160/2659
Thursday,March 16 ,2023
5:41 PM

पावती

Original/Duplicate
नोंदणी कं. :39म
Regn.:39M

पावती क्रं.: 3429 दिनांक: 16/03/2023

पावतीचे नाव: सातारा
दस्तऐवजाचा अनुक्रमांक: अगग3-2659-2023
दस्तऐवजाचा प्रकार : डिक्लरेशन
सादर करणाऱ्याचे नाव: सिद्धुन देणार नंबर 01 ते 05 अ व 05ब. यांच्या वतीने मुखत्यार व विकासक म्हणुन मे. शाहेदी हौसिंग तर्फे भागीदार अशोक जयवंतराव शाहेदी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फि	रु. 1460.00
पृष्ठांची संख्या: 74	
एकूण:	रु. 1560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5.56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1460/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202304135 दिनांक: 16/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016855991202223E दिनांक: 16/03/2023
बँकेचे नाव व पत्ता:

17/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 3
दस्त क्रमांक : 2650/2023
नोंदणी :
Regn:63m

गावाचे नाव : वाळूज

(1)विलेखाचा प्रकार	डिक्लरेशन
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: मौजे सातारा,ग.न.पा.औरंगाबाद इमारतीचा गट नंबर 89 यामधील एकुण क्षेत्र 01 हेक्टर 40 आर असुन बरबर कमारकी जाहर अकमेला एकत्व महाराष्ट्र अपार्टमेंट ऍक्ट 1970 कलम 2 चे अन्वये अपार्टमेंट म्हणुन घोषीत केले. प्रकल्पाचे नाव - " ब्लीस स्प्रिंग सिटी - विंग-ए-1,बी-1,आणि सी-1 "((GAT NUMBER : 89 ;))
(5) क्षेत्रफळ	1) 1.40 हेक्टर , आर
(6)आकारणी किंवा जुडी देण्यात आलेली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिद्धुल देसाई नंबर 01 ते 05 व ब 05अ, वरील वतीने मुखत्यार व विमलसक म्हणुन मे. जाईती डेव्हिलपर्स तर्फे भागीदार अशोक जयनारायण जाईती वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एस-4, सिडको, छत्रपती संभाजी नगर, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	17/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2650/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनाबाबत दिलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारलेला लिखाणेचा अनुच्छेद :- Affidavit

सह दुय्यम निबंधक वर्ग-३
औरंगाबाद शहर क्र.-३
औरंगाबाद.

दस्त स्कॅन झाले

मुळ दस्तावेज परत केला

CHALLAN
NTR Form Number-6

GRN	MH016555991202223E	BARCODE		Date	16/03/2023-11:24:45	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB3_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MS BAHETI HOUSING THROUGH PROP ASHOK JAINARAYAN BAHETI
Location	AURANGABAD		
Year	2022-2023 One Time	Flat/Block No.	GUT NO. 69, HRM SSKYA CITY WING A1,B1 AND C1
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	SATARA, AURANGABAD
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=MS BAHETI HOUSING THROUGH PROP ASHOK JAINARAYAN BAHETI~
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00049572023031020193	KDCE0VVL1
Cheque/DD No.		Bank Date	RBI Date	16/03/2023-11:24:25	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. 0000000000

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

वरील चलन मोजक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वैध नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(SI)-160-2659	00081833202302223	16/03/2023-17:41:22	IGR207	100.00

Seal of the Sub-Registrar Aurangabad No.3

Print Date 17-03-2023 08:14:02

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CHALLAN
MTR Form Number-6

GRN	MH016955991202223E	BARCODE		Date	16/03/2023-11:24:45	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MS BAHETI HOUSING THROUGH PROP ASHOK JAINARAYAN BAHETI
Location	AURANGABAD	Flat/Block No. Premises/Building	GUT NO. 69, HRIM SSKYA CITY WING A1,B1 AND C1
Year	2022-2023 One Time	Road/Street	SATARA, AURANGABAD
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=MS BAHETI HOUSING THROUGH PROP ASHOK JAINARAYAN BAHETI=

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572023031620193	IK0CDOVVL1
Bank Date	RBI Date	16/03/2023-11:24:25	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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

सदर, चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Seal of the Jt. Sub-Registar Aurangabad No.3

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Print Date 16-03-2023 11:26:06

AMENDED DECLARATION DEED

(For wing A1, B1 and C1)

(U/s. 2A OF The Maharashtra Apartment Ownership Act, 1970)

THIS **AMENDED DEED OF DECLARATION** is made at Aurangabad on this _____day of March, 2023 by;

1. Shri. Gopikishan Onkardas Chichani (HUF),

Age :- 87 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaldar Hospital, Jalna.

PAN :- AAGHG1298G.

2. Shri. Vinodkumar Gopikishan Chichani (HUF),

Age :-62 years; Occupation:- Business;

R/o:- Shiv Shakti Colony, Aurangabad.

PAN :-AAIHV2141M.

3. Shri. Vyankatesh Rajendrakumar Chichani (HUF),

Age :-34 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaldar Hospital, Jalna.

PAN :-AALHV1305E.

4. Shri. Dilipkumar Gopikishan Chichani (HUF),

Age :- 59 years; Occupation:- Business;

R/o.:-House No. 177, Sambhaji Nagar, Havaldar Hospital, Jalna.

PAN :- AAGHD9924G.

5a. Shri.Govind Rajkumar Chichani (HUF),

Age :-41 years; Occupation:- Business;

R/o.:- House No. 177, Sambhaji Nagar, Havaldar Hospital, Jalna.

