

340/1340

पावती

Original/Duplicate

Thursday, February 10, 2022

नोंदणी क्र.: 39M

6:15 PM

Regn.: 39M

पावती क्र.: 1677 दिनांक: 10/02/2022

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-1340-2022

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: 1. मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी) तर्फे संचालक श्री हितेन हरीदास राजकोटीया, 2. संजयकुमार कोंडीराम ढाकणे, 3. सनराईज डेव्हलपर्स तर्फे भागीदार श्री नगिनदास जवेरचंद मेहता, 4. मे. अरिहंत डेव्हलपर्स तर्फे भागीदार श्री नगिनदास जवेरचंद मेहता, या सर्वांपैकी नंबर 1 स्वतः करिता आणि नं. 2 ते 4 यांचे जनरल मुखत्यार म्हणून मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी) तर्फे संचालक श्री हितेन हरीदास राजकोटीया यांचे तर्फे विशेषमुखत्यार म्हणून श्री अतुल रसिकलाल शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2220.00

पृष्ठांची संख्या: 111

एकूण:

रु. 2320.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:35 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

1) देयकाचा प्रकार: DHC रकम: रु. 220/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0202202213651 दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0202202213778 दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012576655202122E दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

मूळ दस्त परत केला
व सही घेतली.

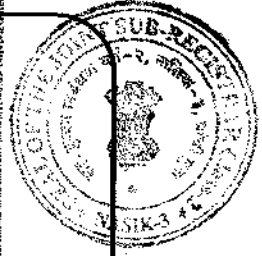


(3)

नशिक-३

प्लॉट (१३४० / २०११)

३ - १११

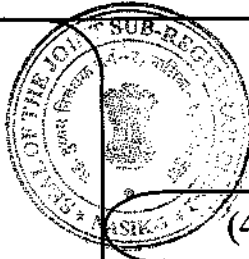


We,

1. M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,
(erstwhile known as Jaikumar Constructions LLP)
a public limited company registered under the Companies Act,
2013 vide CIN : U45100MH2020PLC338134 and having its
Registered office at Parksyde Homes, S. No. 256(P), Opp
Rasbihari Inter national School, Hanuman Nagar, Panchavati
Annex Nashik 422003 - Pan No. AAECJ7816J
Through its Director
Shri. Hiten Haridas Rajkotia
Age : 51 Years, Occupation :- Business & Agriculturist,
Office At - Survey No. 256+257 Opp. Rasbihari International
School, Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road,
Panchavati, Nashik-422003.
2. Mr. Sanjaykumar Kondiram Dhakane
Age- 52 Years, Occ. - Agriculturist & Service
PAN-AAZPD 6146 M
R/o.- G-147, Maratha Cement Work Colony,
At. Post. Upparwahi, Dist. Chandrapur-442908.
3. M/s Sunrise Developers
PAN-PAN-ACJFS 6210 P
through its Partner
Mr. Nagindas Zaverchand Mehta
Age- 78 Years, Occ. - Business
R/o.- 11/ A, Shivkrupa, H-Wing, Old Nagardas Road,
Opp. Govardhan Nath Haveli, Andheri(W), Mumbai-400069.
4. M/s. Areehant Developers
Partnership Firm through its Partner
PAN-ABFFA 2203 B
Mr. Nagindas Zaverchand Mehta
Age- 78 Years, Occ. - Business
R/o.- 11/ A, Shivkrupa, H-Wing, Old Nagardas Road,
Opp. Govardhan Nath Haveli, Andheri(E), Mumbai-400069.
Sr. No. 1 for themselves and General Power of Attorney Holder
of Land owner Sr. No. 2 to 4

Empowered and qualified to execute this deed hereinafter referred
to as THE GRANTORS

नशिक-३	
दस्तावेज क्र.	1380 / 2022
पृष्ठ क्र.	११९



(4)



DO HEREBY STATE:

1. That the Grantors own all that piece and parcel of land and ground situate within the Registration Sub-District, Taluka and Dist. Nashik and within the limits of the Nashik Municipal Corporation, Nashik lying at Nashik being Phase No.-V-A consisting of Building/Wing Nos. L, M1, M2, M3, M4, M5 and M6 totally admeasuring built up area of 40874.54 Sq. Mtrs. (i.e. total slab area) and covering ground/plinth area of 2352.70 Sq. Mtrs., and land area under the plinth of 2352.70 Sq. Mtr. lying and situated on Survey No. 257/11(P) as per DLIR record it is numbered as Survey No. 257A/11(P) and Survey No. 257/4 as per DLIR record it is numbered as Survey No. 257A/4. Out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits of NMC bearing Survey No. 256/2 to 6/6+ 256/2 to 6/8(part) + 256/2 to 6/1+ Plot No 1 to 8 out of Survey No 256/7+ Survey No. 257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S.No. 257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + Survey No. 257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No. 257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p)) + Survey No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of Survey No. 257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) + Survey No. 257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of Survey No. 257/12 includes area from old Survey No. 257/2A/1(p)) at Nasik and the said Phase No. V-A is bounded as follows-

On or towards the East : By 12 Mtr. Internal Road and Phase No.-IV
 On or towards the West : By Marginal Space
 On or towards the South : By Marginal space and Sr. No. 256(p)
 On or towards the North : By Marginal Spacea and Adj. Sr. No. 257(P)

And in addition to the above mentioned land area, FSI of 1120.00 Sq. Mtr. of DP Road from Survey No 256/2 to 6/8 is utilized on the aforesaid area.

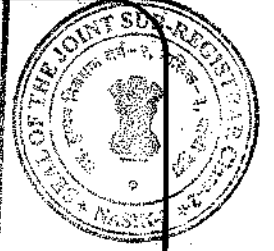
Grantor No.1 is the Builder/Developer /Owner of the Buildings and structures standing thereon and along with all the appurtenances thereto all hereinafter called the said Property. Grantor no. 2 to 4 are the owners of the properties who have executed development



नसिन-३

दस्तावेज (9380 / 2022)

(5) 9 999

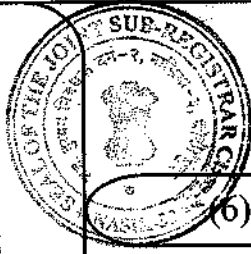


agreement and general power of attorney in favour of promoter / owner / developer i.e. Grantor no. 1 Buildings bearing No.s L, M1, M2, M3, M4, M5 and M6 i.e. from Phase No.-V-A is the subject matter of this Deed of Declaration and are shown in the plan hereto annexed and boundaries are shown in colour.

2.A) Phase No.-V-A consisting of Building / Wing Nos. L, M1, M2, M3, M4, M5 and M6 totally admeasuring built-up area of 40874.54 Sq. Mtr. (i.e. total slab area) and covering ground / plinth area of 2352.70 Sq. Mtr. and land area under the plinth of 2352.70 Sq. Mtr. lying and situated on Survey No. 257/11(P) as per DLIR record it is numbered as Survey No. 257A/11(P) and Survey No. 257/4 as per DLIR record it is numbered as Survey No. 257A/4. Out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nashik and within the limits of NMC bearing Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+ Survey No.257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S.No.257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + Survey No.257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p))+ Survey No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of Survey No.257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) +Survey No.257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of Survey No.257/12 includes area from old Survey No.257/2A/1(p)) and in addition to the aforesaid land area FSI of 1120 Sq.Mtr. of DP road from Survey No.256/2 to 6/8 is utilize on the aforesaid area and above mentioned total area is lying and situated at Nashik and more particularly described hereinabove is owned/having development rights by the Promoter, herein having purchased the same by various sale deeds / development agreement, which is described in details as follows (hereinafter referred to as "The Project Land")

- a) M/s. Jaikumar Constructions L. L. P. (hereinafter referred as Land Owner/Promoter / Developer) seized & possessed of & otherwise well & sufficiently entitled to all that pieces or parcels of Non-Agricultural Lands bearing Revenue Survey No.256/2 admeasuring 01 Hector 60 Ares & Land bearing Revenue Survey No. 256/3 (Part)

नस-३	
दस्तावेज (१३८०)	(२०२२)
५	१२९



admeasuring 00 Hector 81 Ares situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. The said properties are purchased by said owner by different sale deeds. The respective owner of Survey No. 256/1 to Survey No. 256/8 were given an application for the admeasurements of total area of Survey No. 256 and accordingly Tahsildar Nashik gave his order vide no Adhi/Kavi/3243/2014 Dated 20/12/2014 and Deputy Superintendant of Land Record Office gave his order vide no/Nashik/Du.Ra.No. 807/14 Dated 24/11/2014, accordingly at village Nashik record of right has been corrected after obtaining permission from Collector Nashik vide no Masha/Kaksha-3/4/NA Letter No./442/2012, Nashik Dated 29/10/2012. Hence Kami Jasta Patrak was applicable and old survey no 256/2 and 256/3 is renumbered as Survey No. 256/2 to 6/1 area admeasuring 10755.00 Sq. Mtr. and Survey No. 256/2 to 6/6 area admeasuring 12225.00 Sq. Mtr. is owned and possessed and shown in the name of M/s. Jaikumar Constructions LLP, partnership firm. To that effect mutation entry no. 96263 dt. 26/02/2015 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter purchased TDR area admeasuring 5412.13 Sq. Mtr. from DRC Certificate No. 727 by Registered Purchase Deed. Said Purchase Deed was Registered with Sub-Registrar Nashik-5 at Sr. No. 6048-2016 Dt. 10/10/2016. Out of the said TDR area part area is utilized on the Schedule property i.e. on the area of Survey No. 256/2 to 6/6.

On 16/12/2016 M/s. Jaikumar Constructions LLP had purchased Plot No. 1 to 8 total area admeasuring 3060.00 Sq. Mtr. out of Survey No 256/7 lying and situated at Nashik from Jaikumar Ratanlal Tibrewala(HUF) by Sale Deed. Said Sale Deed was registered with Sub-Registrar Nashik-3 at Sr. No. 9596/2016 dt. 19/12/2016. To that effect mutation entry no. 200071 dt. 19/05/2017 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter owned and possessed area admeasuring 1120.00 Sq. Mtr. out of Survey No. 256/2 to 6/8. Area from the said survey number is reserved for DP Road by Nashik Municipal Corporation, Nashik. Hence against said DP



नस्यन-३

कलम (

१३००/२०२१)

(१)

९९

१११



Road area or in lieu of said area of DP Road, Promoter has received FSI of 1120.00 Sq. Mtr. from Nashik Municipal Corporation, Nashik. Accordingly while sanctioning building plan on Survey No. 256/2 to 6/6, 1120.00 Sq. Mtr. FSI area is utilised on the said survey number.

- b) Non-Agricultural Lands area bearing Revenue Survey No. 257/1A area admeasuring 3500 Sq. Mtr. Survey No. 257/1B area admeasuring 3290 Sq. Mtr., Survey No. 257/1C area admeasuring 3290 Sq. Mtr., Survey No. 257/1D area admeasuring 3590 Sq. Mtr., Survey No. 257/1J area admeasuring 3290 Sq. Mtr., Survey No. 257/2A/1(P) area admeasuring 10203 Sq. Mtr., Survey No. 257/2B(P) area admeasuring 7200 Sq. Mtr. situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. Out of the said total area the following area are owned and possessed by Promoter by sale deed and by Development Agreement. M/s. Jaikumar Constructions L. L. P. purchased area admeasuring 3500 Sq. Mtr. out of Survey No 257/1A, area admeasuring 2190 Sq. Mtr. out of Survey No. 257/1B(P), area admeasuring 390 Sq. Mtr. out of Survey No 257/1C(P), area admeasuring 2880 Sq. Mtr. out of Survey No 257/1D(P), area admeasuring 10203 Sq. Mtr. out of Survey No 257/2A/1(P), area admeasuring 7200 Sq. Mtr. out of Survey No 257/2B(P) by different sale deeds. Mr. Sanjaykumar Kondiram Dhakane owned and possessed area admeasuring 1100 Sq. Mtr. out of Survey No 257/1B(P), area admeasuring 2900 Sq. Mtr. out of Survey No 257/1C(P) i.e. 4000 Sq. Mtr. The said land owner has executed Development Agreement and General power of Attorney in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property. Subsequently said land owner and developer M/s. Jaikumar Constructions LLP executed sale deed of area admeasuring 1100 Sq. Mtr. out of old Survey No. 257/1B(p) newly numbered as Survey No. 257/11 in favour of M/s. Jaikumar Constructions LLP. Land owner M/s. Sunrise Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. out of Survey No. 257/1D(P)

नमून-३	
दस्तावेज क्र. (	११०० / २०११)
	१११



(8)



and area admeasuring 3290 Sq. Mtr. out of Survey No 257/1J i.e. 4000 Sq. Mtr. The land owner has executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property.

- c) Whereas Promoter / Developer owned and possessed area admeasuring 1090 Sq. Mtr. out of Survey No. 257/1G(P), area admeasuring 1600 Sq. Mtr. out of Survey No. 257/1F/2(P), area admeasuring 2390 Sq. Mtr. out of Survey No. 257/1H(P), area admeasuring 527 Sq. Mtr. out of Survey No. 257/1e(P).

- d) Land owner Mr. Balchand Uttamchand Chordiya and Mrs. Pramila Balchand Chordiya owned and possessed area admeasuring 1100 Sq. Mtr. Ares out of Survey No. 257/1G(P) and area admeasuring 900 Sq. Mtr. Ares out of Survey No 257/1H(P) i.e. total area admeasuring 2000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Subsequently said land owner and developer executed final sale deed in favour of M/s. Jaikumar Constructions LLP. Therefore M/s. Jaikumar Constructions LLP became the absolute owner of the property.

AND land owner M/s. Areehant Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. Ares out of Survey No. 257/1e(P) and area admeasuring 3290 Sq. Mtr. Ares out of Survey No 257/1E i.e. total area admeasuring 4000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property.

Accordingly Promoter / Developer having right to develop and construct multy storied buildings on above mentioned total area. Accordingly stage wise construction work is going on, on the above mentioned total area.



(9)

नसि-३

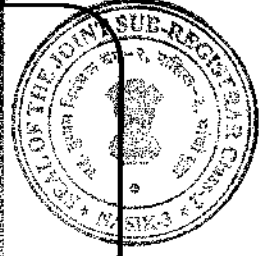
कत. (

9380

/2022)

e

999



B] Accordingly the Owner / Promoter is in possession of the project land. And have all rights to develop the project land. Therefore have decided to utilize and construct buildings on the said area in a phased manner.

C] **Nature and Particulars of the entire scheme are as under -**

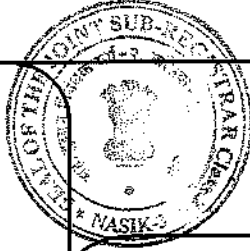
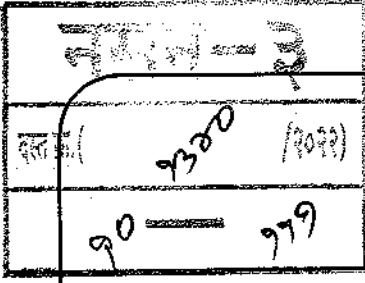
a] The permission for non agricultural use of the following area of land has been obtained from the Collector viz

(i) For area admeasuring 3500 Sq. Mtr. Out of Survey No. 257/1A, area admeasuring 3290 Sq. Mtr out of Survey No 257/1B, area admeasuring 3290 Sq. Mtr out of Survey No 257/1C, area admeasuring 3590 Sq. Mtr out of Survey No 257/1D & area admeasuring 3290 Sq. Mtr out of Survey No 257/1J, area admeasuring 5403 Sq. Mtr. Out of Survey No 257/2A/1(P), area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1H, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1e, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1E, area admeasuring 1938.90 Sq. Mtr. Out of Survey No 257/1F/2, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1G are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./443/2012 Nasik, Dt. 26/11/2012.

