.

(vi) Borewell Tanks, motor pump, main walls, columns, beams, roofs of the building as shown in the building plan shall be common for all apartment/flat owner/s.

(vii) The foundation and main walls, columns, girders, beams and top roof of the building as described in the plan with founds the part of this deed as exhibit 'A' attached hereto shall be common for all apartment/flat owner/s.

(viii) The terrace (above fifth floor) shall be common terrace for all apartment/flat owner/s. The adjoining/connected open terraces with any apartment shall be exclusively usable open terrace by the respective owners of that particular apartment from which it is accessible. The area of units, apartments, blocks, flats, common services, undivided share, terrace, open space etc., is only approximate which may be somewhat more or less.

(ix) Any other equipments, machinery, assets for common use and beneficial enjoyment by all the apartment/flat owner/s commonly shall be common.

TENTH: Each of the apartment/flat owners shall have right, title and interest in the general common areas and facilities of the building listed in above paras, subject to reservations made here in before or to be made otherwise by the GRANTOR. That each apartment/flat owner has right of vote in meeting of the **ANUPAMA PEARL REGENCY APARTMENT OWNERS ASSOCIATION** and the value of the vote of each apartment/flat owner shall be taken to the one for the purpose of representation in the general as well as in all the meeting of the association. The representation in the all meetings shall be in accordance with the provisions of the bye-laws of the association attached herewith as **EXHIBIT-B**.

ELEVENTH: That the administration of the "**ANUPAMA PEARL REGENCY**" Owners Association" consisting of the building described in the para 8 above and the parcel of the land described in para 1 above shall be in accordance with the provisions of this deed and the bye-laws attached herewith as **EXHIBIT-B**.

TWELVETH That the parcel of land and building consisting of various self-contained apartment/flat as declared and submitted to the plan of Maharashtra Apartment Ownership Act, 1970 and the plan of apartment/flat ownership is hereby constituted under and subject to the provision of the said Act, so that the apartment/flat on all the floors may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to the common area and the facilities of the building.

7/8/26/2470



and each apartment/flat owners will have exclusive and particular rights, title and interest over his/her apartment/flat in addition to the specified undivided interest in the common area and facilities.

THIRTEENTH That for the purpose of stamp duty and registration fees to be imposed on this deed in the registrar of Deed of Declaration and the Deed of Apartment under section 13(5) of the said Act, upon the value of the **ANUPAMA PEARL REGENCY CONDIMINIUM** is distributed, however, the stamps duty shall be paid upon execution & registration of apartment/flat individually as per law.

FOURTEENTH That the area of apartment/flat as well as area of common areas, undivided share in land is approximate only. The GRANTOR reserves rights to revise the presently sanctioned plan and consume the full F.S.I. as presently available or which may be made available under any scheme and in case of increase in F.S.I., the area of undivided share in land shall stand reduced accordingly. The common facilities shall be at the separate propionate cost of all the flat owners.

FIFTEENTH That each apartment/flat owner shall comply with the provisions of this deed and the provision of the bye laws, decision, resolution of the association of the apartment owners or their representatives and failure to comply with any such provision, decision, or resolution shall be a ground for action to recover the sums as damages and/or reliefs of injunction.

SIXTEENTH That dedication of the property to the plan of Maharashtra Apartment Ownership Act, 1970 herein shall not be revoked from the plan of the Apartments Ownership or from any of the provisions herein be amended unless all the apartments owners have unanimously agreed and resolved to such revocation or amendment or removal of the property from the plan of the Apartment Ownership by duly registered Deed or Instrument. However, unless and until the apartment/flat are sold out and sale deeds executed, the GRANTOR, shall be entitled to make any corrections/amendment in this deed.

SEVENTEENTH That the apartment/flat owner shall not exempt himself/herself from the liabilities of his/her share of expenses towards the common maintenance of the building by waiver of use or enjoyment of any general common areas and facilities or by the amendment to his/her apartment/flat.

9826/2019

EIGHTEENTH That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartment/flat in the condominium shall constitute a charge on the apartment/flat prior to all charges except (i) Charge of any payment of Govt. dues or Corporation Taxes or both (ii) the charge of all unpaid sums on mortgage of apartments.

NINETEENTH That, all the present or future owners, tenants, or future tenants or any other persons who might be using the facilities of the building in any manner are subject to the provision of this deed and mere acquisition or rental value of any apartments the building or mere act of occupancy of any of the said apartments shall signify that the provisions of this deed and bye laws are accepted and ratified.

TWENTEETH That, the apartment/flat owner shall have absolute rights to lease out their respective apartment/flat on lease, leave license, or on care taker basis provided he should incorporate a covenant in the said deed to the effect that the lease or licensee or care taker agreement is subject to the provisions of this deed and bye laws at EXHIBIT-B attached hereto.

TWENTY FIRST That, if the property which is dedicated and or submitted to the plan of the Maharashtra Apartment Ownership Act, 1970 by way of this Deed of declaration is totally or substantially destroyed or damaged then in such event reconstruction or disposition of the property shall be in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970.

TWENTY SECOND That, in case if any apartment/flat is sold by the mortgagee in exercise of his powers of sale under the mortgage deed or by a court in execution of decree in the suit against the said apartment/flat owner, then the Mortgagee or Purchaser who derived the title to such apartment/flat at such shall be liable for the sum assessed by the association which are found due against such apartment/flat owner and the Mortgagee or the Purchaser shall not prevent the Association from claiming the same.

TWENTY THIRD That, the Association of Apartment owners shall be at liberty to obtain the property Insurance of the entire building but without prejudice to the rights of the owner to obtained the individual apartment/flat insurance.