PANNo :AAHHG6677C

5b. Shri.Yogesh Rajkumar Chichani (HUF),

Age :- 39 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaldar Hospital, Jalna.

PAN No. AABHY2296M

THROUGH THEIR POWER OF ATTORNEY HOLDER

Shri. Ashok Jainarayan Baheti,

Seal of the Jt. Sub-Registar Aurangabad No.3

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03/03/2023

Age :- 48 years; **Occupation:-** Business

R/o:-Cidco N-4, Chhatrapati Sambhaji Nagar. PAN No.AGWPB8745K

Proprietor of M/s. Baheti Housing.

Hereinafter referred to as the **"Attorney / Developer / Grantor"** Which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include all their respective heirs, successors, executors, administrators and Assignees etc.)

The owner / GPA holder are fully empowered and qualified to execute this deed, do hereby state:

First:

SCHEDULE-I

DISCRIPTION OF TOTAL PROJECT LAND

All the piece and parcel of **land adm. 1 Hector 38.16 R (including 4 R Potkharab), forming part of Gut No. 69, in all adm. 1 Hectors 40 R, situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad,** and the land is bounded as under:

East	:	Satara Road,
West	:	Satara Gut No. 64 and part of Gut No. 65,
North	:	SataraPart of Gut No. 66,
South	:	Nala & Satara Gut No. 70 UdyogIndra Kamal.

(Hereinafter called and referred to as **"the Said Land"**)

SCHEDULE-II

DISCRIPTION OF TOTAL LAND UNDER WING A1

All the piece and parcel of **structural land adm.approx1472 Sqm. under Wing A1 (Land area including site margin and open spaces adm.1969.048Sqm. for 7/12 extract) forming part of Gut No. 69, in all adm. 1 Hectors 40 R, situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad,** and the land under building is bounded as under:

East	:	Side margin&15 m wide road,
West	:	Gut no. 65Satara,
North	:	D1 wing & open space of Gut no.69Satara
South	:	12 m wide road.

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Seal of the Jt. Sub-Registar Aurangabad No. 3

SCHEDULE-III

DISCRIPTION OF TOTAL LAND UNDER WING B1

All the piece and parcel of **structural land adm.approx927 Sqm. under Wing A1 (Land area including site margin and open spaces adm.958.720Sqm. for 7/12 extract) forming part of Gut No. 69, in all adm. 1 Hectors 40 R, situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad,** and the land under building is bounded as under:

East	:	Amenity plot of same layout,
West	:	C1 Wing Hrim Sky City ,
North	:	12 m wide road,
South	:	Side Margin &Nala.

SCHEDULE-IV

DISCRIPTION OF TOTAL LAND UNDER WING C1

All the piece and parcel of **structural land adm.approx873 Sqm. under Wing A1 (Land area including site margin and open spaces adm.797.60 Sqm. for 7/12 extract) forming part of Gut No. 69, in all adm. 1 Hectors 40 R, situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad**, and the land under building is bounded as under:

East	:	B1 Wing of Hrim Sky City,
West	:	Gut No.64 Satara,
North	:	Gut No.64 Satara,
South	:	Site Margin & Nala.

Flow of Title and Rights:

1. Shri. Rajkumar Gopikishan Chichani had purchased the Land adm. 3 Acres 39 Guntha (1 Hector 60R), forming part of old Survey No. 43/1A in all adm. 4 Hector 82 R situated at Mauje Satara, teluka and district Aurangabad from Jugalkishor Murlidhar Sikchi by virtue of Sale Deed dated 14-Mar-1974 registered in the office of registrar of assurances At Aurangabad at day book Sr. No. 611 on 14-Mar-1974. Thereafter land adm. 1 Hector 40 R out of aforesaid land purchased under aforesaid sale Deed is separately numbered / renumbered as Gut No. 69. According to

Seal of the Jt. Sub Registar Aurangabad No.3

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the said sale deed name of Shri. Rajkumar Gopikishan Chichani has been mutated in the 7/12 extract of Gut No. 69 for land adm. 1 Hector 36 R and Pot Kharab 4 R vide mutation entry No. 1.

2. Shri. Rajkumar Gopikishan Chichani has executed Development Agreement in respect of land adm. 3 Acres 20 Gunthas, forming part of Gut No. 69 (old Survey No. 43/1A), in all adm. 1 Hectors 36 R excluding a constructed house of Bhaskarrao Kedareadm. 185.90 Sqm. (say 1.86 Guntha), situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad more particularly described in the Para First mentioned above (hereinafter called and referred to as "the said land") in favour of **Shri. Ashok Jainarayan Baheti Proprietor of M/s. Baheti Housing i.e. the Developer**on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010. Also Shri. Rajkumar Gopikishan Chichani has executed the irrevocable General Power of Attorney dated 25-Feb-2010 in favour of **Shri. Ashok Jainarayan Baheti Proprietor of M/s. Baheti Housing i.e. the Developer** on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1581-2010 on 26-Feb-2010.

3. As per the terms of the Development agreement the constructed area OR sales proceeds / Consideration shall be distributed amongst the owner and developer as per ratio mentioned in the Development Agreement i.e. 40% of the Owner and 60% of the Developer.

4. **Shri. Rajkumar Gopikishan Chichani** and the Developer has obtained permission for Non-agricultural use permission 37/2014 U/s. 42 (A) of Maharashtra Land Revenue Code, 1966 of the Land from Collector, Aurangabad under order No. 2016/Jam-2/Pari B/ CR 43 on 29-Aug-2016, by paying respective charges.