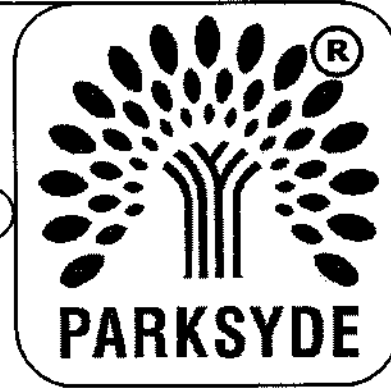
(ii) For area admeasuring 4800 Sq. Mtr out of Survey No 257/2A/1(P) and area admeasuring 7200 Sq. Mtr out of Survey No 257/2B are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./28/2014 Nasik, Dt. 08/10/2014.

(iii) For area admeasuring 7781.02 Sq. Mtr out of Survey No 256/2(P) and area admeasuring 15238.16 Sq. Mtr out of Survey No 256/3 are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Mah/Desk-3 / 4 / N. A. S. R. / 442 / 2012, Nashik Dated 29/10/2012.

b] Initially the layout is sanctioned for the area of 57393 Sq.mtrs. from Survey No. S.No.256/2 to 6/6 + 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No.1 to 8 out of Survey No. 256/7 + 257/1A + 257/1B + 257/1C + 257/1D + 257/1J + 257/2A/1(P) +257/2B (P) and after excluding area of amenity space admeasuring 2658.10 Sq. mtrs. and area under D. P. Road admeasuring 1120



(10)



Sq. mtrs. layout was sanctioned for the remaining area and accordingly the building permission was sanctioned by Nashik Municipal Corporation, Nashik vide Commencement Certificate bearing No.C-1/61/610 dated 29.04.2017. Subsequently promoter has planed for development by adding area 15737 Sq. Mtr. from adjoining Survey No. 257/2B(P), 257/1G(P), 257/ 1F/2(P), 257/ 1H, 257/1e(P) & 257/1E with above mentioned 57393 Sq. Mtr. area and therefore the promoter as a owner / developer is entitled to develop whole project on area admeasuring 73130 Sq. Mtr. in a phased manner. To that effect promoter has obtained revise commencement certificate vide letter No. LND/BP/C1/1594/2020 dt. 29/01/2020. As well as Promoter has a right to add additional adjacent area in the said total area of project.

c] The owner of S.No.257(p) M/s. Jaikumar Constructions LLP and other land owners had made an application to District Land record office for admeasurements of total area of land, from above survey numbers. Accordingly total land area were admeasured and as per order of Superitendent, Bhumi Abhilekh, Land Record office, Nashik vide no.167/17 and D.R.No.1021/17, dt.13-02-2017, kamijast patrak is applicable at village. Therefore New Survey numbers are applicable at the place of old Survey numbers are as follows,

- 1) S.No.257/4 total area admeasuring 15737 Sq.Mtr. in this total area
 - a) M/s. Jaikumar Constructions LLP having ownership right in the area admeasuring 9737 Sq.Mtr.(it's old S.No.257/1G(p) area 1090 Sq.Mtr., S.No.257/1F/2(p) area 1600 Sq.Mtr., S.No.257/1H area 2390 Sq.Mtr., S.No.257/1e(p) area 527 Sq.Mtr., S.No.257/2B(p)4130 Sq.Mtr.)
 - b) Balchand Uttamchand Chordiya, Pramila Balchand Chordiya having ownership right in the area 2000Sq.Mtr., (it's old S.No.257/1G(p) area 1100 Sq.Mtr., S.No.257/1H area 900 Sq.Mtr.)
 - c) M/s. Arihant Developers partnership firm through partner having ownership right in the area 4000 Sq.Mtr. (it's old S.No.257/1e(p) area 710 Sq.Mtr., S.No.257/1E area 3290 Sq.Mtr.)
- 2) S.No.257/9 total area admeasuring 19833 Sq.Mtr.. In this total area
 - a) Jaikumar Constructions LLP having ownership

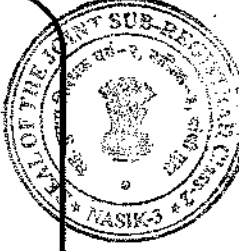


(11)

नसि-३

सं. (9380 / 2022)

९९ - ९९९



- right in the area 12933 Sq.Mtr., (its' old S.No. 257/2B(p) area 3070 Sq.Mtr., S.No.257/2A/1(p) area 6593 Sq.Mtr., S.No.257/1C(p) area 390 Sq.Mtr., S.No.257/1D(p)2880 Sq.Mtr.)
- b) Sunrise Developers having ownership right in the area admeasuring 4000 Sq.Mtr., (it's old S.No. 257/1D(p) area 710 Sq.Mtr., S.No.257/1J area 3290 Sq.Mtr.)
- 3) S.No.257/11 total area admeasuring 10100 Sq.Mtr. in this total area
- a) Jaikumar Constructions LLP having ownership right in the area 9000 Sq.Mtr., (its old S.No. 257/1A(p) area 3500 Sq.Mtr., S.No.257/2A/1(p) area 3610 Sq.Mtr., S.No.257/1B area 1890 Sq.Mtr.)
- b) Sanjay Kondiram Dhakane having ownership right in the area 1100 Sq.Mtr., (its old S.No. 257/1B(p) 1100 Sq.Mtr.)
- 4) S.No.257/12 total area admeasuring 249.05 Sq.Mtr., in this total area M/s. Jaikumar Constructions LLP having ownership right in the said area .(its old S.No.257/2A/1(p) 249.05 Sq.Mtr.)

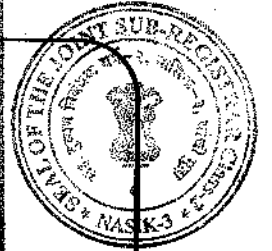
Accordingly mutation entry No.200970, dt. 14-11-2018 has been sanctioned by revenue authority.

- D] The Grantor/ promoter has planned to Develop the said project in seven phases out of those phases, Phase No.-I, II-A, II-B, III, IV-A, IV-B are approved by NMC, Nashik and Phase No. V-A is approved by NMC, Nashik. The said phases are develop on total area admeasuring 73130 Sq. Mtr. plus additional area which will be added in near future. The above mentioned phases are registered with competent authority established under Real Estate Regulatory Authority. Accordingly Phase No. V-A is registered vide no. P51600004799. The Grantor/ Promoter will use balance FSI & avail the FSI for area under reservations / TDR / Premium FSI and the same will be used in Phase no. V-A by constructing additional wings/buildings / floors as shown in Plan and will also be used on following proposed phases or all future phases. Grantor/ Promoter has already purchased adjoining land bearing Survey No. 257/2B(P), 257/1G(P), 257/1F/ 2(P), 257/1H, 257/1e(P) & 257/1E admeasuring 15,737.00 Sq. Mtrs. Said survey numbers are newly numbered as S.No.257/4 area admeasuring 15737 Sq.Mtr. On the said area Promoter / Developer has prepared revised plan of the present layout by



(13)

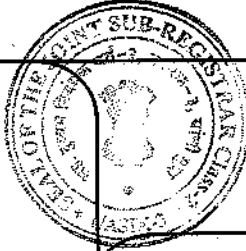
नमून-३	
दस्तावेज क्र.	9380 / 2022
१३-१११	



not affect unit holder/s apartment, and has authorized the Grantor/ Promoter to do all acts, deeds and things for getting the said plans accordingly revised. While sanctioning revised building plan, if due to the present or future legal provisions, DC Rules or orders it becomes necessary to provide accommodation/flat/housing area/ Apartment for allotment thereof to economically weaker section or such group through or without intervention of MHADA or Government or Corporation or other institution at cost or for constructions cost then the promoter shall be entitled to revise the plans for providing the said accommodation and use of FSI given in lieu thereof. The allottee / purchaser also have given their irrevocable consent for the same.

- F] Being owner and developer the Grantor/ Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove. And also having the right to sell the constructed area to prospective purchaser.
- G) The Buildings/Project shall be known as "PARKSYDE HOMES PHASE NO. V-A APARTMENT" and its postal address shall be Survey No 256(P) and 257(P), near Bali Mandir, Opp. Rasbihari School, Off. Mumbai Agra Road, Hanuman Nagar, Panchavati, Nashik-422003.
- H) The said project / Parksyde Homes Phase No. V-A comprises of 7 buildings/ wings namely Wing Nos. L, M1, M2, M3, M4, M5 and M6. And the said buildings / structures is the subject matter of this deed.
- A] **BUILDING / WING NO. "L" :** The said Wing No.- "L" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. L-101 to L-104 on First Floor, Nos. L-201 to L-204 on Second Floor, Nos. L-301 to L-304 on Third Floor, Nos. L-401 to L-404 on Fourth Floor, Nos. L-501 to L-504 on Fifth Floor, Nos. L-601 to L-604 on Sixth Floor, Nos. L-701 to L-704 on Seventh Floor, Nos. L-801 to L-804 on Eighth Floor, Nos. L-901 to L-904 on Ninth Floor, Nos. L-1001 to L-1004 on Tenth Floor, Nos. L-1101 to L-1104 on the Eleventh Floor, Nos. L-1201 to L-1204 on the Twelfth Floor, Nos. L-1301 to L-1304 on the Thirteenth Floor, Nos. L-1401 to L-1404 on the Forteenth Floor and Nos. L-1501 to L-1504 on the Fifteenth Floor.

नस्यन-३	
दस्तावेज क्र.	५३०० / २०२२
५०	९९९



(14)



The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

B] BUILDING/WING NO."M1" : The said Wing No.- "M1" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M1-101 to M1-104** on First Floor, Nos. **M1-201 to M1-204** on Second Floor, Nos. **M1-301 to M1-304** on Third Floor, Nos. **M1-401 to M1-404** on Fourth Floor, Nos. **M1-501 to M1-504** on Fifth Floor, Nos. **M1-601 to M1-604** on Sixth Floor, Nos. **M1-701 to M1-704** on Seventh Floor, Nos. **M1-801 to M1-804** on Eighth Floor, Nos. **M1-901 to M1-904** on Ninth Floor, Nos. **M1-1001 to M1-1004** on Tenth Floor, Nos. **M1-1101 to M1-1104** on the Eleventh Floor, Nos. **M1-1201 to M1-1204** on the Twelfth Floor, Nos. **M1-1301 to M1-1304** on the Thirteenth Floor, Nos. **M1-1401 to M1-1404** on the Forteenth Floor and Nos. **M1-1501 to M1-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

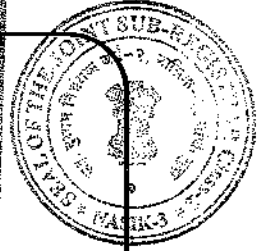
C] BUILDING/WING NO."M2" : The said Wing No.- "M2" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M2-101 to M2-104** on First Floor, Nos. **M2-201 to M2-204** on Second Floor, Nos. **M2-301 to M2-304** on Third Floor, Nos. **M2-401 to M2-404** on Fourth Floor, Nos. **M2-501 to M2-504** on Fifth Floor, Nos. **M2-601 to M2-604** on Sixth Floor, Nos. **M2-701 to M2-704** on Seventh Floor, Nos. **M2-801 to M2-804** on Eighth Floor, Nos. **M2-901 to M2-904** on Ninth Floor, Nos. **M2-1001 to M2-1004** on Tenth Floor, Nos. **M2-1101 to M2-1104** on the Eleventh Floor, Nos. **M2-1201 to M2-1204** on the Twelfth Floor, Nos. **M2-1301 to M2-1304** on the Thirteenth Floor, Nos. **M2-1401 to M2-1404** on the Forteenth Floor and Nos. **M2-1501 to M2-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

D] BUILDING/WING NO."M3" : The said Wing No.- "M3"



(15)

नमूना-३	
दस्तावेज क्र. (	९३०० / २०११)
९४	९९९

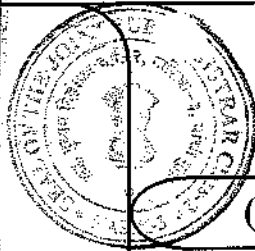


consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M3-101** to **M3-104** on First Floor, Nos. **M3-201** to **M3-204** on Second Floor, Nos. **M3-301** to **M3-304** on Third Floor, Nos. **M3-401** to **M3-404** on Fourth Floor, Nos. **M3-501** to **M3-504** on Fifth Floor, Nos. **M3-601** to **M3-604** on Sixth Floor, Nos. **M3-701** to **M3-704** on Seventh Floor, Nos. **M3-801** to **M3-804** on Eighth Floor, Nos. **M3-901** to **M3-904** on Ninth Floor, Nos. **M3-1001** to **M3-1004** on Tenth Floor, Nos. **M3-1101** to **M3-1104** on the Eleventh Floor, Nos. **M3-1201** to **M3-1204** on the Twelfth Floor, Nos. **M3-1301** to **M3-1304** on the Thirteenth Floor, Nos. **M3-1401** to **M3-1404** on the Forteenth Floor and Nos. **M3-1501** to **M3-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

E] BUILDING/WING NO. "M4" : The said Wing No.- "**M4**" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M4-101** to **M4-104** on First Floor, Nos. **M4-201** to **M4-204** on Second Floor, Nos. **M4-301** to **M4-304** on Third Floor, Nos. **M4-401** to **M4-404** on Fourth Floor, Nos. **M4-501** to **M4-504** on Fifth Floor, Nos. **M4-601** to **M4-604** on Sixth Floor, Nos. **M4-701** to **M4-704** on Seventh Floor, Nos. **M4-801** to **M4-804** on Eighth Floor, Nos. **M4-901** to **M4-904** on Ninth Floor, Nos. **M4-1001** to **M4-1004** on Tenth Floor, Nos. **M4-1101** to **M4-1104** on the Eleventh Floor, Nos. **M4-1201** to **M4-1204** on the Twelfth Floor, Nos. **M4-1301** to **M4-1304** on the Thirteenth Floor, Nos. **M4-1401** to **M4-1404** on the Forteenth Floor and Nos. **M4-1501** to **M4-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

F] BUILDING/WING NO. "M5" : The said Wing No.- "**M5**" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M5-101** to **M5-104** on First Floor, Nos. **M5-201** to **M5-204** on Second Floor, Nos. **M5-301** to **M5-304** on Third Floor, Nos. **M5-401** to

नमून-३	
दस्तावेज क्र.	१३०० / १२११
१६	१११



(16)

