DEED OF CORRECTION OF DECLARATION OF APARTMENT

This Deed of Correction of Declaration of Apartment is made and executed today on **20th** day of **June, 2016** by:

1) **Mr. Bhagwat** S/o, **Mhatarji Magar**
Age: 68 years, Occ.: Agril. & Business,
R/o.: Vijayshree Colony, N-5,
CIDCO, Aurangabad.
PAN: ABUPM9167F

2) **Mr. Hemantkumar** S/o, **Bimalkumar Tibrewala**
Age: 40 years, Occ.: Agril. & Business,
R/o.: Vijayshree Colony, N-5,
CIDCO, Aurangabad.
PAN: AAKPT8172A

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Both through their Power of Attorney:

Mr. Rajendra S/o, **Ghewarchand Desarda**
Age: 56 years, Occ.: Business,
R/o.: Plot No. 24, Sector-A, N-1,
CIDCO, Aurangabad.
PAN: AGJPD4842Q

(Hereinafter, called as **'GRANTORS'**, which expression shall mean and include, all their heirs, successors, legal representatives, executors, administrators and assignees, etc.)

WHEREAS, the grantor executed a registered Declaration of Apartment in respect of the building nomenclature as **"RAAJ SWAPNAPURTI"**, being constructed on the land Gut No.94, situated at Tisgaon, Tq. & Dist. Aurangabad by executing registered **Deed of Declaration at Sr. No.1078 dated- 12/03/2015** and the said Declaration is

executed in accordance with the Construction Permission obtained by the grantors from CIDCO Authority on dated- 14/01/2015 vide their letter no. CIDCO/ATPO/AUR(WLJ)/2015(BP)/03.

AND WHEREAS, considering the demand and expectation of the prospective purchasers, the grantors obtained **Revised Construction Permission** in respect of the said property from CIDCO Authority on **dated- 14/06/2016 as per its letter No. CIDCO/ATPO/BP/AUR(WLJ)/2016/43** and in view of the said Revised Construction Permission, it became necessary to execute this Deed of Correction to the Declaration referred above as under:

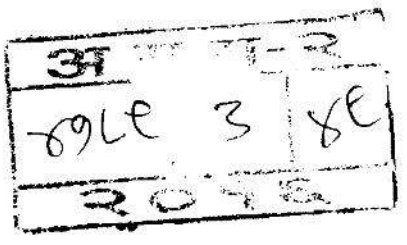
1) That all the details of the construction given on page no.2 and 3 of the declaration stands deleted and replaced by following details.

"In the site **"RAAJ SWAPNAPURTI"**, there will Five Rows of the Row Houses nomenclature as A-1, A-2, A-3, C-1 and C-2. In A-1 Row, there will be 8 Row Houses, as Row House No. A-1 - 16 to A-1 - 23 and Carpet Area of each of Row House will be 34.9 sq. mtrs. In Row No. A-2, there will be 9 Row Houses as Row House No. A-2 - 7 to A-2 - 15 and Carpet Area of each of the Row House will be 44.8 sq. mtrs. In Row No. A-3, there will be 6 Row Houses, as Row House No. A-3 - 1 to A-3 - 6 and Carpet Area of each of Row House will be 55.5 sq. mtrs. In Row No. C-1, there will be 9 Row Houses as, Row House No.C-1 - 1 to C-1 - 9 and Carpet Area of each of Row House will be 48.2 sq. mtrs. In Row No. C-2, there will be 9 Row Houses, as Row House No. C-2 - 1 to C-2 - 9 and Carpet Area of each of Row House will be 47.01 sq. mtrs.

There will be Two Apartment Building as B-Building and D-Building.

In B-Building, there will be Five Floors. On Ground Floor, there will be parking. On First Floor, there will be 4 Flats, as Flat No.B-101 to B-104. On Second Floor, there will be 4 Flats, as Flat No.B-201 to B-204. On Third Floor, there will be 4 Flats, as Flat No.B-301 to B-304. On Fourth Floor, there will be 4 Flats, as Flat No.B-401 to B-404. Carpet area of each of the Flat in B-Building will be 42.77 sq. mtrs.