5. **Shri. Rajkumar Gopikishan Chichani** through his GPA. i.e. the Developer has executed deed of Declaration U/s. 2 A of Maharashtra Apartment ownership Act, 1970 in respect of said Land on 11-May-2016 and submitted the building proposed to be constructed thereon and thereby submitted entire project of "Hrim Ssky City" to the provisions of Maharashtra Apartment ownership Act, 1970, and the said Declaration Deed is executed on 11-May-2016 which is registered in the office of sub-

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Seal of the Jt. Sub-Registar Aurangabad

registrar Class-II Aurangabad at day book Sr. No. AGG-3-1790-2016 on same day.

6. Shri. Rajkumar Gopikishan Chichani died intestate leaving behind1. Shri. Gopikishan Onkardas Chichani , 2. Shri. Vinodkumar Gopikishan Chichani , 3. Shri. Vyankatesh Rajendrakumar Chichani , 4. Shri. Dilipkumar Gopikishan Chichani , 5a. Shri. Govind Rajkumar Chichani , 5b. Shri. Yogesh Rajkumar Chichani who are the aforesaid "Owners / Confirming parties", and 1. Smt. Alkadevi Rajendrakumar Chichani , 2. Sau. Shweta Nitin Somani, 3. Smt. Mangalabai Rajkumar Chichani and 4. Sau. Nitisha Amol Somani (hereinafter called and referred to as "Releasers") accordingly their names have been mutated in 7/12 extract vide mutation entry No. 30448.

7. Mangalabai Rajkumar Chichani and Sau. Nitisha Amol Somani released their share in the aforesaid land in favour of Shri. Govind Rajkumar Chichani and Shri. Yogesh Rajkumar Chichani by virtue of Release Deed dated 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1031-2017 on 18-Mar-2017. In pursuance to the said Release Deed name of Mangalabai Rajkumar Chichani and Sau. Nitisha Amol Somani have been removed from 7/12 extract of Gut No. 69by mutation entry No. 1031 dated 18/03/2017.

8. Smt. Alkadevi Rajendrakumar Chichani and Sau. Shweta Nitin Somani released their share in the aforesaid land in favour of Shri. Vyankatesh Rajendrakumar Chichani by virtue of Release Deed dated 18-Mar-2017 which is registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1032-2017 on 18-Mar-2017. In pursuance to the said Release Deed names of Smt. Alkadevi Rajendrakumar Chichani and Sau. Shweta Nitin Somani have been removed from 7/12 extract of Gut No. 69vide mutation entry No. 1032 dated 18/03/2017.

9. Due to sad demise of Shri. Rajkumar Gopikishan Chicheni and by virtue of the release of share by his daughters by virtue of aforesaid release deeds, 1. Shri. Gopikishan Onkardas Chichani (HUF),2. Vinodkumar Gopikishan Chichani (HUF),3. Shri. Vyankatesh Rajendrakumar Chichani (HUF),4. Shri. Dilipkumar Gopikishan Chichani (HUF),5a. Shri. Govind Rajkumar Chichani (HUF),5b. Shri. Yogesh Rajkumar Chichani (HUF) have become absolute owners and possessors of the said land.

Seal of the Jt. Sub-Registar

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10. The Developer requested the aforesaid Owners to execute confirmation deed to confirm the Development Agreement executed by Shri. Rajkumar Gopikishan Chichani on 25-Feb-2010, considering the request of the Developer the owners have executed Deed of confirmation in favor of the Developer on 08-May-2017 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-6-1908-2017 on 08-May-2017.

11. In pursuance to the aforesaid Development Agreement dated 25-Feb-2010 and deed of Confirmation dated 08-May-2017 the owners have also executed Power of Attorney in favour of the Developer, on 08-May-2017 which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-6-1905-2017 on 08-May-2017.

12. Thereafter according to the revised building permission dated 12/03/2018 the Attorney / Developer / Grantor executed the Amended Declaration Deed dated 19-Mar-2018 which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-6-1546-2018 on 19-Mar-2018.

13. Thereafter to properly manage 100 units of Wing A1, Wing B1 and Wing C1 by forming the separate association The Attorney / Developer / Grantor have executed a separate "Amended Declaration Deed" on 23-Aug-2022 which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-1-6262-2022 on 23-Aug-2022, **but for giving more clarity to byelaws this amended deed of declaration is being made and registered.**

Second:

In the Capacity of Power of Attorney Holder of the Land owners obtained following building permissions:

1. Construction permission from the Aurangabad Municipal Corporation, Aurangabad, vide Commencement Certificate No. 628/2015-16 dated 02-Dec-2015 in file No. 624/17/2012-13.
2. Thereafter Aurangabad Municipal Corporation by virtue of Commencement certificate bearing No. 628/2015-16 dated 02-Dec-2015 in file No. 624/17/2012-13 granted permission for carrying out construction 8 buildings / apartments.
3. Due to some changes and for construction of additional units by using additional FSI and TDR revised construction permission is obtained from

Aurangabad Municipal Corporation vide Commencement certificate bearing No. 1010/2017-18 dated 12/03/2018 in file No. 167/17/2017-18.

4. According to this permission the developer is developing the said land by constructing 6 buildings / apartments i.e. Wing A1, B1, C1, D1-D2, D3-D4 and MHADA building.

Third:

1. **The aforesaid land owners** and the Developer have evolved a scheme of Residential and commercial units, with common amenities on the Said Land which is known as **Hrim Sky City**.

   The postal address of the scheme:

   "Hrim Sky City".

   Gut No. 69, Mauje Satara, within the limits of

   Aurangabad Municipal Corporation,

   Aurangabad.