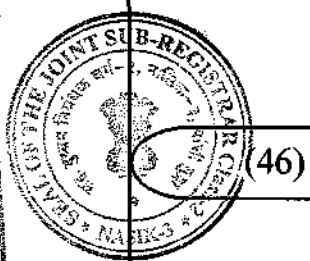


M5-404 on Fourth Floor, Nos. M5-501 to M5-504 on Fifth Floor, Nos. M5-601 to M5-604 on Sixth Floor, Nos. M5-701 to M5-704 on Seventh Floor, Nos. M5-801 to M5-804 on Eighth Floor, Nos. M5-901 to M5-904 on Ninth Floor, Nos. M5-1001 to M5-1004 on Tenth Floor, Nos. M5-1101 to M5-1104 on the Eleventh Floor, Nos. M5-1201 to M5-1204 on the Twelfth Floor, Nos. M5-1301 to M5-1304 on the Thirteenth Floor, Nos. M5-1401 to M5-1404 on the Forteenth Floor and Nos. M5-1501 to M5-1504 on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

- G] **BUILDING/WING NO."M6"** : The said Wing No.- "M6" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. M6-101 to M6-104 on First Floor, Nos. M6-201 to M6-204 on Second Floor, Nos. M6-301 to M6-304 on Third Floor, Nos. M6-401 to M6-404 on Fourth Floor, Nos. M6-501 to M6-504 on Fifth Floor, Nos. M6-601 to M6-604 on Sixth Floor, Nos. M6-701 to M6-704 on Seventh Floor, Nos. M6-801 to M6-804 on Eighth Floor, Nos. M6-901 to M6-904 on Ninth Floor, Nos. M6-1001 to M6-1004 on Tenth Floor, Nos. M6-1101 to M6-1104 on the Eleventh Floor, Nos. M6-1201 to M6-1204 on the Twelfth Floor, Nos. M6-1301 to M6-1304 on the Thirteenth Floor, Nos. M6-1401 to M6-1404 on the Forteenth Floor and Nos. M6-1501 to M6-1504 on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

3. The members of the PARKSYDE HOMES, Phase No. V-A Association of Apartment Owners have among themselves got allotted car parking areas for their respective exclusive uses and avoidance of dispute in future and it is agreed by and between them that the same are and shall be irrevocable allotments and the said right shall run with their respective apartments and the said right shall be heritable and transferable along with the respective apartments and cannot be separated from the apartments. All the said purchasers / unit holders/ members of the Association have requested the Grantor to convey their respective apartments along with the said exclusive allotments of their respective car parks. The

नमून-३	
पं.सं. (१३८०)	(१०११)
४६	११९



obtain and continue in effect blanket property insurance in from and amounts satisfactory to mortgagees holding first mortgages covering Units but without prejudice to the right of the Owner of a Unit to obtain individual unit insurance.

29. That insurance premium for any blanket insurance coverage (if any) shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket insurance premium as such premia become due.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED

by the within-named

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED 'Land Owner/
Promoter / Developer



1. M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,
(erstwhile known as Jaikumar Constructions LLP)
Through its Director
Shri. Hiten Haridas Rajkotia
2. **Mr. Sanjaykumar Kondiram Dhakane**
3. **M/s. Sunrise Developers**
through its Partner
Mr. Nagindas Zaverchand Mehta
4. **M/s Areehant Developers**
through its Partner
Mr. Nagindas Zaverchand Mehta
Sr. No. 1 for themselves and General Power
of Attorney Holder of Sr. No. 2 to 4



Rajkotia

THE GRANTOR/S

in the presence of :

1. *[Signature]*
(H. Chavhan)

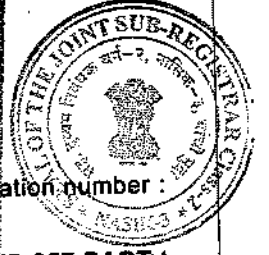
2. *[Signature]*
A. S. Kulkarni



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

महाराष्ट्र - ३	
प्लॉट क्र. (Plot No.)	२०००
प्लॉट नं. (Plot No.)	२०००



This registration is granted under section 5 of the Act to the following project under project registration number : **P51600004799**

Project: **Parkside Homes Phase 5a Plot Bearing / CTS / Survey / Final Plot No.: S NO 256 PART AND 257 PART at Nashik, Nashik, Nashik, 422002;**

1. **Jaikumar Constructions Llp** having its registered office / principal place of business at Tehsil: **Nashik, District: Nashik, Pin: 422003.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

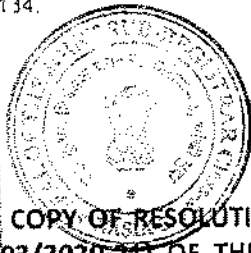
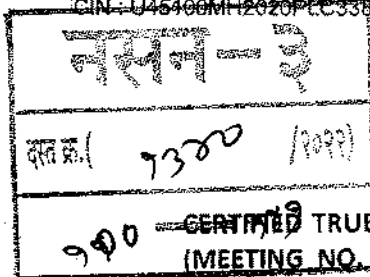
 - The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 9:48:08 PM

Dated: **09/08/2017**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Previously known as Jankumar Constructions LLP. AAB-2234
CIN: U45400MH2020PLC338134.



A circular ink stamp from Jai Kinnar Constructions Limited, Nashik. The text "JAI KINNAR CONSTRUCTIONS LIMITED" is curved along the top inner edge, and "NASHIK" is in the center. A small star is on the right side of the inner circle.


 गांव समुदाय चक्र
 दैनिक पावती पुस्तक
 महाराष्ट्र शासन (रोजकीर्द व गावती पुस्तक)
 गांव - नारियोल तालुका - सांगली जिल्हा
 दिनांक १०/०२/२०२३

२५६/२०२३/१, २५५/१, २५५/२
 २५५/१० २५६/२०२३/१, २५५/११
 २२५१०३२ २५६/२०२३/१४
 २५६/२०२३/५

एक्युकृत जमीन महसूल
 चालू वर्ष म्हणजे २०२२-२३
 स्थानिक उपकर

वर्ष		रु.		पै.		रु.		पै.		रु.		पै.		रु.		पै.	
—		३६०००		००		—		—		—		—		—		—	

(अधारी) रुपये अक्षरीत

340/1240

गुरुवार, 10 फेब्रुवारी 2022 6:16 म.नं.

दस्त गोष्टवारा भाग-1

नमन3

११०/१११

दस्त क्रमांक: 1340/2022

दस्त क्रमांक: नमन3 /1340/2022

वाजार मूल्य: रु. 01/-

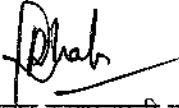
मोवदला: रु. 00/-

भगलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. नमन3 यांचे कार्यालयात

अ. क्र. 1340 वर दि.10-02-2022

रोजी 6:14 म.नं. वा. हजर केला.


दस्त हजर करणाऱ्याची सही:

पावती:1677

पावती दिनांक: 10/02/2022

मादरकरणागचे नाव: 1.मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी)तर्फे संचालक श्री हितेन हरीदास राजकोटीया, 2. संजयकुमार कोंडीराम ढाकणे, 3. सनराईज डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, 4. मे. अरिहंत डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, या सर्वांपैकी नंबर 1 स्वतः करिता आणि नं. 2 ते 4 यांचे जनरल मुखत्यार म्हणून मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी)तर्फे संचालक श्री हितेन हरीदास राजकोटीया यांचे तर्फे विशेषमुखत्यार म्हणून श्री अतुल रसिकलाल शाह

नोंदणी फी

रु. 100.00

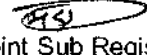
दस्त हाताळणी फी

रु. 2220.00

पृष्ठांची संख्या: 111

एकुण: 2320.00


Joint Sub Registrar Nashik3


Joint Sub Registrar Nashik3

दस्ताचा प्रकार: डिक्लेशन

मुद्रांक शुल्क: प्रतिजालेख

शिक्का क्र. 1 10 / 02 / 2022 06 : 14 : 05 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 10 / 02 / 2022 06 : 15 : 25 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

नमन3

१११/१११

10/02/2022 6 18:19 PM

दस्त क्रमांक: 1340/2022

दस्त क्रमांक : नमन3/1340/2022

दस्ताचा प्रकार :- डिक्लेरेशन

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: 1. मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी) तर्फे संचालक श्री हितेन हरीदास राजकोटीया, 2. मंजयकुमार कोंडीगम ढाकणे, 3. सनराईज डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, 4. मे. अरिहंत डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, या सर्वांपैकी नंबर 1 स्वतः करिता आणि नं. 2 ते 4 यांचे जनरल मुखत्यार म्हणून मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी) तर्फे संचालक श्री हितेन हरीदास राजकोटीया यांचे तर्फे विशेषमुखत्यार म्हणून श्री अतुल रमिकलाल शाह

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मर्वे नंबर 256 प्लम 257, रामविहारी इंटरनॅशनल स्कूल समोर, बळी मंदिर जवळ, हनुमान नगर, मुंबई आग्रा रोड, पंचवटी, नाशिक 422003, ब्लॉक नं. -, रोड नं. -, महागष्ट, पाम्:ईक. पॅन नंबर: AAECJ7816J

लिहून देणार
वय :- 56
स्वाक्षरी:-





वरील दस्तऐवज करून देणार तथाकथीत डिक्लेरेशन चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 10 / 02 / 2022 06 : 16 : 25 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: अॅड मयुरेश पांडुरंग गुजर --
वय: 36
पत्ता: जिल्हा न्यायालय आवार नाशिक
पिन कोड: 422003

स्वाक्षरी




प्रमाणित करण्यात येते की,

या दस्तामध्ये एकुण ३११?.... पाने आहेत.

शिक्का क्र.4 ची वेळ: 10 / 02 / 2022 06 : 18 : 07 PM

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	पुस्तक क्रमा Amount	Used At	मासिक Deface Number वर नोंदला.	Deface Date
1	Jaikumar Constructions Limited	eChallan	00040572022020215262	MH012576655202122E	500.00	SD	0006270208202122	10/02/2022
2	Jaikumar Constructions Limited	eChallan		MH012576655202122E	100	RE	0006270208202122	10/02/2022
3		DHC		0202202213778	2000	RF	0202202213778D	10/02/2022
4		DHC		0202202213651	220	RF	0202202213651D	10/02/2022

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

1340 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (# pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



10/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 1340/2022

नोदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

- (1) विलेखाचा प्रकार डिक्लरेशन
(2) मोवदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1



- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: नाशिक महानगरपालिका हद्दीतील मौजे नाशिक येथील मिळकत सर्व्हे नंबर 256/2 ते 6/6+256/2 ते 6/8(पै)+256/2 ते 6/1+ सर्व्हे नंबर 256/7 यांसी प्लॉट नंबर 1 ते 8 + सर्व्हे नंबर 257/4 डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/4(यांसी जुना सर्व्हे नंबर 257/1ग, 257/1फ/2(पै), 257/1ह, 257/1ई, 257/1ई, 257/2ब(पै)+ सर्व्हे नंबर 257/9 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/9(यांसी जुना सर्व्हे नंबर 257/2ब(पै), 257/1क, 257/1ड, 257/1ज, 257/2अ/1(पै))+ सर्व्हे नंबर 257/11 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/11(यांसी जुना सर्व्हे नंबर 257/1अ, 257/2अ/1(पै)) 257/1ब+257/12 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/12(यांसी जुना सर्व्हे नंबर 257/2अ/1(पै)) या मिळकतीच्या एकूण क्षेत्रावर बांधण्यात आलेल्या पार्कसाईड होम्स ग्रुप हौसिंग प्रकल्पामधील एकूण फेजेस पैकी फेज नंबर-5-अ यामधील इमारत/विंग एल, एम1, एम2, एम3, एम4, एम5 व एम6 यांसी बांधीव क्षेत्र 40874.54 चौ.मी.(स्क्व एरिया) या बांधीव इमारतीचे डिड ऑफ डिक्लरेशन. ((Survey Number : सर्व्हे नंबर 256/2 ते 6/6+256/2 ते 6/8(पै)+256/2 ते 6/1+ सर्व्हे नंबर 256/7 यांसी प्लॉट नंबर 1 ते 8 + सर्व्हे नंबर 257/4 डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/4 (यांसी जुना सर्व्हे नंबर 257/1ग, 257/1फ/2(पै), 257/1ह, 257/1ई, 257/1ई, 257/2ब(पै) + सर्व्हे नंबर 257/9 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/9 (यांसी जुना सर्व्हे नंबर 257/2ब(पै), 257/1क, 257/1ड, 257/1ज, 257/2अ/1(पै)) + सर्व्हे नंबर 257/11 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/11(यांसी जुना सर्व्हे नंबर 257/1अ, 257/2अ/1(पै)) 257/1ब+257/12 यांसी डि एल आर रेकॉर्डनुसार सर्व्हे नंबर 257अ/12 (यांसी जुना सर्व्हे नंबर 257/2अ/1(पै)) ;))

- (5) क्षेत्रफळ

1) 40874.54 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-1.मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी)तर्फे संचालक श्री हितेन हरीदाम राजकोटीया, 2. मंजयकुमार कोडीराम ढाकणे, 3. मनराईज डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, 4. मे. अरिहंत डेव्हलपर्स तर्फे भागीदार श्री नगिनदास झवेरचंद मेहता, या सर्वांपैकी नंबर 1 स्वतः करिता आणि नं. 2 ते 4 यांचे जनरल मुखत्यार म्हणून मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी)तर्फे संचालक श्री हितेन हरीदाम राजकोटीया यांचे तर्फे विशेषमुखत्यार म्हणून श्री अतुल रमिकलाल शाह वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सर्व्हे नंबर 256 प्लस 257, रामविहारी इंटरनॅशनल स्कूल समोर, बळी मंदिर जवळ, हनुमान नगर, मुंबई आग्रा रोड, पंचवटी, नाशिक 422003, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, णाम्:ईक. पिन कोड:-422003 पॅन नं:- AAECJ7816J

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

- (9) दस्तऐवज करून दिल्याचा दिनांक 02/02/2022

- (10) दस्त नोदणी केल्याचा दिनांक 10/02/2022

- (11) अनुक्रमांक, खंड व पृष्ठ

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

- (13) बाजारभावाप्रमाणे नोदणी शुल्क

- (14) शेरग



सूची क्र. II
नोदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अस्तित्वात बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

मुल्यांकनासाठी विचारान घेतलेला तपशील: मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार

मुद्रांक शुल्क आकारताना निवडलेला अमुक अमुक
:-

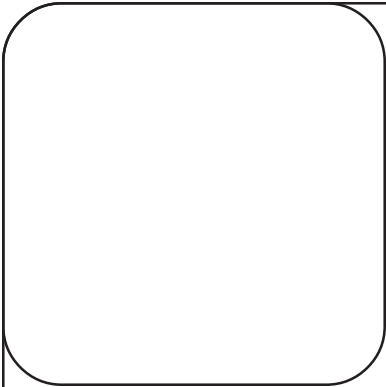
Stamp Rs. 500/-

॥श्री॥

**DEED OF DECLARATION OF
“Parksyde Homes” of Phase-V-A**

(Under Section -2 of The Maharashtra Ownership Act 1970)

THIS DEED OF DECLARATION OF **Parksyde Homes, Phase-V-A** is made and executed on this **02nd** Day of **February** in the Christian year **Two Thousand Twenty Two** at **Nashik**.