In D-Building, there will be 5 Floors, as Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor. On Ground Floor, there will be Parking, on First Floor, there will be 16 Flats, as Flat No.D-101 to D-116. On Second Floor, there will be 16 Flats, as Flat No.D-201 to D-216. On Third Floor, there will be 16 Flats, as Flat No.D-301 to D-316 and on Fourth Floor, there will be 16 Flats, as Flat No.D-401 to D-416. Carpet area of Flat No.D-108, D-109, D-208, D-209, D-308, D-309, D-408 and D-409 will be 29.8 sq. mtrs. Whereas, the carpet area of all other flats in D-Building will be 29.6 sq. mtrs.

That the percentage of undivided share in common areas and facilities of each of the row house having carpet area of 34.9 Sq. mtrs. will be 0.78 percent.

That the percentage of undivided share in common areas and facilities of each of the row house having carpet area of 44.8 Sq. mtrs. will be 1.01 percent.

That the percentage of undivided share in common areas and facilities of each of the row house having carpet area of 55.5 Sq. mtrs. will be 1.25 percent.

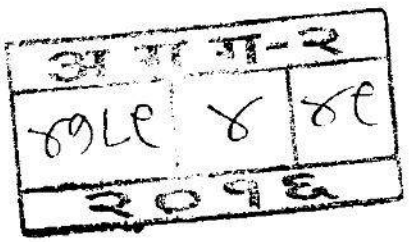
That the percentage of undivided share in common areas and facilities of each of the row house having carpet area of 48.2 Sq. mtrs. will be 1.08 percent.

That the percentage of undivided share in common areas and facilities of each of the row house having carpet area of 47.01 Sq. mtrs. will be 1.06 percent.

That the percentage of undivided share in common areas and facilities of each of the flat having carpet area of 42.77 Sq. mtrs. will be 0.96 percent.

That the percentage of undivided share in common areas and facilities of each of the flat having carpet area of 29.6 Sq. mtrs. will be 0.665 percent.





That the percentage of undivided share in common areas and facilities of each of the flat having carpet area of 29.8 Sq. mtrs. will be 0.67 percent."

2) That after third para on second page of the declaration, following para stands added.

"AND WHEREAS, revised construction permission in respect of the said land described in Schedule-A is obtained from CIDCO Authority on dated 14/06/2016 vide its letter no. CIDCO/ATPO/BP/AUR(WLJ)/2016/43."

3) Prior to Schedule-A of the Declaration, following sentences stand added.

"Row house purchaser will not required to pay any contribution for maintenance of restricted amenities and facilities. But they will have to pay the equal contribution like flat purchaser for maintenance of general common facilities"

4) Similarly, clause no.6 of restricted common areas and faculties of each of the apartment, stand deleted replaced by following clause.

"6. Underground and overhead water tank, electric meter installed on underground water tank, for each of the apartment building separately."

5) That bye-laws no.23 of the Declaration stands deleted and replaced by following bye-laws.

"There will be total 12 managers and out of 12 managers, 4 managers will be elected from row house purchaser and 6 managers will be elected from D-Apartment and 2 manager will be elected from B-Apartment Building. At the first annual general meeting the terms of 4 managers shall be fixed at 3 years, term of office of 4 managers shall be fixed at 2 years and term of office of 4 managers shall be fixed at one year. At the expiration of initial term of office of each respective manager, his successor shall be elected to serve a term of 3 years. The manager shall

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hold office until their successor have been elected and hold their first meeting."

All other terms and conditions of declaration remained intact.

IN WITNESS WHEREOF THIS DEED OF CORRECTION IS EXECUTED TODAY ON THIS 20TH DAY OF JUNE, 2016 AT AURANGABAD.

GRANTORS/OWNERS:

1) **Mr. Bhagwat** S/o. **Mhatarji Magar**

2) **Mr. Hemantkumar** S/o. **Bimalkumar Tibrewala**

Both through their Power of Attorney:

Mr. Rajendra S/o. **Ghewarchand Desarda**





WITNESSES:

1) **Mahesh** S/o. **Madanlal Baberwal**
Age: 31 years, Occ.: Service,
R/o.: N-2, CIDCO, Aurangabad.





2) **Mr. Vijay** S/o. **Punjaram Muley**
Age: 34 years, Occ.: Service,
R/o.: At- Bilda, Tq.- Phulambri,
Dist. - Aurangabad.







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