2. This Condominium of Land described in the First clause shall be part of bigger housing scheme **"Hrim Sky City Apartment Owners Apex Association"** Condominium and the family and shopping units, and common areas and facilities in the group housing scheme within the land described in first clause herein above mentioned shall be as per details given below;

Sr. No.	Wing	Structural Land area	Land area for 7/12 extract	Name of Association	RERA Registration No.
1.	Wing-A1	1472 Sqm.	1969.045 Sqm.	Hrim Sky City Wing A-1 Association	P5150000 3143
2.	Wing-B1	927 Sqm.	958.720 Sqm.	Hrim Sky City Wing B-1 Association	P5150000 3253
3.	Wing-C1	873 Sqm.	797.60 Sqm.	Hrim Sky City Wing C-1 Association	P5150000 6796
4.	Wing-D1-D2	2014 Sqm.	3436.125 Sqm.	Hrim Sky City Wing D1-D2 Association	P5150001 6766
5.	Wing-D3-D4	1910 Sqm.	2661.396 Sqm.	Hrim Sky City Wing D3-D4 Association	P5150002 1974

Seal of the Jt. Sub-Registar Aurangabad No.3

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Sr. No.	Wing	Structural Land area	Land area for 7/12 extract	Name of Separate Association for MHADA Building	RERA Registration No.
6.	MHADA Building	923 Sqm.	923 Sqm.	Hrim Sky City MHADA Building Association	P5150002 1974

3. Structural land area, marginal space area, Open Space area and the internal roads area (excluding main Road 12.0 Mtr. wide passing through the project) is proportionately divided between the unit owners and mentioned as unit area for 7/12 extract.
4. Main Road 12.0 Mtr. wide will always be in ownership and possession of the Attorney / Developer / Grantor / Promoter i.e. Shri. Ashok Jainarayan Bahcti. Main Road 12.0 Mtr. wide will also be used as approach road for future development of adjoining projects to be made over the land of Gut No. 65 and 64, village Satara, Aurangabad. The unit owners will have right to use the Main Road 12.0 Mtr. wide as approach road subject to the complete maintenance of the same at the cost and expenses of the Association of the unit owners i.e. **"Hrim Ssky City Apartment Owner's Apex Association".**
5. The **present Deed of Declaration** is been executed in respect of Wing A1, Wing B1 and Wing C1and the other Deed of Declaration will be executed in respect of other wings. But all the Deed of Declaration will have one Apex Association i.e. Hrim Ssky City Apartment Owner's Apex Association and same will be having domain upon the property mentioned in para First Schedule-I.
   I. **Wing A1** will consist of Ground floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eight Floor, Ninth Floor, Tenth Floor and Eleventh Floor. There are 3BHK 43 Flats and 1BHK 1 Flat. More particularly described Firstly in the Exhibit-B.
   II. **Wing B1** will consist of Ground floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor. There are 2BHK 28 Flats . More particularly described Secondly in the Exhibit-B.
   III. **Wing C1** will consist of Ground floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh

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Floor. There are 2BHK 28 Flats . More particularly described Thirdlyin the Exhibit-B.

6. GENERAL DECLARATION

I. Builder can do additional construction in future at terrace or any part of the land without issuing notice to the Units/Flats purchaser or any concern from the purchaser.

II. Developer can modify / change / **amend deed of declaration** at without consent of purchaser.

III. No need to obtain consent from purchaser for any changes in revised building plan and site development permissions.

IV. No need to obtain consent from purchase for change in specification and amenities.

Fourth:

1. All the Independent flat and shops are capable of individual utilization on account of having their own exit to a common area and facilities, each owner obtaining a particular and exclusive property right thereto and each flat and shop 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 and/or restricted common areas and facilities, as listed hereinafter in this Deed, necessary for their adequate use and enjoyment and hereinafter referred to as "General and/or restricted common areas and facilities", all of the above in accordance with the **Maharashtra Apartment Ownership Act, 1970.**
2. Each wing / tower consists of Commercial and Residential units. Each flat and shopare capable of independent utilization and has accesses through stair and common passages. Details and specification of the Flats and shops are mentioned in detail in Exhibit - B.

COMMON FACILITIES

1. **Parking, Open Spaces & Gardens:**
   a. The allotted Parking for Offices and Flats will be provided at / near the respective wing.
   b. Parking for Shops will be at front of the shop.

Seal of the Jt. Sub-Registrar Aurangabad No.3

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c. There is common garden in open space i.e.1252 Sqm.for all Flat owners.

d. Similarly the gardens hall be maintained by Hrim Ssky City Apartment Owner's Apex Association.

2. Amenities :-

The Promoter will provide club house, Swimming pool, Gym and indoor Games, Multipurpose Hall, in the land adm.717.50Sqm. forming part of Gut No. 65. Ownership of the Club house and amenity plot is belonging to Promoter that in Shri. Ashok Jaynarayan Baheti.

The promoter can charge fees for use of aforesaid amenity at Gut No. 65. The club house, Swimming pool, Gym and indoor Games, Multipurpose Hall will be maintained by the charges received from the apartment owners. If expenses for maintenance of club house not fulfilled by the charges received from purchasers / apartment holder of "Hrim Ssky City" then the promoter can allot the membership to the persons other than Hrim Ssky City unit owners/Flat Owners/Purchasers.

The Location of the club house is in Gut No. 65, Village Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad which is adjacent to Gut No. 69, and this can be utilized by all phases of Hrim Ssky City of Gut No. 64, 65 and 69 at Satara and any other additional phases developed further.