(2)





(3)

We,

1. **M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,**
(erstwhile known as Jaikumar Constructions LLP)
a public limited company registered under the Companies Act,
2013 vide CIN : U45100MH2020PLC338134 and having its
Registered office at Parksyde Homes, S. No. 256(P), Opp
Rasbihari Inter national School, Hanuman Nagar, Panchavati
Annex Nashik 422003 - **Pan No. AAECJ7816J**
Through its Director
Shri. Hiten Haridas Rajkotia
Age : 51 Years, Occupation :- Business & Agriculturist,
Office At - Survey No. 256+257 Opp. Rasbihari International
School, Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road,
Panchavati, Nashik-422003.
2. **Mr. Sanjaykumar Kondiram Dhakane**
Age- 52 Years, Occ. - Agriculturist & Service
PAN-AAZPD 6146 M
R/o.- G-147, Maratha Cement Work Colony,
At. Post. Upparwahi, Dist. Chandrapur-442908.
3. **M/s Sunrise Developers**
PAN-PAN-ACJFS 6210 P
through its Partner
Mr. Nagindas Zaverchand Mehta
Age- 78 Years, Occ. - Business
R/o.- 11/ A, Shivkrupa, H-Wing, Old Nagardas Road,
Opp. Govardhan Nath Haveli, Andheri(W), Mumbai-400069.
4. **M/s . Areehant Developers**
Partnership Firm through its Partner
PAN-ABFFA 2203 B
Mr. Nagindas Zaverchand Mehta
Age- 78 Years, Occ. - Business
R/o.- 11/ A, Shivkrupa, H-Wing, Old Nagardas Road,
Opp. Govardhan Nath Haveli, Andheri(E), Mumbai-400069.
Sr. No. 1 for themselves and General Power of Attorney Holder
of Land owner Sr. No. 2 to 4

Empowered and qualified to execute this deed hereinafter referred
to as THE GRANTORS

(4)



DO HEREBY STATE:

1. That the Grantors own all that piece and parcel of land and ground situate within the Registration Sub-District, Taluka and Dist. Nashik and within the limits of the Nashik Municipal Corporation, Nashik lying at Nashik being **Phase No.-V-A** consisting of Building/Wing Nos. **L, M1, M2, M3, M4, M5 and M6** totally admeasuring built up area of **40874.54 Sq. Mtrs.** (i.e. total slab area) and covering ground/plinth area of **2352.70 Sq. Mtrs.**, and land area under the plinth of **2352.70 Sq. Mtr.** lying and situated on **Survey No. 257/11(P)** as per DLIR record it is numbered as **Survey No. 257A/11(P)** and **Survey No. 257/4** as per DLIR record it is numbered as **Survey No. 257A/4**. Out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits of NMC bearing **Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+ Survey No.257/4**, as per DLR record it is numbered as **Survey No. 257A/4** (Area of S.No.257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + **Survey No.257/9** as per DLR record it is numbered as **Survey No. 257A/9** (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p))+ **Survey No. 257/11** as per DLR record it is numbered as **Survey No. 257A/11** (Area of Survey No.257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) +**Survey No.257/12** as per DLR record it is numbered as **Survey No. 257A/12** (Area of Survey No.257/12 includes area from old Survey No.257/2A/1(p)) at Nasik and the said **Phase No. V-A** is bounded as follows-

On or towards the East : By 12 Mtr. Internal Road and Phase No.-IV
On or towards the West : By Marginal Space
On or towards the South : By Marginal space and Sr. No. 256(p)
On or towards the North : By Marginal Spacea and Adj. Sr. No. 257(P)

And in addition to the above mentioned land area, **FSI of 1120.00 Sq. Mtr.** of DP Road from Survey No 256/2 to 6/8 is utilized on the aforesaid area.

Grantor No.1 is the Builder/Developer /Owner of the Buildings and structures standing thereon and along with all the appurtenances thereto all hereinafter called the said Property. **Grantor no. 2 to 4 are the owners of the properties who have executed development**



(5)

agreement and general power of attorney in favour of promoter / owner / developer i.e. Grantor no. 1 Buildings bearing No.s L, M1, M2, M3, M4, M5 and M6 i.e. from Phase No.-V-A is the subject matter of this Deed of Declaration and are shown in the plan hereto annexed and boundaries are shown in colour.

2.A) Phase No.-V-A consisting of Building / Wing Nos. L, M1, M2, M3, M4, M5 and M6 totally admeasuring built-up area of 40874.54 Sq. Mtr. (i.e. total slab area) and covering ground / plinth area of 2352.70 Sq. Mtr. and land area under the plinth of 2352.70 Sq. Mtr. lying and situated on Survey No. 257/11(P) as per DLIR record it is numbered as Survey No. 257A/11(P) and Survey No. 257/4 as per DLIR record it is numbered as Survey No. 257A/4. Out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits of NMC bearing Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+ Survey No.257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S.No.257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + Survey No.257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p))+ Survey No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of Survey No.257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) +Survey No.257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of Survey No.257/12 includes area from old Survey No.257/2A/1(p)) and in addition to the aforesaid land area FSI of 1120 Sq.Mtr. of DP road from Survey No.256/2 to 6/8 is utilize on the aforesaid area and above mentioned total area is lying and situated at Nashik and more particularly described hereinabove is owned/having development rights by the Promoter, herein having purchased the same by various sale deeds / development agreement, which is described in details as follows (hereinafter referred to as "The Project Land")

- a) M/s. Jaikumar Constructions L. L. P. (hereinafter referred as Land Owner/Promoter / Developer) seized & possessed of & otherwise well & sufficiently entitled to all that pieces or parcels of Non-Agricultural Lands bearing Revenue Survey No.256/2 admeasuring 01 Hector 60 Ares & Land bearing Revenue Survey No. 256/3 (Part)

(6)



admeasuring 00 Hector 81 Ares situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. The said properties are purchased by said owner by different sale deeds. The respective owner of Survey No. 256/1 to Survey No. 256/8 were given an application for the admeasurements of total area of Survey No. 256 and accordingly Tahsildar Nashik gave his order vide no Adhi/Kavi/3243/2014 Dated 20/12/2014 and Deputy Superintendant of Land Record Office gave his order vide no/Nashik/Du.Ra.No. 807/14 Dated 24/11/2014, accordingly at village Nashik record of right has been corrected after obtaining permission from Collector Nashik vide no Masha/Kaksha-3/4/NA Letter No./442/2012, Nashik Dated 29/10/2012. Hence Kami Jasta Patrak was applicable and old survey no 256/2 and 256/3 is renumbered as Survey No. 256/2 to 6/1 area admeasuring 10755.00 Sq. Mtr. and Survey No. 256/2 to 6/6 area admeasuring 12225.00 Sq. Mtr. is owned and possessed and shown in the name of M/s. Jaikumar Constructions LLP, partnership firm. To that effect mutation entry no. 96263 dt. 26/02/2015 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter purchased TDR area admeasuring 5412.13 Sq. Mtr. from DRC Certificate No. 727 by Registered Purchase Deed. Said Purchase Deed was Registered with Sub-Registrar Nashik-5 at Sr. No. 6048-2016 Dt. 10/10/2016. Out of the said TDR area part area is utilized on the Schedule property i.e. on the area of Survey No. 256/2 to 6/6.

On 16/12/2016 M/s. Jaikumar Constructions LLP had purchased Plot No. 1 to 8 total area admeasuring 3060.00 Sq. Mtr. out of Survey No 256/7 lying and situated at Nashik from Jaikumar Ratanlal Tibrewala(HUF) by Sale Deed. Said Sale Deed was registered with Sub-Registrar Nashik-3 at Sr. No. 9596/2016 dt. 19/12/2016. To that effect mutation entry no. 200071 dt. 19/05/2017 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter owned and possessed area admeasuring 1120.00 Sq. Mtr. out of Survey No. 256/2 to 6/8. Area from the said survey number is reserved for DP Road by Nashik Municipal Corporation, Nashik. Hence against said DP



(7)

Road area or in lieu of said area of DP Road, Promoter has received FSI of 1120.00 Sq. Mtr. from Nashik Municipal Corporation, Nashik. Accordingly while sanctioning building plan on Survey No. 256/2 to 6/6, 1120.00 Sq. Mtr. FSI area is utilised on the said survey number.

- b) Non-Agricultural Lands area bearing Revenue Survey No. 257/1A area admeasuring 3500 Sq. Mtr. Survey No. 257/1B area admeasuring 3290 Sq. Mtr., Survey No. 257/1C area admeasuring 3290 Sq. Mtr, Survey No. 257/1D area admeasuring 3590 Sq. Mtr., Survey No. 257/1J area admeasuring 3290 Sq. Mtr., Survey No. 257/2A/1(P) area admeasuring 10203 Sq. Mtr., Survey No. 257/2B(P) area admeasuring 7200 Sq. Mtr. situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. Out of the said total area the following area are owned and possessed by Promoter by sale deed and by Development Agreement. M/s. Jaikumar Constructions L. L. P. purchased area admeasuring 3500 Sq. Mtr. out of Survey No 257/1A, area admeasuring 2190 Sq. Mtr. out of Survey No. 257/1B(P), area admeasuring 390 Sq. Mtr. out of Survey No 257/1C(P), area admeasuring 2880 Sq. Mtr. out of Survey No 257/1D(P), area admeasuring 10203 Sq. Mtr. out of Survey No 257/2A/1(P), area admeasuring 7200 Sq. Mtr. out of Survey No 257/2B(P) by different sale deeds.

Mr. Sanjaykumar Kondiram Dhakane owned and possessed area admeasuring 1100 Sq. Mtr. out of Survey No 257/1B(P), area admeasuring 2900 Sq. Mtr. out of Survey No 257/1C(P) i.e. 4000 Sq. Mtr. The said land owner has executed Development Agreement and General power of Attorney in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property.

Subsequently said land owner and developer M/s. Jaikumar Constructions LLP executed sale deed of area admeasuring 1100 Sq. Mtr. out of old Survey No. 257/1B(p) newly numbered as Survey No. 257/11 in favour of M/s. Jaikumar Constructions LLP.

Land owner M/s. Sunrise Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. out of Survey No. 257/1D(P)



and area admeasuring 3290 Sq. Mtr. out of Survey No 257/1J i.e. 4000 Sq. Mtr. The land owner has executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property.

- c) Whereas Promoter / Developer owned and possessed area admeasuring 1090 Sq. Mtr. out of Survey No. 257/1G(P), area admeasuring 1600 Sq. Mtr. out of Survey No. 257/1F/2(P), area admeasuring 2390 Sq. Mtr. out of Survey No. 257/1H(P), area admeasuring 527 Sq. Mtr. out of Survey No. 257/1e(P).
- d) Land owner Mr. Balchand Uttamchand Chordiya and Mrs. Pramila Balchand Chordiya owned and possessed area admeasuring 1100 Sq. Mtr. Ares out of Survey No. 257/1G(P) and area admeasuring 900 Sq. Mtr. Ares out of Survey No 257/1H(P) i.e. total area admeasuring 2000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Subsequently said land owner and developer executed final sale deed in favour of M/s. Jaikumar Constructions LLP. Therefore M/s. Jaikumar Constructions LLP became the absolute owner of the property.

AND land owner M/s. Areehant Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. Ares out of Survey No. 257/1e(P) and area admeasuring 3290 Sq. Mtr. Ares out of Survey No 257/1E i.e. total area admeasuring 4000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly M/s. Jaikumar Constructions L.L.P. having Development rights to develop the property.

Accordingly Promoter / Developer having right to develop and construct multy storied buildings on above mentioned total area. Accordingly stage wise construction work is going on, on the above mentioned total area.



(9)

- B] Accordingly the Owner / Promoter is in possession of the project land. And have all rights to develop the project land. Therefore have decided to utilize and construct buildings on the said area in a phased manner.
- C] **Nature and Particulars of the entire scheme are as under -**
- a] The permission for non agricultural use of the following area of land has been obtained from the Collector viz
- (i) For area admeasuring 3500 Sq. Mtr. Out of Survey No. 257/1A, area admeasuring 3290 Sq. Mtr out of Survey No 257/1B, area admeasuring 3290 Sq. Mtr out of Survey No 257/1C, area admeasuring 3590 Sq. Mtr out of Survey No 257/1D & area admeasuring 3290 Sq. Mtr out of Survey No 257/1J, area admeasuring 5403 Sq. Mtr. Out of Survey No 257/2A/1(P), area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1H, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1e, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1E, area admeasuring 1938.90 Sq. Mtr. Out of Survey No 257/1F/2, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1G are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./443/2012 Nasik, Dt. 26/11/2012.
- (ii) For area admeasuring 4800 Sq. Mtr out of Survey No 257/2A/1(P) and area admeasuring 7200 Sq. Mtr out of Survey No 257/2B are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./28/2014 Nasik, Dt. 08/10/2014.
- (iii) For area admeasuring 7781.02 Sq. Mtr out of Survey No 256/2(P) and area admeasuring 15238.16 Sq. Mtr out of Survey No 256/3 are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Mah/Desk-3 / 4 / N. A. S. R./ 442 / 2012, Nashik Dated 29/10/2012.
- b] Initially the layout is sanctioned for the area of 57393 Sq.mtrs. from Survey No. S.No.256/2 to 6/6 + 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No.1 to 8 out of Survey No. 256/7 + 257/1A + 257/1B + 257/1C + 257/1D + 257/1J + 257/2A/1(P) +257/2B (P) and after excluding area of amenity space admeasuring 2658.10 Sq. mtrs. and area under D. P. Road admeasuring 1120



Sq. mtrs. layout was sanctioned for the remaining area and accordingly the building permission was sanctioned by Nashik Municipal Corporation, Nashik vide Commencement Certificate bearing No. **C-1/61/610 dated 29.04.2017**. Subsequently promoter has planed for development by adding area 15737 Sq. Mtr. from adjoining Survey No. 257/2B(P), 257/1G(P), 257/ 1F/2(P), 257/ 1H, 257/1e(P) & 257/1E with above mentioned 57393 Sq. Mtr. area and therefore the promoter as a owner / developer is entitled to develop whole project on area admeasuring 73130 Sq. Mtr. in a phased manner. To that effect promoter has obtained revise commencement certificate vide letter No. **LND/BP/C1/1594/2020 dt. 29/01/2020**. As well as Promoter has a right to add additional adjacent area in the said total area of project.

c] The owner of S.No.257(p) M/s. Jaikumar Constructions LLP and other land owners had made an application to District Land record office for admeasurements of total area of land, from above survey numbers. Accordingly total land area were admeasured and as per order of Superitendent, Bhumi Abhilekh, Land Record office, Nashik vide no.167/17 and D.R.No.1021/17, dt.13-02-2017, kamijast patrak is applicable at village. Therefore New Survey numbers are applicable at the place of old Survey numbers are as follows,

- 1)** S.No.257/4 total area admeasuring 15737 Sq.Mtr. in this total area
 - a)** M/s. Jaikumar Constructions LLP having ownership right in the area admeasuring 9737 Sq.Mtr.(it's old S.No.257/1G(p) area 1090 Sq.Mtr., S.No.257/1F/2(p) area 1600 Sq.Mtr., S.No.257/1H area 2390 Sq.Mtr., S.No.257/1e(p) area 527 Sq.Mtr., S.No.257/2B(p)4130 Sq.Mtr.)
 - b)** Balchand Uttamchand Chordiya, Pramila Balchand Chordiya having ownership right in the area 2000Sq.Mtr., (it's old S.No.257/1G(p) area 1100 Sq.Mtr., S.No.257/1H area 900 Sq.Mtr.)
 - c)** M/s. Arihant Developers partnership firm through partner having ownership right in the area 4000 Sq.Mtr. (it's old S.No.257/1e(p) area 710 Sq.Mtr., S.No.257/1E area 3290 Sq.Mtr.)
- 2)** S.No.257/9 total area admeasuring 19833 Sq.Mtr.. In this total area
 - a)** Jaikumar Constructions LLP having ownership



(11)

right in the area 12933 Sq.Mtr., (its' old S.No. 257/ 2B(p) area 3070 Sq.Mtr., S.No.257/2A/1(p) area 6593 Sq.Mtr., S.No.257/1C(p) area 390 Sq.Mtr., S.No.257/1D(p)2880 Sq.Mtr.)

b) Sunrise Developers having ownership right in the area admeasuring 4000 Sq.Mtr.,(it's old S.No. 257/ 1D(p)area 710 Sq.Mtr., S.No.257/1J area 3290 Sq.Mtr.)