TWENTY FOURTH That, the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of the apartments owners and that such payment shall be kept in a separate account of the Association and solely for the payment of blanket insurance premium which becomes due

IN WITNESS WHEREOF the **GRANTOR** does hereby set his hand and signed this **DEED OF DECLARATION** on the day, month and year first above written in the presence of the following attesting witnesses:

WITNESSES:



1.



2.

M/S. JARRY PROFITS, (PAN – AAHFJ4500H)

Through its partner/s –



i.



SHRI ANIL S/O. TARACHAND WADHWANI



ii.



**SHRI RAJESH S/o. MULCHAND BATWANI
(THE GRANTOR)**

Drafted as per the instructions & documents of parties.

OM HARIRAMANI

ADVOCATE

"HARIRAMANI ASSOCIATES"

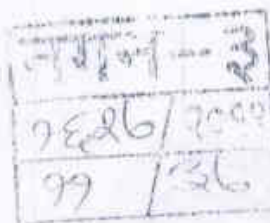
12A, 3rd Floor, NMC Complex, J.B. Wing,

Mangalwari, Sadar, NAGPUR – 01

Ph. 9326444422, 9325557700.

Mu. 9373107039.

E-mail: adv.om_hariramani@rediffmail.com



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92	36



601677

પાજતી

Original/Duplicate

Tuesday, April 02, 2019

3:06 PM

નોંધણી રૂ. 39મ

Regn. 39M

પાજતી રૂ. 2066 દિનાક: 02/04/2019

માવાને નામ: ચીરમાવ

દસ્તાવેજીકરણ ક્રમ: 3-1627/2019

દસ્તાવેજીકરણ પ્રકાર: ડિવનરેશન

માવર કર્યામાને નામ: મેમ્બર શ્રીમી પ્રોપિયટર શ્રી. કાર્તિકેશ્વર શ્રી. શર્મા નામના વાણવાળી

નોંધણી ફી:

₹. 100.00

રજીસ્ટ્રાર ફી:

₹. 740.00

મુદ્રણી સમ્પત્તિ: 37

મુલ્ય:

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DELIVERED

જાણનાર નું નામ: મેમ્બર શ્રીમી શ્રી. શર્મા

સં: 1627/2019 નો નોંધણી

631

સં: 39M

વાણર મુલ્ય: ₹. 100

મોડરની રૂ. 100

માવરેલે મુદ્રણી સમ્પત્તિ: ₹. 500

1. રજીસ્ટ્રાર ફી: ₹. 100/

2. રજીસ્ટ્રાર ફી: ₹. 740/

3. રજીસ્ટ્રાર ફી: ₹. 100/

4. રજીસ્ટ્રાર ફી: ₹. 740/

5. રજીસ્ટ્રાર ફી: ₹. 100/

6. રજીસ્ટ્રાર ફી: ₹. 740/

Handwritten signature

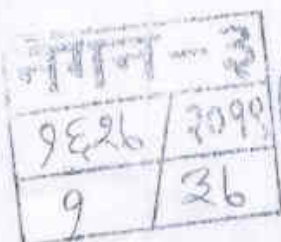


CHALLAN
MTR Form Number-6



GRN	0000004804820192019	BARCODE	0000004804820192019		Date	02/04/2019 12:13:04	Form ID	25.1
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Stamp Duty		TAX ID (If Any)				
		Registration Fee		PAN No (If Applicable)				
Office Name		REGISTRATION OFFICE NAGPUR		Full Name		JAYDEV PRADHAN		
Location		NAGPUR		Flat/Block No.		PLOT NO 117 AND 118		
Year		2019-2020 One Time		Premises/Building		MOHITA BEHREGAON		
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				PIN		440015		
				Remarks (If Any)				
				Second Party Name		NIL		
				Amount in Words		IN HUNDREDS RUPEES ONLY		
Total		1000.00		Words				
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No of Bank		Bank Branch		UNION BANK OF INDIA				
Name of Branch		Cserial No		Date Not Verified with Serial				

Department ID: 0000000000
NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालान केवल दस्तावेजों के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालान वैध नहीं है।



DEED OF DECLARATION

AS PER THE PROVISIONS OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

THIS DEED OF DECLARATION made and executed at
Nagpur on This 02nd Day of April 2019 BY -

M/S. JARRY PROFITS, (PAN - AAHFJ4500H)

A partnership firm, represented through its partner/s -

i. **SHRI ANIL S/O. TARACHAND WADHWANI**

Aged about 46 years, Occupation - Business,

R/o. 11, Uday Lawn Square, Jaripatka, Nagpur - 440 014

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**

Aged about 44 years, Occupation - Business,

R/o. 28, Chaudhary Chowk, Jaripatka, Nagpur - 440 014

(Hereinafter referred to and called the "GRANTOR" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof always mean and include the said "GRANTOR" as well as it's/their heirs, legal representatives, successors, executors, administrators, partners, assigns etc.), who is fully empowered and qualified to execute this Declaration Deed, **DOES HEREBY STATE AS UNDER -**

FIRST: The GRANTOR is sole and absolute owner of the following land in the City of Nagpur, described as follows

-: DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land comprising of Plot No. 117 admeasuring 231.600 Sq. m. & plot No. 118 admeasuring 231.600 Sq. m. having total area of about 463.200 Sq. m. in the layout of Monark Co-op Housing Society Ltd. (reg. No. NGP(CITY)/HSG(TO)/445/86-87) out of Khasra No. 40/41 City Survey No. 5/3 Sheet No. 33 of Mouza - Borgaon, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, situated at KT Nagar, Katol Road, Tahsil & District Nagpur jointly bounded as under -

TO THE EAST

PLOT NO 116

TO THE WEST

PLOT NO 118