The Amenity Plot in the Group Housing layout adm. 626 Sqm. in Gut No. 69 belong to Developer and Land owner they can use the same as per prescribed norms of town Planning /sanctioning Department/Govt Rules and Regulations and they can enjoy the same.

3. Drainage and Sewage Network:- Disposal of sewage for each Units/Flats , will be through common drainage line as per design & specifications given by consultant appointed by developer/grantor. Sewage treatment plant will be provided by the Developer / Grantor. water processed under treatment plant will be used for garden etc. Entire Maintenance cost of the Savage Treatment Plant including road

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Joint Sub-Registrar Aurangabad No.3

power, electricity, and machinery shall be borne by the Association the Units/Flats purchasers from the date of obtaining possession of Units/Flats .

General notes about drainage lines:

I. The occupants shall take care to ensure that no sewerage pipes get blocked and shall not dump down any material in drainage lines. The occupant(s) shall not cause or permit obstruction of any drain or sewage pipe serving the Unit or the entire project.

II. After virtual possession is given by the grantor, maintenance of common drainage lines along internal roads will be joint responsibility of all such unit holders who have obtained virtual possession. Owner/grantor shall be always kept indemnified for such maintenance after such virtual possession.

III. Maintenance of drainage line from main-line of apartment to the point of connection of independent Flat will be sole responsibility of respective Flat owners and drainage line from common toilet to main-line will be sole responsibility of shop owners.

4. **Water Network:** - Every unit holder will get water supply from common water tank. It is declared that water supply will be from bore well and corporation water line but, owner/grantor/developer shall not be held responsible in case of delayed or inadequate water supply from above source.

General notes about water supply:

I. For every apartment tower, Developer/Grantor will provide one overhead water tank of adequate capacity.

II. Additional water source can be obtained by unit holder only with permission of association and will be sole responsibility of unit holder, and no way will developer/Owner/Grantorbe responsible for the same.

III. Necessary deposits & initial charges to obtain the water supply from Aurangabad Municipal Corporation will be paid by developer/grantor. For this Developer/Grantor will collect separate amount from each unit holder. Further payment of water bill/taxes and maintenance charges of respective units will not be responsibility of owner/grantor after virtual possession is handed over to unit purchasers.

Seal of the Sub-Registar Aurangabad No.3

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IV. Water bills/taxes for common requirement of water to maintain various gardens, landscaping elements, etc. will be paid through common corpus fund collected from Units/Flats purchasers in Hrim Ssky City and deposited with **Hrim Ssky City Apartment Owners Apex Association**. It is compulsory for each unit holder to contribute for common corpus fund.

5. Road Network:-

a. Each Apartment Tower has adequate approach through the internal road network.

b. Specifications & cross section of these major & internal roads will be solely at the discretion of developer/Grantor.

General notes about road network:

I. All traffic rules and speed limits shall be followed strictly by the unit purchasers.

II. As far as possible parking of vehicles on all roads shall be avoided. The occupiers will ensure that vehicle parking shall not cause any inconvenience to any other occupiers.

III. The maintenance of all internal roads will be responsibility of Units/Flats owners.

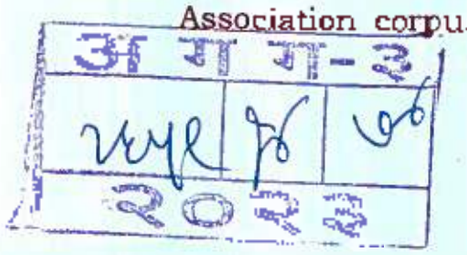
6. STREET LIGHTS & ELECTRICAL INSTALLATIONS:

a. All internal roads will have street lights at required distances as per design of electrical consultant appointed by Developer/Grantor. Electrical installations such as Transformers, Mini pillars, cabling etc will be provided as per norms of MSEDCL/Any other Power Supplying Company.

b. Monthly Electrical charges & maintenance of these street lights & electrical installations will be borne by all Units/Flats owners. Developer/Grantor shall be always kept indemnified for such maintenance after virtual possession is given to the unit holder.

7. THE GRANTOR FURTHER DECLARES

a. Prior to execution of Sale Deed and/or from the date of possession, whichever is earlier, the unit purchaser will have to pay all the expenses related to sale cost, legal charges, maintenance charges, Association corpus fund & such all other charges in all respect.





Unit Purchasers shall separately pay Municipal Taxes, N. A. Charges, and other taxes applicable to unit purchased by purchaser whether assessed separately or not.

b. That, the Developer/Grantor further declares that, the construction will be of standard quality and Units/Flats owners will not be entitled to dispute or challenge the quality of Construction at any time.

c. That, the Units/Flats owners shall not cause any structural changes in the unit purchased at any time however they will be at liberty to make internal changes for the interior decoration & furniture etc. as desired by them at their own costs but without damaging the main structure.

d. That, the Units/Flats owners shall not be entitled to put any construction, either permanent or temporary in the restricted open space nor can obstruct to the underground water pipeline, drainage line and cable etc.

e. The Developer/Grantor hereby declares that, all purchasers of Flats will have become members of **Hrim Sky City Wing A1 Association or Hrim Sky City Wing B1 Association or Hrim Sky City Wing C1 Association** which is part and parcel of complete apex body i.e. "Hrim Ssky City Apartment Owners Apex Association" and said association shall look after and shall be responsible for overall management & maintenance of common areas, Gymnasium, Club House, internal roads, water lines, drainage lines, street lights, open spaces, security guards and other supporting staff etc.

f. In addition to above it will be liable to maintain common amenities like cleaning of common areas, stair case & surrounding areas of Units/Flats , common area lighting in Club house, equipment and fittings in the club house, passages & entrance lobbies and shall bear electrical charges for pumping equipments & common area lighting. All unit holders shall separately contribute to corpus fund to Hrim Ssky City Apartment Owners Apex Association and also

Seal of the Jt. Sub Registrar Aurangabad No.3

pay the one time membership fees, registration charges, if any and monthly subscriptions/ and the amount in addition to Corpus fund.