3) S.No.257/11 total area admeasuring 10100 Sq.Mtr. in this total area

a) Jaikumar Constructions LLP having ownership right in the area 9000 Sq.Mtr.,(its old S.No. 257/ 1A(p) area 3500 Sq.Mtr., S.No.257/2A/1(p) area 3610 Sq.Mtr., S.No.257/1B area 1890 Sq.Mtr.)

b) Sanjay Kondiram Dhakane having ownership right in the area 1100 Sq.Mtr.,(its old S.No. 257/1B(p) 1100 Sq.Mtr.)

4) S.No.257/12 total area admeasuring 249.05 Sq.Mtr., in this total area M/s. Jaikumar Constructions LLP having ownership right in the said area .(its old S.No.257/2A/ 1(p) 249.05 Sq.Mtr.)

Accordingly mutation entry No.200970 , dt. 14-11-2018 has been sanctioned by revenue authority.

D] The Grantor/ promoter has planned to Develop the said project in seven phases out of those phases, Phase No.-I, II-A , II-B , III, IV-A, IV-B are approved by NMC, Nashik and Phase No. V-A is approved by NMC, Nashik. The said phases are develop on total area admeasuring 73130 Sq. Mtr. plus additional area which will be added in near future. The above mentioned phases are registered with competent authority established under Real Estate Regulatory Authority. Accordingly **Phase No. V-A** is registered vide **no. P51600004799**. The Grantor/ Promoter will use balance FSI & avail the FSI for area under reservations / TDR / Premium FSI and the same will be used in Phase no. V-A by constructing additional wings/buildings / floors as shown in Plan and will also be used on following proposed phases or all future phases. Grantor/ Promoter has already purchased adjoining land bearing Survey No. 257/2B(P), 257/1G(P), 257/ 1F/ 2(P), 257/1H, 257/1e(P) & 257/1E admeasuring 15,737.00 Sq. Mtrs. Said survey numbers are newly numbered as S.No.257/ 4 area admeasuring 15737 Sq.Mtr. On the said area Promoter / Developer has prepared revised plan of the present layout by



amalgamating the said new land in the sanctioned layout and the said plan is sanctioned by Nashik Municipal Corporation vide there **letter No. LND/BP/C1/1594/2020 dt. 29/01/2020** and Buildings/ Wings on the said area are called **Phase No. V-A**. Area from Survey No. 256(P) and other adjacent area has also been purchased by the Promoter and in the near future it will be amalgamated with Phase One to Phase Seventh There will be recreational area or facilities in the said Phase V-A and all such common area and facilities among all seven phases and it would be common for all seven phases. The separate Associations will be formed for all the unit holders of each phase. The said saperate Association of each phase will be registered under the provisions of the Maharashtra Apartment Ownership Act 1970 and Real estate regulation act, 2016 through separate declarations. All associations of all Phases shall join in formation of federation of all Associations. And said Federation / Apex Body would act as a head of all Associations and Federation would be ultimate title bearer for whole project. The board of members of the federation will be elected by a procedure laid down in the bye laws of the federation. The board of members of federation will also become de-facto directors of the company i.e. M/s. Parksyde Homes Association, registered u/s 8 of the companies act, 2013, on 27/02/2018 bearing CIN U93000MH2018NPL305691, for maintenance of all common facilities provided for all phases. However, this de-facto directorship would become effective only after vacation of office of first directors of the company i.e. after obtaining completion certificate of last building of the lay out project.

The title of the promoter/ developer/ grantor in respect of the entire undivided/ underneath land area of all buildings/ wings along with common area, amenities and facilities, shall be conveyed in favour of Federation of Association of all the Apartments within stipulated time period from the date of issue of occupancy certificate to the last of the building/ wing in the layout. The period of conveyance is, henceforth, also specifically and separately defined in each agreement to sale entered with allottee's.

- E] In the same manner the Grantor/ Promoter may join additional adjoining lands in the said larger scheme without however affecting rights of the purchaser / unit holders in their apartment. The Allottee/s / unit holders has/have given their irrevocable permission for the changes in the layout plan as the same does



(13)

not affect unit holder/s apartment, and has authorized the Grantor/ Promoter to do all acts, deeds and things for getting the said plans accordingly revised. While sanctioning revised building plan, if due to the present or future legal provisions, DC Rules or orders it becomes necessary to provide accommodation/flat/housing area/ Apartment for allotment thereof to economically weaker section or such group through or without intervention of MHADA or Government or Corporation or other institution at cost or for constructions cost then the promoter shall be entitled to revise the plans for providing the said accommodation and use of FSI given in lieu thereof. The allottee / purchaser also have given their irrevocable consent for the same.

- F] Being owner and developer the Grantor/ Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove. And also having the right to sell the constructed area to prospective purchaser.
- G) The Buildings/Project shall be known as "PARKSYDE HOMES **PHASE NO. V-A** APARTMENT" and its postal address shall be Survey No 256(P) and 257(P), near Bali Mandir, Opp. Rasbihari School, Off. Mumbai Agra Road, Hanuman Nagar, Panchavati, Nashik-422003.
- H) The said project / Parksyde **Homes Phase No. V-A** comprises of **7 buildings/wings namely Wing Nos. L, M1, M2, M3, M4, M5 and M6. And the said buildings / structures is the subject matter of this deed.**
- A] **BUILDING / WING NO. "L" :** The said Wing No.- "L" consists of **Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. L-101 to L-104 on First Floor, Nos. L-201 to L-204 on Second Floor, Nos. L-301 to L-304 on Third Floor, Nos. L-401 to L-404 on Fourth Floor, Nos. L-501 to L-504 on Fifth Floor, Nos. L-601 to L-604 on Sixth Floor, Nos. L-701 to L-704 on Seventh Floor, Nos. L-801 to L-804 on Eighth Floor, Nos. L-901 to L-904 on Ninth Floor, Nos. L-1001 to L-1004 on Tenth Floor, Nos. L-1101 to L-1104 on the Eleventh Floor, Nos. L-1201 to L-1204 on the Twelfth Floor, Nos. L-1301 to L-1304 on the Thirteenth Floor, Nos. L-1401 to L-1404 on the Forteenth Floor and Nos. L-1501 to L-1504 on the Fifteenth Floor.**



The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

- B] BUILDING/WING NO. "M1" :** The said Wing No.- "M1" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M1-101 to M1-104** on First Floor, **Nos. M1-201 to M1-204** on Second Floor, **Nos. M1-301 to M1-304** on Third Floor, **Nos. M1-401 to M1-404** on Fourth Floor, **Nos. M1-501 to M1-504** on Fifth Floor, **Nos. M1-601 to M1-604** on Sixth Floor, **Nos. M1-701 to M1-704** on Seventh Floor, **Nos. M1-801 to M1-804** on Eighth Floor, **Nos. M1-901 to M1-904** on Ninth Floor, **Nos. M1-1001 to M1-1004** on Tenth Floor, **Nos. M1-1101 to M1-1104** on the Eleventh Floor, **Nos. M1-1201 to M1-1204** on the Twelfth Floor, **Nos. M1-1301 to M1-1304** on the Thirteenth Floor, **Nos. M1-1401 to M1-1404** on the Forteenth Floor and **Nos. M1-1501 to M1-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.
- C] BUILDING/WING NO. "M2" :** The said Wing No.- "M2" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M2-101 to M2-104** on First Floor, **Nos. M2-201 to M2-204** on Second Floor, **Nos. M2-301 to M2-304** on Third Floor, **Nos. M2-401 to M2-404** on Fourth Floor, **Nos. M2-501 to M2-504** on Fifth Floor, **Nos. M2-601 to M2-604** on Sixth Floor, **Nos. M2-701 to M2-704** on Seventh Floor, **Nos. M2-801 to M2-804** on Eighth Floor, **Nos. M2-901 to M2-904** on Ninth Floor, **Nos. M2-1001 to M2-1004** on Tenth Floor, **Nos. M2-1101 to M2-1104** on the Eleventh Floor, **Nos. M2-1201 to M2-1204** on the Twelfth Floor, **Nos. M2-1301 to M2-1304** on the Thirteenth Floor, **Nos. M2-1401 to M2-1404** on the Forteenth Floor and **Nos. M2-1501 to M2-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.
- D] BUILDING/WING NO. "M3" :** The said Wing No.- "M3"



(15)

consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M3-101 to M3-104** on First Floor, Nos. **M3-201 to M3-204** on Second Floor, Nos. **M3-301 to M3-304** on Third Floor, Nos. **M3-401 to M3-404** on Fourth Floor, Nos. **M3-501 to M3-504** on Fifth Floor, Nos. **M3-601 to M3-604** on Sixth Floor, Nos. **M3-701 to M3-704** on Seventh Floor, Nos. **M3-801 to M3-804** on Eighth Floor, Nos. **M3-901 to M3-904** on Ninth Floor, Nos. **M3-1001 to M3-1004** on Tenth Floor, Nos. **M3-1101 to M3-1104** on the Eleventh Floor, Nos. **M3-1201 to M3-1204** on the Twelfth Floor, Nos. **M3-1301 to M3-1304** on the Thirteenth Floor, Nos. **M3-1401 to M3-1404** on the Forteenth Floor and Nos. **M3-1501 to M3-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

E] BUILDING/WING NO. "M4" : The said Wing No.- "**M4**" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M4-101 to M4-104** on First Floor, Nos. **M4-201 to M4-204** on Second Floor, Nos. **M4-301 to M4-304** on Third Floor, Nos. **M4-401 to M4-404** on Fourth Floor, Nos. **M4-501 to M4-504** on Fifth Floor, Nos. **M4-601 to M4-604** on Sixth Floor, Nos. **M4-701 to M4-704** on Seventh Floor, Nos. **M4-801 to M4-804** on Eighth Floor, Nos. **M4-901 to M4-904** on Ninth Floor, Nos. **M4-1001 to M4-1004** on Tenth Floor, Nos. **M4-1101 to M4-1104** on the Eleventh Floor, Nos. **M4-1201 to M4-1204** on the Twelfth Floor, Nos. **M4-1301 to M4-1304** on the Thirteenth Floor, Nos. **M4-1401 to M4-1404** on the Forteenth Floor and Nos. **M4-1501 to M4-1504** on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

F] BUILDING/WING NO. "M5" : The said Wing No.- "**M5**" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. **M5-101 to M5-104** on First Floor, Nos. **M5-201 to M5-204** on Second Floor, Nos. **M5-301 to M5-304** on Third Floor, Nos. **M5-401 to**



M5-404 on Fourth Floor, Nos. M5-501 to M5-504 on Fifth Floor, Nos. M5-601 to M5-604 on Sixth Floor, Nos. M5-701 to M5-704 on Seventh Floor, Nos. M5-801 to M5-804 on Eighth Floor, Nos. M5-901 to M5-904 on Ninth Floor, Nos. M5-1001 to M5-1004 on Tenth Floor, Nos. M5-1101 to M5-1104 on the Eleventh Floor, Nos. M5-1201 to M5-1204 on the Twelfth Floor, Nos. M5-1301 to M5-1304 on the Thirteenth Floor, Nos. M5-1401 to M5-1404 on the Forteenth Floor and Nos. M5-1501 to M5-1504 on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

G] BUILDING/WING NO. "M6" : The said Wing No.- "M6" consists of Parking plus Fifteenth Floors. There are four residential units each on the First to Fifteenth Floors. Respectively bearing Apartment Nos. M6-101 to M6-104 on First Floor, Nos. M6-201 to M6-204 on Second Floor, Nos. M6-301 to M6-304 on Third Floor, Nos. M6-401 to M6-404 on Fourth Floor, Nos. M6-501 to M6-504 on Fifth Floor, Nos. M6-601 to M6-604 on Sixth Floor, Nos. M6-701 to M6-704 on Seventh Floor, Nos. M6-801 to M6-804 on Eighth Floor, Nos. M6-901 to M6-904 on Ninth Floor, Nos. M6-1001 to M6-1004 on Tenth Floor, Nos. M6-1101 to M6-1104 on the Eleventh Floor, Nos. M6-1201 to M6-1204 on the Twelfth Floor, Nos. M6-1301 to M6-1304 on the Thirteenth Floor, Nos. M6-1401 to M6-1404 on the Forteenth Floor and Nos. M6-1501 to M6-1504 on the Fifteenth Floor. The said Wing has 2 lifts and two staircase columns. There is a terrace above the Wing. There is parking space on the ground floor.

3. The members of the PARKSYDE HOMES, Phase No. V-A Association of Apartment Owners have among themselves got allotted car parking areas for their respective exclusive uses and avoidance of dispute in future and it is agreed by and between them that the same are and shall be irrevocable allotments and the said right shall run with their respective apartments and the said right shall be heritable and transferable along with the respective apartments and cannot be separated from the apartments. All the said purchasers / unit holders/ members of the Association have requested the Grantor to convey their respective apartments along with the said exclusive allotments of their respective carparks. The



(17)

said fact and agreement is hereby confirm by this Deed of Declaration.

4. All the units are capable of independent use and occupation on account of they having their own exit to the common areas and facilities and leading to the main exit of the property. The units will be owned by one or more persons, each having a particular and exclusive property thereto, each Apartment constituting a heritable and transferable immovable property within the meaning of common law for the time being in force in the state, and also undivided share in the general and/or restricted common areas and facilities of the building as enumerated herein below necessary for their adequate use and enjoyment and hereinafter referred to as the General and/or restricted common areas and facilities, all the same in accordance with the Maharashtra Apartment Ownership Act, 1970.

5. The units in the said building/s are meant for use of residential purpose only and for occupation of the unit holders and their lawful nominee alone and in no case the said units or any part thereof shall be used for any purpose not permitted by law. It is also declared that in case the Unit holders do not require the unit for his/ her/their personal use and occupation then he/ she/they may allow the Unit to be used by such occupier by way of lease or license, having a prudent family and the unit holder shall inform in writing the same to the Association and obtain necessary no objection certificate from the Association. And in no case the unit shall be allowed to be occupied as a guest house or transient accommodation.

6. All the common facilities and amenities which are specifically mentioned hereunder are common for all phases and shall be provided or constructed as per stage wise construction of each phase. Said common facilities and amenities for all phases would be handed over to the Federation of Association, which is head of all Associations of all phases.

7. Each apartment owner may use the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other apartment owners.

8. That the condominium shall be called " Parksyde Homes, **Phase No. V-A** Apartment" and the Apartments/units and common areas and facilities shall be as follows ,



I. BUILDING / WING NO. "L"

Description of Apartment / Flat from L-Wing

Apartment / Flat No.	Floor	Living Room with attached balcony	Kichen with Balcony attached Passage	W.C. Bath Room	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	1	66.06
102	First	1	1	1	1	1	66.06
103	First	1	1	1	1	1	66.06
104	First	1	1	1	1	1	66.06
201	Second	1	1	1	1	1	66.06
202	Second	1	1	1	1	1	66.06
203	Second	1	1	1	1	1	66.06
204	Second	1	1	1	1	1	66.06
301	Third	1	1	1	1	1	66.06
302	Third	1	1	1	1	1	66.06
303	Third	1	1	1	1	1	66.06
304	Third	1	1	1	1	1	66.06
401	Fourth	1	1	1	1	1	66.06
402	Fourth	1	1	1	1	1	66.06
403	Fourth	1	1	1	1	1	66.06
404	Fourth	1	1	1	1	1	66.06
501	Fifth	1	1	1	1	1	66.06
502	Fifth	1	1	1	1	1	66.06
503	Fifth	1	1	1	1	1	66.06
504	Fifth	1	1	1	1	1	66.06
601	Sixth	1	1	1	1	1	66.06
602	Sixth	1	1	1	1	1	66.06
603	Sixth	1	1	1	1	1	66.06
604	Sixth	1	1	1	1	1	66.06
701	Seventh	1	1	1	1	1	66.06
702	Seventh	1	1	1	1	1	66.06
703	Seventh	1	1	1	1	1	66.06
704	Seventh	1	1	1	1	1	66.06
801	Eighth	1	1	1	1	1	66.06
802	Eighth	1	1	1	1	1	66.06
803	Eighth	1	1	1	1	1	66.06
804	Eighth	1	1	1	1	1	66.06
901	Nineth	1	1	1	1	1	66.06
902	Nineth	1	1	1	1	1	66.06
903	Nineth	1	1	1	1	1	66.06
904	Nineth	1	1	1	1	1	66.06
1001	Tenth	1	1	1	1	1	66.06
1002	Tenth	1	1	1	1	1	66.06
1003	Tenth	1	1	1	1	1	66.06
1004	Tenth	1	1	1	1	1	66.06
1101	Eleventh	1	1	1	1	1	66.06
1102	Eleventh	1	1	1	1	1	66.06
1103	Eleventh	1	1	1	1	1	66.06
1104	Eleventh	1	1	1	1	1	66.06
1201	Twelfth	1	1	1	1	1	66.06
1202	Twelfth	1	1	1	1	1	66.06
1203	Twelfth	1	1	1	1	1	66.06
1204	Twelfth	1	1	1	1	1	66.06
1301	Thirteenth	1	1	1	1	1	66.06
1302	Thirteenth	1	1	1	1	1	66.06
1303	Thirteenth	1	1	1	1	1	66.06
1304	Thirteenth	1	1	1	1	1	66.06
1401	Forteenth	1	1	1	1	1	66.06
1402	Forteenth	1	1	1	1	1	66.06
1403	Forteenth	1	1	1	1	1	66.06
1404	Forteenth	1	1	1	1	1	66.06
1501	Fifteenth	1	1	1	1	1	66.06
1502	Fifteenth	1	1	1	1	1	66.06
1503	Fifteenth	1	1	1	1	1	66.06
1504	Fifteenth	1	1	1	1	1	66.06



(19)

II. BUILDING / WING NO. "M1"
Description of Apartment / Flat from M1-Wing

Apartment / Flat No.	Floor	Living / Dinning Room with attached balcony	Kichen with Passage	W.C. Bath Room	Utility	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	2	1	80.88
102	First	1	1	1	1	2	1	80.88
103	First	1	1	1	1	2	1	80.88
104	First	1	1	1	1	2	1	80.88
201	Second	1	1	1	1	2	1	80.88
202	Second	1	1	1	1	2	1	80.88
203	Second	1	1	1	1	2	1	80.88
204	Second	1	1	1	1	2	1	80.88
301	Third	1	1	1	1	2	1	80.88
302	Third	1	1	1	1	2	1	80.88
303	Third	1	1	1	1	2	1	80.88
304	Third	1	1	1	1	2	1	80.88
401	Fourth	1	1	1	1	2	1	80.88
402	Fourth	1	1	1	1	2	1	80.88
403	Fourth	1	1	1	1	2	1	80.88
404	Fourth	1	1	1	1	2	1	80.88
501	Fifth	1	1	1	1	2	1	80.88
502	Fifth	1	1	1	1	2	1	80.88
503	Fifth	1	1	1	1	2	1	80.88
504	Fifth	1	1	1	1	2	1	80.88
601	Sixth	1	1	1	1	2	1	80.88
602	Sixth	1	1	1	1	2	1	80.88
603	Sixth	1	1	1	1	2	1	80.88
604	Sixth	1	1	1	1	2	1	80.88
701	Seventh	1	1	1	1	2	1	80.88
702	Seventh	1	1	1	1	2	1	80.88
703	Seventh	1	1	1	1	2	1	80.88
704	Seventh	1	1	1	1	2	1	80.88
801	Eighth	1	1	1	1	2	1	80.88
802	Eighth	1	1	1	1	2	1	80.88
803	Eighth	1	1	1	1	2	1	80.88
804	Eighth	1	1	1	1	2	1	80.88
901	Nineth	1	1	1	1	2	1	80.88
902	Nineth	1	1	1	1	2	1	80.88
903	Nineth	1	1	1	1	2	1	80.88
904	Nineth	1	1	1	1	2	1	80.88
1001	Tenth	1	1	1	1	2	1	80.88
1002	Tenth	1	1	1	1	2	1	80.88
1003	Tenth	1	1	1	1	2	1	80.88
1004	Tenth	1	1	1	1	2	1	80.88
1101	Eleventh	1	1	1	1	2	1	80.88
1102	Eleventh	1	1	1	1	2	1	80.88
1103	Eleventh	1	1	1	1	2	1	80.88
1104	Eleventh	1	1	1	1	2	1	80.88
1201	Twelfth	1	1	1	1	2	1	80.88
1202	Twelfth	1	1	1	1	2	1	80.88
1203	Twelfth	1	1	1	1	2	1	80.88
1204	Twelfth	1	1	1	1	2	1	80.88
1301	Thirteenth	1	1	1	1	2	1	80.88
1302	Thirteenth	1	1	1	1	2	1	80.88
1303	Thirteenth	1	1	1	1	2	1	80.88
1304	Thirteenth	1	1	1	1	2	1	80.88
1401	Forteenth	1	1	1	1	2	1	80.88
1402	Forteenth	1	1	1	1	2	1	80.88
1403	Forteenth	1	1	1	1	2	1	80.88
1404	Forteenth	1	1	1	1	2	1	80.88
1501	Fifteenth	1	1	1	1	2	1	80.88
1502	Fifteenth	1	1	1	1	2	1	80.88
1503	Fifteenth	1	1	1	1	2	1	80.88
1504	Fifteenth	1	1	1	1	2	1	80.88



III. BUILDING / WING NO. "M2"

Description of Apartment / Flat from M2-Wing

Apartment / Flat No.	Floor	Living / Dinning Room with attached balcony	Kichen with Balcony attached Passage	W.C. Bath Room	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	1	66.06
102	First	1	1	1	1	1	66.06
103	First	1	1	1	1	1	66.06
104	First	1	1	1	1	1	66.06
201	Second	1	1	1	1	1	66.06
202	Second	1	1	1	1	1	66.06
203	Second	1	1	1	1	1	66.06
204	Second	1	1	1	1	1	66.06
301	Third	1	1	1	1	1	66.06
302	Third	1	1	1	1	1	66.06
303	Third	1	1	1	1	1	66.06
304	Third	1	1	1	1	1	66.06
401	Fourth	1	1	1	1	1	66.06
402	Fourth	1	1	1	1	1	66.06
403	Fourth	1	1	1	1	1	66.06
404	Fourth	1	1	1	1	1	66.06
501	Fifth	1	1	1	1	1	66.06
502	Fifth	1	1	1	1	1	66.06
503	Fifth	1	1	1	1	1	66.06
504	Fifth	1	1	1	1	1	66.06
601	Sixth	1	1	1	1	1	66.06
602	Sixth	1	1	1	1	1	66.06
603	Sixth	1	1	1	1	1	66.06
604	Sixth	1	1	1	1	1	66.06
701	Seventh	1	1	1	1	1	66.06
702	Seventh	1	1	1	1	1	66.06
703	Seventh	1	1	1	1	1	66.06
704	Seventh	1	1	1	1	1	66.06
801	Eighth	1	1	1	1	1	66.06
802	Eighth	1	1	1	1	1	66.06
803	Eighth	1	1	1	1	1	66.06
804	Eighth	1	1	1	1	1	66.06
901	Nineth	1	1	1	1	1	66.06
902	Nineth	1	1	1	1	1	66.06
903	Nineth	1	1	1	1	1	66.06
904	Nineth	1	1	1	1	1	66.06
1001	Tenth	1	1	1	1	1	66.06
1002	Tenth	1	1	1	1	1	66.06
1003	Tenth	1	1	1	1	1	66.06
1004	Tenth	1	1	1	1	1	66.06
1101	Eleventh	1	1	1	1	1	66.06
1102	Eleventh	1	1	1	1	1	66.06
1103	Eleventh	1	1	1	1	1	66.06
1104	Eleventh	1	1	1	1	1	66.06
1201	Twelfth	1	1	1	1	1	66.06
1202	Twelfth	1	1	1	1	1	66.06
1203	Twelfth	1	1	1	1	1	66.06
1204	Twelfth	1	1	1	1	1	66.06
1301	Thirteenth	1	1	1	1	1	66.06
1302	Thirteenth	1	1	1	1	1	66.06
1303	Thirteenth	1	1	1	1	1	66.06
1304	Thirteenth	1	1	1	1	1	66.06
1401	Forteenth	1	1	1	1	1	66.06
1402	Forteenth	1	1	1	1	1	66.06
1403	Forteenth	1	1	1	1	1	66.06
1404	Forteenth	1	1	1	1	1	66.06
1501	Fifteenth	1	1	1	1	1	66.06
1502	Fifteenth	1	1	1	1	1	66.06
1503	Fifteenth	1	1	1	1	1	66.06
1504	Fifteenth	1	1	1	1	1	66.06



(21)

IV. BUILDING / WING NO. "M3"
Description of Apartment / Flat from M3-Wing

Apartment / Flat No.	Floor	Living Room with attached balcony	Kichen with Balcony / Passage	W.C. Bath Room	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	1	66.14
102	First	1	1	1	1	1	66.14
103	First	1	1	1	1	1	66.14
104	First	1	1	1	1	1	66.14
201	Second	1	1	1	1	1	66.14
202	Second	1	1	1	1	1	66.14
203	Second	1	1	1	1	1	66.14
204	Second	1	1	1	1	1	66.14
301	Third	1	1	1	1	1	66.14
302	Third	1	1	1	1	1	66.14
303	Third	1	1	1	1	1	66.14
304	Third	1	1	1	1	1	66.14
401	Fourth	1	1	1	1	1	66.14
402	Fourth	1	1	1	1	1	66.14
403	Fourth	1	1	1	1	1	66.14
404	Fourth	1	1	1	1	1	66.14
501	Fifth	1	1	1	1	1	66.14
502	Fifth	1	1	1	1	1	66.14
503	Fifth	1	1	1	1	1	66.14
504	Fifth	1	1	1	1	1	66.14
601	Sixth	1	1	1	1	1	66.14
602	Sixth	1	1	1	1	1	66.14
603	Sixth	1	1	1	1	1	66.14
604	Sixth	1	1	1	1	1	66.14
701	Seventh	1	1	1	1	1	66.14
702	Seventh	1	1	1	1	1	66.14
703	Seventh	1	1	1	1	1	66.14
704	Seventh	1	1	1	1	1	66.14
801	Eighth	1	1	1	1	1	66.14
802	Eighth	1	1	1	1	1	66.14
803	Eighth	1	1	1	1	1	66.14
804	Eighth	1	1	1	1	1	66.14
901	Nineth	1	1	1	1	1	66.14
902	Nineth	1	1	1	1	1	66.14
903	Nineth	1	1	1	1	1	66.14
904	Nineth	1	1	1	1	1	66.14
1001	Tenth	1	1	1	1	1	66.14
1002	Tenth	1	1	1	1	1	66.14
1003	Tenth	1	1	1	1	1	66.14
1004	Tenth	1	1	1	1	1	66.14
1101	Eleventh	1	1	1	1	1	66.14
1102	Eleventh	1	1	1	1	1	66.14
1103	Eleventh	1	1	1	1	1	66.14
1104	Eleventh	1	1	1	1	1	66.14
1201	Twelfth	1	1	1	1	1	66.14
1202	Twelfth	1	1	1	1	1	66.14
1203	Twelfth	1	1	1	1	1	66.14
1204	Twelfth	1	1	1	1	1	66.14
1301	Thirteenth	1	1	1	1	1	66.14
1302	Thirteenth	1	1	1	1	1	66.14
1303	Thirteenth	1	1	1	1	1	66.14
1304	Thirteenth	1	1	1	1	1	66.14
1401	Forteenth	1	1	1	1	1	66.14
1402	Forteenth	1	1	1	1	1	66.14
1403	Forteenth	1	1	1	1	1	66.14
1404	Forteenth	1	1	1	1	1	66.14
1501	Fifteenth	1	1	1	1	1	66.14
1502	Fifteenth	1	1	1	1	1	66.14
1503	Fifteenth	1	1	1	1	1	66.14
1504	Fifteenth	1	1	1	1	1	66.14