1. That, the flat purchaser shall use the flat for the residential purpose and Shop Purchasers shall use the shops for commercial purpose but not for the Business like floor mill, meat shop, wine shop, permit room, liquor shop and other products and explosives of which stocking is prohibited by law.

g. The Developer/Grantor is providing the bare unit at the agreed cost. Any other charges like Service charges, Registration charges, Association formation charges, legal charges, MSEDCL deposits for electricity supply and other charges, water supply deposits and connection charges, and any such other charges shall be paid separately by the individual unit owner in addition to the agreed consideration.

h. The Developer/Grantor shall be entitled and free to revise the building plans of each or any of the Units/Flats at his discretion. The Purchasers shall not be entitled to object it on any ground. However the grantor shall bear all the expenses for submitting and getting the revised Building Plans approved from Chhatrapati Sambhaji nagar Municipal Corporation, Chhatrapati Sambhaji nagar (Aurangabad Municipal Corporation, Aurangabad).

i. That Developer/Grantor shall be at liberty to amend this deed of Declaration as and when required at any time till all units in Hrim Ssky City are sold and transferred to the prospective purchasers'. No purchaser will be entitled to object for such amended declaration and it will be binding on all the purchasers irrespective of their date of purchase.

8. SPECIAL CORPUS FUND AND MANTAINANCE CHARGES:

a. A special corpus fund shall be created for the purposes of maintenance of Hrim Ssky City for replacement of equipments, for capital investments such as repairs of roads, replacement/ repairing of street lights, water and drainage line, compound wall,

37 37 41-23
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payment of surplus, maintenance, payment of security guards, payment of housekeeping and other expenses. The contributions to this special corpus fund shall be made by the Units/Flats purchaser at decided by apex association meeting and that should be borne by the purchasers. However, this contribution shall be by the members who initially purchase the Units/Flats and the subsequent purchaser of Units/Flats will also be liable to pay additional contribution for corpus fund. The earlier contribution by the original purchaser shall be held transferred in the name of the new member.

b. In addition to the initial contribution for corpus fund, every unit holder shall be liable to pay monthly contribution as decided by management of respective association of wing.

c. On receiving possession the unit purchaser will be liable to pay monthly charges, as decided by management/ developer till all the units are sold and the all members are enrolled as member of association.

d. Monthly maintenance for the 1BHK, 2BHK and 3 BHK Flats Rs. 1,000/-. The Association can increase the maintenance charges and also can collect additional amount in addition to monthly maintenance charges for building repairs and renovation.

e. Interest on corpus fund can be used for the expenses and maintenance comes under the Hrim Ssky City Apartment Owners Apex Association like common security, street light, common lighting, gardening and roads etc.

f. For effective management and maintenance of accounts of Hrim Ssky City the grantors/owners and developer have decided to open separate bank accounts for **Hrim Ssky City Apartment Owners Apex Association** for Corpus Fund.

g. Notwithstanding anything contained herein, the special corpus fund shall be invested in fixed deposits with such scheduled bank/s as the Developer/Grantor may deem it properand the interest which accrues from the said fixed deposits can be used for

Sub Registar Aurangabad No.3

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maintenance of the scheme or reinvested in the fixed deposits, till the requirement of capital expenditure arises.

Granter further declares that :-

1. That, **Hrim Ssky City Apartment Owner's Apex Association** is **an alliance of different lands in Gut No. 69, in the said project and the details are as under:**
   a. Wing A1 Admeasuring Structural Land area 1472Sqm. Land area for 7/12 extract 1969.045Sqm. Hrim Sky City Wing A-1 Association.
   b. Wing B1 Admeasuring Structural Land area 927Sqm. Land area for 7/12 extract 958.720Sqm. Hrim Sky City Wing B-1 Association.
   c. Wing C1 Admeasuring Structural Land area 873Sqm. Land area for 7/12 extract 797.60Sqm. Hrim Sky City Wing C-1 Association.
   d. Wing D1-D2 and D3-D4 Admeasuring Structural Land area 2014 Sqmtr. Land area for 7/12 extracts3436.125 Sqm. Hrim Sky City Wing D-1 D-2 Association.
   e. Wing D3-D4 Admeasuring Structural Land area 1910Sqm. Land area for 7/12 extract 2661.396Sqm. Hrim Sky City Wing D-3 D-4 Association.
   f. MHADA Admeasuring Structural Land area 923 Sqm. Land area for 7/12 extract 923 Sqm will be known as Hrim Ssky City MHADA Building Association which is separate body and this units holders have no rights to use the other facilities and the promoter is providing separate access for this building and association. All the details will be mentioned in there deed of declaration separately.
   g. It is made clear that all above Plots have their separate entity in all respect. Alliance of all Plots is made only for providing better facilities, life style & easy maintenance of project.
2. **What is Hrim Ssky City Apartment Owner's Apex Association?**
   Hrim Ssky City Apartment Owner's Apex Association will be an association jointly formed by all unit holders in land forming part of Gut No. 69 at satara, within the limits of Aurangabad Municipal Corporation Aurangabad, of HRIM SSKY CITY project. This association will be responsible for common maintenance of HRIM SSKY CITY i.e. all the group housing projects referred to above.

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Details about the association, responsibilities of the association & its members are widely described further in this declaration.