V. BUILDING / WING NO. "M4"

Description of Apartment / Flat from M4-Wing

Apartment / Flat No.	Floor	Living Room with attached balcony	Kichen / Dinning with Passage	W.C. Bath Room	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	1	55.88
102	First	1	1	1	1	1	55.88
103	First	1	1	1	1	1	55.88
104	First	1	1	1	1	1	55.88
201	Second	1	1	1	1	1	55.88
202	Second	1	1	1	1	1	55.88
203	Second	1	1	1	1	1	55.88
204	Second	1	1	1	1	1	55.88
301	Third	1	1	1	1	1	55.88
302	Third	1	1	1	1	1	55.88
303	Third	1	1	1	1	1	55.88
304	Third	1	1	1	1	1	55.88
401	Fourth	1	1	1	1	1	55.88
402	Fourth	1	1	1	1	1	55.88
403	Fourth	1	1	1	1	1	55.88
404	Fourth	1	1	1	1	1	55.88
501	Fifth	1	1	1	1	1	55.88
502	Fifth	1	1	1	1	1	55.88
503	Fifth	1	1	1	1	1	55.88
504	Fifth	1	1	1	1	1	55.88
601	Sixth	1	1	1	1	1	55.88
602	Sixth	1	1	1	1	1	55.88
603	Sixth	1	1	1	1	1	55.88
604	Sixth	1	1	1	1	1	55.88
701	Seventh	1	1	1	1	1	55.88
702	Seventh	1	1	1	1	1	55.88
703	Seventh	1	1	1	1	1	55.88
704	Seventh	1	1	1	1	1	55.88
801	Eighth	1	1	1	1	1	55.88
802	Eighth	1	1	1	1	1	55.88
803	Eighth	1	1	1	1	1	55.88
804	Eighth	1	1	1	1	1	55.88
901	Nineth	1	1	1	1	1	55.88
902	Nineth	1	1	1	1	1	55.88
903	Nineth	1	1	1	1	1	55.88
904	Nineth	1	1	1	1	1	55.88
1001	Tenth	1	1	1	1	1	55.88
1002	Tenth	1	1	1	1	1	55.88
1003	Tenth	1	1	1	1	1	55.88
1004	Tenth	1	1	1	1	1	55.88
1101	Eleventh	1	1	1	1	1	55.88
1102	Eleventh	1	1	1	1	1	55.88
1103	Eleventh	1	1	1	1	1	55.88
1104	Eleventh	1	1	1	1	1	55.88
1201	Twelfth	1	1	1	1	1	55.88
1202	Twelfth	1	1	1	1	1	55.88
1203	Twelfth	1	1	1	1	1	55.88
1204	Twelfth	1	1	1	1	1	55.88
1301	Thirteenth	1	1	1	1	1	55.88
1302	Thirteenth	1	1	1	1	1	55.88
1303	Thirteenth	1	1	1	1	1	55.88
1304	Thirteenth	1	1	1	1	1	55.88
1401	Forteenth	1	1	1	1	1	55.88
1402	Forteenth	1	1	1	1	1	55.88
1403	Forteenth	1	1	1	1	1	55.88
1404	Forteenth	1	1	1	1	1	55.88
1501	Fifteenth	1	1	1	1	1	55.88
1502	Fifteenth	1	1	1	1	1	55.88
1503	Fifteenth	1	1	1	1	1	55.88
1504	Fifteenth	1	1	1	1	1	55.88



VI. BUILDING / WING NO. "M5"
Description of Apartment / Flat from M5-Wing

Apartment / Flat No.	Floor	Living / Dinning Room with attached balcony	Kichen with Passage	W.C. Bath Room	Utility	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	2	1	82.74
102	First	1	1	1	1	2	1	82.74
103	First	1	1	1	1	2	1	82.74
104	First	1	1	1	1	2	1	82.74
201	Second	1	1	1	1	2	1	82.74
202	Second	1	1	1	1	2	1	82.74
203	Second	1	1	1	1	2	1	82.74
204	Second	1	1	1	1	2	1	82.74
301	Third	1	1	1	1	2	1	82.74
302	Third	1	1	1	1	2	1	82.74
303	Third	1	1	1	1	2	1	82.74
304	Third	1	1	1	1	2	1	82.74
401	Fourth	1	1	1	1	2	1	82.74
402	Fourth	1	1	1	1	2	1	82.74
403	Fourth	1	1	1	1	2	1	82.74
404	Fourth	1	1	1	1	2	1	82.74
501	Fifth	1	1	1	1	2	1	82.74
502	Fifth	1	1	1	1	2	1	82.74
503	Fifth	1	1	1	1	2	1	82.74
504	Fifth	1	1	1	1	2	1	82.74
601	Sixth	1	1	1	1	2	1	82.74
602	Sixth	1	1	1	1	2	1	82.74
603	Sixth	1	1	1	1	2	1	82.74
604	Sixth	1	1	1	1	2	1	82.74
701	Seventh	1	1	1	1	2	1	82.74
702	Seventh	1	1	1	1	2	1	82.74
703	Seventh	1	1	1	1	2	1	82.74
704	Seventh	1	1	1	1	2	1	82.74
801	Eighth	1	1	1	1	2	1	82.74
802	Eighth	1	1	1	1	2	1	82.74
803	Eighth	1	1	1	1	2	1	82.74
804	Eighth	1	1	1	1	2	1	82.74
901	Nineth	1	1	1	1	2	1	82.74
902	Nineth	1	1	1	1	2	1	82.74
903	Nineth	1	1	1	1	2	1	82.74
904	Nineth	1	1	1	1	2	1	82.74
1001	Tenth	1	1	1	1	2	1	82.74
1002	Tenth	1	1	1	1	2	1	82.74
1003	Tenth	1	1	1	1	2	1	82.74
1004	Tenth	1	1	1	1	2	1	82.74
1101	Eleventh	1	1	1	1	2	1	82.74
1102	Eleventh	1	1	1	1	2	1	82.74
1103	Eleventh	1	1	1	1	2	1	82.74
1104	Eleventh	1	1	1	1	2	1	82.74
1201	Twelth	1	1	1	1	2	1	82.74
1202	Twelth	1	1	1	1	2	1	82.74
1203	Twelth	1	1	1	1	2	1	82.74
1204	Twelth	1	1	1	1	2	1	82.74
1301	Thirteenth	1	1	1	1	2	1	82.74
1302	Thirteenth	1	1	1	1	2	1	82.74
1303	Thirteenth	1	1	1	1	2	1	82.74
1304	Thirteenth	1	1	1	1	2	1	82.74
1401	Forteenth	1	1	1	1	2	1	82.74
1402	Forteenth	1	1	1	1	2	1	82.74
1403	Forteenth	1	1	1	1	2	1	82.74
1404	Forteenth	1	1	1	1	2	1	82.74
1501	Fifteenth	1	1	1	1	2	1	82.74
1502	Fifteenth	1	1	1	1	2	1	82.74
1503	Fifteenth	1	1	1	1	2	1	82.74
1504	Fifteenth	1	1	1	1	2	1	82.74


VII. BUILDING / WING NO. "M6"
Description of Apartment / Flat from M6-Wing

Apartment / Flat No.	Floor	Living / Dinning Room with attached balcony	Kichen with Passage	W.C. Bath Room	Utility	Bedroom	Bedroom with attached Toilet	Carpet Area in Sq. Mtr (After RERA)
101	First	1	1	1	1	1	2	93.42
102	First	1	1	1	1	1	2	93.42
103	First	1	1	1	1	1	2	93.42
104	First	1	1	1	1	1	2	93.42
201	Second	1	1	1	1	1	2	93.42
202	Second	1	1	1	1	1	2	93.42
203	Second	1	1	1	1	1	2	93.42
204	Second	1	1	1	1	1	2	93.42
301	Third	1	1	1	1	1	2	93.42
302	Third	1	1	1	1	1	2	93.42
303	Third	1	1	1	1	1	2	93.42
304	Third	1	1	1	1	1	2	93.42
401	Fourth	1	1	1	1	1	2	93.42
402	Fourth	1	1	1	1	1	2	93.42
403	Fourth	1	1	1	1	1	2	93.42
404	Fourth	1	1	1	1	1	2	93.42
501	Fifth	1	1	1	1	1	2	93.42
502	Fifth	1	1	1	1	1	2	93.42
503	Fifth	1	1	1	1	1	2	93.42
504	Fifth	1	1	1	1	1	2	93.42
601	Sixth	1	1	1	1	1	2	93.42
602	Sixth	1	1	1	1	1	2	93.42
603	Sixth	1	1	1	1	1	2	93.42
604	Sixth	1	1	1	1	1	2	93.42
701	Seventh	1	1	1	1	1	2	93.42
702	Seventh	1	1	1	1	1	2	93.42
703	Seventh	1	1	1	1	1	2	93.42
704	Seventh	1	1	1	1	1	2	93.42
801	Eighth	1	1	1	1	1	2	93.42
802	Eighth	1	1	1	1	1	2	93.42
803	Eighth	1	1	1	1	1	2	93.42
804	Eighth	1	1	1	1	1	2	93.42
901	Nineth	1	1	1	1	1	2	93.42
902	Nineth	1	1	1	1	1	2	93.42
903	Nineth	1	1	1	1	1	2	93.42
904	Nineth	1	1	1	1	1	2	93.42
1001	Tenth	1	1	1	1	1	2	93.42
1002	Tenth	1	1	1	1	1	2	93.42
1003	Tenth	1	1	1	1	1	2	93.42
1004	Tenth	1	1	1	1	1	2	93.42
1101	Eleventh	1	1	1	1	1	2	93.42
1102	Eleventh	1	1	1	1	1	2	93.42
1103	Eleventh	1	1	1	1	1	2	93.42
1104	Eleventh	1	1	1	1	1	2	93.42
1201	Twelfth	1	1	1	1	1	2	93.42
1202	Twelfth	1	1	1	1	1	2	93.42
1203	Twelfth	1	1	1	1	1	2	93.42
1204	Twelfth	1	1	1	1	1	2	93.42
1301	Thirteenth	1	1	1	1	1	2	93.42
1302	Thirteenth	1	1	1	1	1	2	93.42
1303	Thirteenth	1	1	1	1	1	2	93.42
1304	Thirteenth	1	1	1	1	1	2	93.42
1401	Forteenth	1	1	1	1	1	2	93.42
1402	Forteenth	1	1	1	1	1	2	93.42
1403	Forteenth	1	1	1	1	1	2	93.42
1404	Forteenth	1	1	1	1	1	2	93.42
1501	Fifteenth	1	1	1	1	1	2	93.42
1502	Fifteenth	1	1	1	1	1	2	93.42
1503	Fifteenth	1	1	1	1	1	2	93.42
1504	Fifteenth	1	1	1	1	1	2	93.42



(25)

II. Common areas and facilities common among apartment/units in Parksyde Homes Phase No. V-A :

1. The parcel of land described in para 1 above i.e. land area under the plinth (subject to the right of exclusive uses that will be allotted to various units)
2. The footing, RCC structures and main walls of the buildings.
3. Staircase column and lift with lift room in the building/s, fire equipments, common entrance and exits of the building.
4. Common sewage / drainage, water, electrical lines, power backup.
5. Overhead water reservoirs and plumbing machinery, pumps etc.
6. Electrical meters, wiring connected to common lights, lifts, pumps.
7. Two Passenger lifts per wing. (One lift having power backup)
8. Street lights.
9. Covered car / scooter / cycle parking spaces subject to arrangement to be done by all purchasers among themselves for the sake of orderly use and avoidance of disputes to be got confirmed by the purchasers from the association.

III. Limited common area and facilities among Apartment /units in Parksyde Homes - Phase No. V-A :

1. Partition walls between the two units shall be limited common property of the said two units.
2. Sit out / open balcony shall exclusively belong to such respective flats is specifically mentioned in purchasers agreement.
3. Other exclusive and limited common areas and facilities as mentioned in body of this deed.
4. Other exclusive and limited common area and facilities as mentioned in this deed.
5. All areas which are not covered under aforesaid head common, areas and facilities are restricted areas and facilities.
6. Marginal spaces.

IV. Common area and facilities common among all Phases to be owned by Federation of Associations of All Phases :

1. Open Spaces under the present and revised layout and club house.
2. Internal pathways.
3. Transformer, common STP, underground water tank.
4. The above common area and facilities shall be developed, constructed and made operational progressively as per the



progress of various phases.

The following all common area and facilities are common for all Phases and said facilities will be completed and provided as per constructions of each phase.

V. Common area and facilities / amenities for all the Phases of the project to be completed Phase wise as follows :

With Phase-I

1. Open Badminton Court.
2. Cricket Net
3. Garden and Seating Areas
4. Kids play area

With Phase-II-A

1. Pavilion.
2. Lawn.
3. Stage
4. Club House and party lawn
5. Swimming Pool.

With Phase No. III & V-A

1. Kids Play area.
2. Temple.
3. Herbal/Medicinal Garden.
4. Meditation Pavilion.
5. Involute Path/ Acupressure Path.
6. Thick Plantation
7. Fragrance Garden.
8. Games-Pavilion.
9. Play Maze.
10. Stage.
11. Lawn + Tree Plaza
12. Walkway.

With Phase-IV-A & IV-B

1. Basket ball Court.
2. Tennis Court.
3. Jogging Track.
4. Outdoor Green GYM.
5. Skating Rink.
6. Cycle Track.
7. Amphitheatre.
8. Kids Play area.
9. Seating area.
10. Lawn.



(27)

11. Butterfly Garden.
12. Gravel Bed.
13. Play Ground.
14. Barbeque area.
15. Lily Pond.
16. Acupressure Path.
17. Pavilion.
18. Play Maze.
19. Fragrance Garden.
20. Walkway.
21. Common ground water storage tank.
22. Compound walls, fencing and gates.
23. STP
24. Internal roads with street lights
25. Transformers
26. Common drainage, water and electrical lines with water and electrical meters.

9] **EXCLUSIVE AREAS:**

All the flat allottees / purchasers in the said **Phase No. V-A** (who have till this day purchased the Flat/ Apartments in the said **Phase No. V-A**) have among themselves, for the sake of orderly use and avoidance of disputes in future, by their own volition, selected car parks among themselves on 'first come first serve' basis. Therefore the said selection is confirmed by the members of the Parksyde Homes **Phase No. V-A** Association of Apartment Owners among themselves for the exclusive use of the respective unit holders are as under:

Wing/Building No."L "

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	CPL-13	303	CPL-19
102	OPL-57	304	OPL-36
103	OPL-44	401	CPL-23
104	OPL-42	402	CPL-08
201	OPL-43	403	OPL-55
202	CPL-26	404	OPL-32
203	OPL-53	501	CPL-02
204	CPL-11	502	CPL-21
301	OPL-39	503	OPL-54
302	OPL-34	504	OPL-31

(28)

Apartment No.	Carpark No.	Apartment No.	Carpark No.
601	OPL-50	1101	CPL-22
602	OPL-35	1102	OPL-46
603	OPL-33	1103	OPL-47
604	CPL-17	1104	CPL-14
701	OPL-29	1201	OPL-40
702	OPL-60	1202	OPL-37
703	OPL-48	1203	CPL-16
704	OPL-52	1204	OPL-38
801	CPL-20	1301	CPL-10
802	OPL-28	1302	CPL-09
803	CPL-25	1303	OPL-45
804	OPL-30	1304	CPL-01
901	OPL-49	1401	CPL-05
902	OPL-58	1402	OPL-51
903	OPL-56	1403	CPL-07
904	CPL-18	1404	OPL-41
1001	CPL-12	1501	CPL-15
1002	CPL-59	1502	CPL-04
1003	CPL-24	1503	CPL-06
1004	CPL-27	1504	CPL-03

Wing/Building No."M1"

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	OPM1-35	404	FOPM1-53
102	OPM1-40	501	FOPM1-58
103	CPM1-06	502	OPM1-24
104	CPM1-07	503	OPM1-46
201	OPM1-25	504	OPM1-23
202	OPM1-41	601	CPM1-15
203	OPM1-37	602	FOPM1-52
204	OPM1-28	603	OPM1-43
301	FOPM1-48	604	FOPM1-59
302	FOPM1-50	701	FOPM1-60
303	OPM1-20	702	FOPM1-54
304	OPM1-22	703	CPM1-10
401	OPM1-26	704	FOPM1-49
402	FOPM1-57	801	OPM1-18
403	OPM1-21	802	FOPM1-55



(29)

Apartment No.	Carpark No.	Apartment No.	Carpark No.
803	OPM1-32	1202	OPM1-45
804	CPM1-13	1203	OPM1-34
901	OPM1-27	1204	CPM1-05
902	OPM1-42	1301	OPM1-36
903	CPM1-09	1302	CPM1-04
904	OPM1-31	1303	CPM1-17
1001	FPM1-47	1304	CPM1-12
1002	FOPM1-56	1401	CPM1-14
1003	OPM1-44	1402	CPM1-03
1004	OPM1-19	1403	CPM1-08
1101	OPM1-29	1404	CPM1-11
1102	FOPM1-51	1501	CPM1-16
1103	OPM1-38	1502	OPM1-30
1104	OPM1-39	1503	CPM1-02
1201	OPM1-33	1504	CPM1-01