3. **In addition to Hrim Ssky City Apartment Owner's Apex Association, Association of each wing will have Wing Association such as**
   a. Hrim Ssky City Wing A1 Association consists of 3BHK 43 Flats and 1BHK 1 flat (The building is already occupied about year 2019)
   b. Hrim Ssky City Wing B1 Association consists of 2BHK 28 Flats (The building is already occupied about year2018)
   c. Hrim Ssky City Wing C1 Association consists of 2BHK 28 Flats (The building is already occupied about year2018)
   d. Hrim Ssky City Wing D1-D2Association consists of 562BHK and 19 3BHK And 14Shops 15 Offices,
   e. Hrim Ssky City Wing D3-D4 consists of 432BHK and 133BHK and 1 Servant Room And 14Shops 15 Offices,
   f. The Hrim Ssky City Apartment Owner's MHADA Association consist of 56 1BK Flats will not the part of the Apex Body i.e. Hrim Ssky City Apartment Owner's Apex Association,
4. It is specifically declared that though the wing is completed in all respect and ready to occupy, but the Occupancy certificate can be issued by Aurangabad Municipal Corporation, only after completion of MHADA Building. The Developer will obtain Occupancy certificate by completing MHADA Building and the purchaser agrees the same.
5. That the Administration of "Hrim Sky City Wing A1 Association or Hrim Sky City Wing B1 Association or Hrim Sky City Wing C1 Association" respectively consisting as aforesaid of the Units/Flats and parcel of land described above shall be in accordance with the provisions of this Deed of Declaration and with the provisions of the bye-laws of association which are made a part of this Deed and are attached hereto as Exhibit-A".
6. That as appears above a plan of Units/Flats ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units of be conveyed and registered as individual properties capable of

Seal of the Joint Sub-Registar Aurangabad No.3

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independent use, on account of each having its own exit to the common area and facility of the building, each family unit owner having an exclusive and particular right, title and interest over the respective family unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities of Hrim Ssky City.

7. That the general and/or restricted common areas and facilities of Hrim Ssky City shall remain undivided and no Units/Flats purchaser shall bring any action for partition or division thereof.
8. That the undivided interest in the general and/or restricted common areas and facilities of Hrim Ssky City 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
9. That each Units/Flats owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association and failure to comply with any such provisions, decision or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief. Each Units/Flats Owner will have equal right/ percentage for voting in their respective association.
10. Units/Flats owner shall not be allowed to change any external features of the structure by providing any grills / temporary / permanent structure without the permission of developer / association.
11. The Units/Flats owners will not change the color code and/or external color of unit decided by the builder/association
12. That the dedication of the property to the plan of Units/Flats Ownership herein shall not be revoked, or the property removed from the plan of Units/Flats Ownership, or any of the provisions herein amended unless all of the Units/Flats owners and the mortgagee or all the mortgages covering the units unanimously

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agree to such revocation, or amendment, or removal of the Said property from the plan by duly registered instruments

13. That no Units/Flats owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his family unit.

14. 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 (a) charge, if any, on the family unit for payment of Government or municipal taxes or both, and (2) all sums unpaid on a first mortgage of the family unit.

15. That all present or future owners, tenants, future tenants or any other person that might use the facilities of the family unit 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 shall signify that the provisions of this Deed are accepted and ratified by such acceptance. The respective family unit shall not be rented or given on leave and license or care-taker basis by the Flat owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental if the occupants of the family unit are provided customary hotel or boarding or lodging or guest services on payment other than the forging obligations.

16. The Flat owners of the respective family units shall have the absolute right to lease such unit or give it and leave and license or care-taker basis subject to the covenants and restrictions contained in this Declaration and further subject to the By-laws in Exhibit-A hereto. If Flat owner leases / or give flat on leave and license basis to bachelors then Flat of 2BHK should not be given to



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more than 6 persons and Flat of 3BHK should not be given to more than 8 persons and not to bachelors.

17. That if the common property such as common roads, gardens in subject to the plan of in Hrim Ssky City is totally or substantially damaged or destroyed the repair, reconstruction, or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

18. That where a family unit is sold by a mortgagee in exercise of his powers of sale under simple mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owners of such family unit i.e. Flats then the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable, for assessments by the Association which became due prior to the acquisition of title by such acquirer, it is being understood, that the above shall not be constructed to prevent the Association of Units/Flats Owners from filling and claiming charge for such assessments and enforcing same as provided by laws, and that such charge shall be subordinate to such mortgage.

19. That in a voluntary conveyance of a family unit, the new purchaser of the unit shall be jointly and severally liable with the Units/Flats for all unpaid assessments by the Association of Units/Flats Owners against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the Grantee therefore. However, any such grantee shall be entitled to a statement from the manager of Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Units/Flats Owners against the Grantor in excess of the amount therein, set forth.

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20. That the Manager of board of Managers of the Association may obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudicial to the right of the owner of a family unit to obtain individual unit insurance.

21. The ownership rights over the land and building and the equipment's of the club house will be exclusively of the promoter i.e. Shri.Ashok Jainarayan Baheti and the same is given to the unit purchasers for utilization only.

22. That, insurance premium for any blanket insurances coverage of common property shall be a common expense to be paid by monthly assessment levied by the Association of Units/Flats Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

23. That, the Unit Purchasers shall not cause any structural changes in the unit purchased at any time however they will be at liberty to make internal changes for the interior decoration& furniture etc. as desired by them at their own costs but with prior approval by either grantor or association of that building and without damaging the main structure, plumbing, drainage and Elevation. These changes will only be allowed after obtaining the completion and occupancy certificate from the competent authority.

24. That, the Unit Purchaser shall not be entitled to put any construction, either permanent or temporary in the restricted open space nor can obstruct to the underground water pipeline, drainage line and cable etc.

25. That in future if the TDR, FSI, or Premium paid area is granted by the corporation or found to be available due to any provisions of law, then the additional construction area will be used on the existing structure of the building by the grantor alone or can transfer the said T.D.R; F.S.I; or Premium paid area to another

Seal of the Jt. Sub Registar Aurangabad No.3

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building/apartment or can sell the said T.D.R., F.S.I. to the respective units owners if interested to purchase Provided that the purchaser of the new construction will have to be the member of the association and will have to pay regular subscription of the association and accordingly will have right in the common areas and facilities. However, the last terrace of the building will be common for all the apartment owners.

26. The Owner/grantor hereby declares that, all purchasers will become members of **Hrim Sky City Wing A1 Association or Hrim Sky City Wing B1 Association or Hrim Sky City Wing C1 Association** which is part and parcel of complete apex body i.e.**"Hrim Ssky City Apartment Owners Apex Association"** and said association shall look after and shall be responsible for overall management & maintenance of common areas of the property mentioned in Schedule-I in Para First, common roads, STP, water lines, drainage lines, roads, street lights, open spaces, security guards, club house and other supporting staff etc. which is common for entire project land.

27. In addition to above association flat owners in each wing / apartment building will form the smaller association for each wing. This small association will be liable to maintain amenities like electrical equipment of the building, Lift, Monthly Electrical Consumption bill of the building and expenses, water bill, water supply from Underground tank to overhead water tank, cleaning of common areas & surrounding areas of that apartment and power back up (Inverter or DG set) maintenance, common area lighting, Fire Fighting System, Sweeping, Garbage collection & it's disposal, cleaning of staircases and passages, entrance lobby, overhead water tank and shall bear electrical charges for common pumping equipment, common area lighting & payment of water charges to AMC. In addition to above association, flat owners in each apartment building will form another association of each wing namely building A1, B1, C1, D1-D2, D3-D4 and MHADA Building.

37
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28. All unit holders in an apartment building shall separately contribute to monthly fund for maintenance of their Building in respective association, in addition to the corpus fund contributed toHrim Ssky City Apartment Owners Apex Association. The owner/grantor will provide all necessary documents to form Association of flat owners of Building, plot & Hrim Ssky City Apartment Owner's Apex Association.

29. That, each unit purchaser will compulsorily become the member of **Hrim Sky City Wing A1 Association or Hrim Sky City Wing B1 Association or Hrim Sky City Wing C1 Association** which is part and parcel of complete apex body i.e. "Hrim Ssky City Apartment Owners Apex Association" and will have to pay the membership fees, registration charges and monthly subscriptions.

30. That, the flat purchaser shall use the flat for the residential purpose only and no other use is permitted unless it is specially mentioned in agreement to sale.

31. That any liability of whatsoever nature under GST etc., if any, arising out of sale transaction of flat, or shop shall be borne and paid by the purchaser as and when the same become payable.

32. The owner/grantor shall be entitled and free to revise the building plans of each or any of the buildings at his discretion. The Purchasers shall not be entitled to object it on any ground. However, the grantor shall bear all the expenses for submitting and getting the revised Building Plans approved from AMC

33. That Owner/grantor shall be at liberty to amend this deed of Declaration as and when required at any time till all units in Hrim Ssky City are sold and transferred to the prospective purchasers'. No purchaser will be entitled to object for such amended declaration and it will be binding on all the purchasers irrespective of their date of purchase.

34. Owner/grantor may construct,

    i. Association office of adequate size

    ii. Office of the Grantor of adequate size

Seal of the Jt. Sub-Registar Ahmedabad No.3

iii. Any other structure for common use of **Hrim Ssky City Apartment Owner's Apex Association and respective wing association.**

35. Terrace Area: Top Terrace area of all apartment buildings will belong to all flat owner and they can enjoy the facility of terrace area of their respective buildings and if in future, additional FSI/TDR available or granted by AMC then only grantor can use the additional FSI/TDR for construction of additional area by way of adding floors on existing apartments or sale that additional area. No purchaser will have any objection during the construction of such additional area & bear inconvenience, if any. No separate consent/ permission from the Purchaser in the buildings will be necessary and it will be deemed that the purchaser have given express consent/permission for such additional construction on the terrace of the building.

IN WITNESS WHEREOF the Grantor has hereto set their respective hands ON THE AFORESAID DATE AT AURANGABAD.

Grantor/ Owner

1. Shri. Gopikishan Onkardas Chichani (HUF),
2. Shri. Vinodkumar Gopikishan Chichani (HUF),
3. Shri. Vyankatesh Rajendrakumar Chichani (HUF),
4. Shri. Dilipkumar Gopikishan Chichani (HUF),

5a. Shri.Govind Rajkuma rChichani (HUF),

5b. Shri.Yogesh Rajkumar Chichani (HUF),





Through his GPA holder



Shri. Ashok Jainarayan Baheti

Proprietor of M/s. Baheti Housing.

i.e. Developer / Builder

WITNESSES:-

1. Nikhil Surendrakumar Kala,

Age: 34 Occu. Service

R/o Kanchanwadi, Aurangabad



2. संजय विठ्ठलराव ओवेलवाडे

Age: 56 Occu. _____

R/o रा. चेलेपुरा, औरंगाबाद



Seal of the Jt. Sub-Registrar Aurangabad

अ.दु.नं.-३
२५/२/२०२३
२०२३