Wing/Building No."M2"

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	FPM2-52	602	OPM2-16
102	FOPM2-24	603	FPM2-45
103	FPM2-36	604	FPM2-44
104	OPM2-14	701	FOPM2-50
201	FPM2-28	702	FOPM2-34
202	FPM2-38	703	FOPM2-40
203	FOPM2-21	704	FOPM2-26
204	FOPM2-33	801	FPM2-43
301	FPM2-30	802	CPM2-01
302	FOPM2-32	803	FOPM2-57
303	CPM2-09	804	FPM2-46
304	FPM2-29	901	OPM2-13
401	OPM2-18	902	FOPM2-56
402	FOPM2-54	903	FOPM2-25
403	OPM2-12	904	CPM2-02
404	OPM2-17	1001	FPM2-48
501	FOPM2-42	1002	FPM2-49
502	FPM2-27	1003	FOPM2-39
503	FOPM2-60	1004	FOPM2-51
504	FPM2-58	1101	FPM2-47
601	OPM2-15	1102	FOPM2-55

(30)

Apartment No.	Carpark No.	Apartment No.	Carpark No.
1103	FOPM2-22	1304	CPM2-07
1104	FPM2-35	1401	CPM2-11
1201	FOPM2-41	1402	CPM2-10
1202	FPM2-53	1403	FPM2-31
1203	FPM2-59	1404	CPM2-08
1204	FOPM2-37	1501	OPM2-19
1301	CPM2-03	1502	OPM2-20
1302	CPM2-06	1503	CPM2-05
1303	FPM2-23	1504	CPM2-04

Wing/Building No."M3"

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	FOPM3-60	704	OPM3-13
102	FPM3-59	801	OPM3-33
103	FOPM3-50	802	OPM3-15
104	FOPM3-28	803	OPM3-53
201	FOPM3-21	804	OPM3-44
202	OPM3-20	901	FOPM3-46
203	FOPM3-27	902	OPM3-29
204	FOPM3-43	903	OPM3-48
301	OPM3-22	904	OPM3-23
302	FPM3-58	1001	OPM3-19
303	OPM3-47	1002	CPM3-10
304	OPM3-42	1003	OPM3-54
401	FOPM3-26	1004	OPM3-24
402	OPM3-12	1101	OPM3-14
403	OPM3-39	1102	OPM3-36
404	OPM3-16	1103	OPM3-38
501	OPM3-18	1104	FOPM3-37
502	OPM3-41	1201	OPM3-51
503	FOPM3-34	1202	CPM3-08
504	CPM3-09	1203	FPM3-55
601	OPM3-40	1204	OPM3-35
602	OPM3-49	1301	CPM3-07
603	FOPM3-57	1302	CPM3-01
604	OPM3-45	1303	OPM3-30
701	OPM3-17	1304	OPM3-31
702	OPM3-25	1401	CPM3-11
703	OPM3-52	1402	FOPM3-56



(31)

Apartment No.	Carpark No.	Apartment No.	Carpark No.
1403	OPM3-32	1502	CPM3-03
1404	CPM3-05	1503	CPM3-04
1501	CPM3-02	1504	CPM3-06

Wing/Building No."M4"			
Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	FPM4-16	803	OPM4-57
102	FPM4-45	804	OPM4-50
103	CPM4-10	901	FOPM4-24
104	OPM4-40	902	FPM4-25
201	OPM4-35	903	OPM4-20
202	FPM4-12	904	FPM4-42
203	CPM4-05	1001	OPM4-27
204	FPM4-18	1002	OPM4-37
301	FPM4-15	1003	OPM4-60
302	FPM4-13	1004	FOPM4-21
303	FPM4-46	1101	CPM4-11
304	OPM4-38	1102	OPM4-58
401	OPM4-52	1103	FOPM4-43
402	OPM4-55	1104	OPM4-41
403	OPM4-53	1201	FPM4-23
404	OPM4-59	1202	FOPM4-22
501	OPM4-49	1203	FOPM4-29
502	OPM4-30	1204	OPM4-19
503	FOPM4-39	1301	CPM4-04
504	OPM4-34	1302	FPM4-36
601	OPM4-31	1303	CPM4-03
602	OPM4-28	1304	CPM4-09
603	OPM4-56	1401	OPM4-47
604	OPM4-48	1402	CPM4-07
701	OPM4-33	1403	CPM4-06
702	OPM4-32	1404	CPM4-08
703	OPM4-44	1501	FOPM4-17
704	OPM4-54	1502	FOPM4-14
801	OPM4-51	1503	CPM4-02
802	OPM4-26	1504	CPM4-01

(32)


PARKSYDE

Wing/Building No."M5"

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	OPM5-17	803	CPM5-10
102	OPM5-47	804	OPM5-20
103	FOPM5-40	901	OPM5-59
104	OPM5-42	902	OPM5-43
201	CPM5-02	903	CPM5-12
202	OPM5-44	904	OPM5-52
203	OPM5-25	1001	CPM5-13
204	OPM5-46	1002	OPM5-22
301	OPM5-21	1003	OPM5-49
302	OPM5-41	1004	OPM5-19
303	FPM5-28	1101	FOPM5-37
304	OPM5-54	1102	FOPM5-35
401	OPM5-48	1103	FOPM5-38
402	OPM5-53	1104	FOPM5-39
403	OPM5-33	1201	OPM5-31
404	OPM5-58	1202	OPM5-23
501	CPM5-03	1203	OPM5-26
502	OPM5-57	1204	OPM5-45
503	OPM5-30	1301	CPM5-15
504	OPM5-56	1302	CPM5-07
601	OPM5-60	1303	CPM5-08
602	OPM5-29	1304	CPM5-14
603	CPM5-11	1401	OPM5-27
604	OPM5-55	1402	CPM5-05
701	OPM5-51	1403	FOM5-32
702	OPM5-34	1404	CPM5-04
703	FOPM5-36	1501	CPM5-16
704	OPM5-50	1502	CPM5-06
801	FPM5-18	1503	CPM5-09
802	FOPM5-24	1504	CPM5-01

Wing/Building No."M6"

Apartment No.	Carpark No.	Apartment No.	Carpark No.
101	CPM6-02	104	CPM6-17
102	OPM6-59	201	FPM6-38
103	OPM6-44	202	OPM6-37



(33)

Apartment No.	Carpark No.	Apartment No.	Carpark No.
203	OPM6-40	902	FOPM6-22
204	OPM6-39	903	CPM6-12
301	OPM6-57	904	CPM6-05
302	OPM6-58	1001	OPM6-41
303	OPM6-26	1002	FPM6-35
304	OPM6-49	1003	FCM6-32
401	CPM6-06	1004	OPM6-46
402	CPM6-07	1101	CPM6-15
403	FOPM6-23	1102	OPM6-28
404	FOPM6-36	1103	OPM6-53
501	OPM6-31	1104	FOPM6-42
502	OPM6-29	1201	OPM6-27
503	OPM6-54	1202	CPM6-18
504	FPM6-30	1203	CPM6-04
601	OPM6-55	1204	OPM6-47
602	FPM6-25	1301	CPM6-01
603	OPM6-51	1302	CPM6-08
604	FPM6-43	1303	CPM6-14
701	OPM6-24	1304	CPM6-13
702	OPM6-45	1401	FOPM6-19
703	OPM6-60	1402	CPM6-03
704	OPM6-34	1403	CPM6-09
801	OPM6-48	1404	CPM6-16
802	FOPM6-21	1501	OPM6-50
803	CPM6-10	1502	CPM6-11
804	FOPM6-20	1503	OPM6-52
901	OPM6-56	1504	FOPM6-33

10. The right of the above mentioned limited common and exclusive areas and facilities shall be heritable and transferable along with the respective flat/flats/units as the case may be and the same shall be subject to the right of the Association, its office bearers and their representatives for use of the said exclusive, limited common areas and facilities for the purpose and to the extent of maintenance of the common areas and facilities.



11. The promoter/ developer declared that the new Act Real Estates Regulatory Act(RERA) was introduced on 01/05/2017. Before the said act came in to existence the promoter/ developer had mentioned the area of flats / units by following then prevailing rules and regulations. Therefore the said carpet area is also mentioned in the below chart which is according to the old regulations. After the applicability of Real Estates Regulatory Act promoter / developer by following guidelines of said new act mentioned the area of unit / flats in agreement to sale. But after applicability of said new Act competent authority from time to time gave guidelines for calculations of flat area. Therefore in the below chart some minute variations may be found.

12. The right, title and interest of each owner of the Apartment or from **Phase No. V-A** in the General Common Areas and Facilities and their proportionate share in the profits and common expenses in the General and Common areas and facilities provided within the buildings or **Phase No. V-A** for the purpose of voting in the meeting of the Association of Apartment Condominium is based on the proportionate area of each Apartment to the total area of various units (as values are calculated in proportion to the areas) as follows:-

Wing/Building No."L"

Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	66.06	0.2154	403	66.06	0.2154
102	66.06	0.2154	404	66.06	0.2154
103	66.06	0.2154	501	66.06	0.2154
104	66.06	0.2154	502	66.06	0.2154
201	66.06	0.2154	503	66.06	0.2154
202	66.06	0.2154	504	66.06	0.2154
203	66.06	0.2154	601	66.06	0.2154
204	66.06	0.2154	602	66.06	0.2154
301	66.06	0.2154	603	66.06	0.2154
302	66.06	0.2154	604	66.06	0.2154
303	66.06	0.2154	701	66.06	0.2154
304	66.06	0.2154	702	66.06	0.2154
401	66.06	0.2154	703	66.06	0.2154
402	66.06	0.2154	704	66.06	0.2154



(35)

Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
801	66.06	0.2154	1201	66.06	0.2154
802	66.06	0.2154	1202	66.06	0.2154
803	66.06	0.2154	1203	66.06	0.2154
804	66.06	0.2154	1204	66.06	0.2154
901	66.06	0.2154	1301	66.06	0.2154
902	66.06	0.2154	1302	66.06	0.2154
903	66.06	0.2154	1303	66.06	0.2154
904	66.06	0.2154	1304	66.06	0.2154
1001	66.06	0.2154	1401	66.06	0.2154
1002	66.06	0.2154	1402	66.06	0.2154
1003	66.06	0.2154	1403	66.06	0.2154
1004	66.06	0.2154	1404	66.06	0.2154
1101	66.06	0.2154	1501	66.06	0.2154
1102	66.06	0.2154	1502	66.06	0.2154
1103	66.06	0.2154	1503	66.06	0.2154
1104	66.06	0.2154	1504	66.06	0.2154

Wing/Building No."M1"					
Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	80.88	0.2637	503	80.88	0.2637
102	80.88	0.2637	504	80.88	0.2637
103	80.88	0.2637	601	80.88	0.2637
104	80.88	0.2637	602	80.88	0.2637
201	80.88	0.2637	603	80.88	0.2637
202	80.88	0.2637	604	80.88	0.2637
203	80.88	0.2637	701	80.88	0.2637
204	80.88	0.2637	702	80.88	0.2637
301	80.88	0.2637	703	80.88	0.2637
302	80.88	0.2637	704	80.88	0.2637
303	80.88	0.2637	801	80.88	0.2637
304	80.88	0.2637	802	80.88	0.2637
401	80.88	0.2637	803	80.88	0.2637
402	80.88	0.2637	804	80.88	0.2637
403	80.88	0.2637	901	80.88	0.2637
404	80.88	0.2637	902	80.88	0.2637
501	80.88	0.2637	903	80.88	0.2637
502	80.88	0.2637	904	80.88	0.2637

(36)



Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
1001	80.88	0.2637	1301	80.88	0.2637
1002	80.88	0.2637	1302	80.88	0.2637
1003	80.88	0.2637	1303	80.88	0.2637
1004	80.88	0.2637	1304	80.88	0.2637
1101	80.88	0.2637	1401	80.88	0.2637
1102	80.88	0.2637	1402	80.88	0.2637
1103	80.88	0.2637	1403	80.88	0.2637
1104	80.88	0.2637	1404	80.88	0.2637
1201	80.88	0.2637	1501	80.88	0.2637
1202	80.88	0.2637	1502	80.88	0.2637
1203	80.88	0.2637	1503	80.88	0.2637
1204	80.88	0.2637	1504	80.88	0.2637

Wing/Building No."2"					
Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	66.06	0.2154	602	66.06	0.2154
102	66.06	0.2154	603	66.06	0.2154
103	66.06	0.2154	604	66.06	0.2154
104	66.06	0.2154	701	66.06	0.2154
201	66.06	0.2154	702	66.06	0.2154
202	66.06	0.2154	703	66.06	0.2154
203	66.06	0.2154	704	66.06	0.2154
204	66.06	0.2154	801	66.06	0.2154
301	66.06	0.2154	802	66.06	0.2154
302	66.06	0.2154	803	66.06	0.2154
303	66.06	0.2154	804	66.06	0.2154
304	66.06	0.2154	901	66.06	0.2154
401	66.06	0.2154	902	66.06	0.2154
402	66.06	0.2154	903	66.06	0.2154
403	66.06	0.2154	904	66.06	0.2154
404	66.06	0.2154	1001	66.06	0.2154
501	66.06	0.2154	1002	66.06	0.2154
502	66.06	0.2154	1003	66.06	0.2154
503	66.06	0.2154	1004	66.06	0.2154
504	66.06	0.2154	1101	66.06	0.2154
601	66.06	0.2154	1102	66.06	0.2154

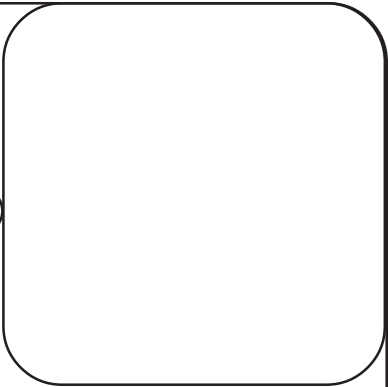
			(37)		
Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
1103	66.06	0.2154	1304	66.06	0.2154
1104	66.06	0.2154	1401	66.06	0.2154
1201	66.06	0.2154	1402	66.06	0.2154
1202	66.06	0.2154	1403	66.06	0.2154
1203	66.06	0.2154	1404	66.06	0.2154
1204	66.06	0.2154	1501	66.06	0.2154
1301	66.06	0.2154	1502	66.06	0.2154
1302	66.06	0.2154	1503	66.06	0.2154
1303	66.06	0.2154	1504	66.06	0.2154
Wing/Building No."M3"					
Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	66.14	0.2156	702	66.14	0.2156
102	66.14	0.2156	703	66.14	0.2156
103	66.14	0.2156	704	66.14	0.2156
104	66.14	0.2156	801	66.14	0.2156
201	66.14	0.2156	802	66.14	0.2156
202	66.14	0.2156	803	66.14	0.2156
203	66.14	0.2156	804	66.14	0.2156
204	66.14	0.2156	901	66.14	0.2156
301	66.14	0.2156	902	66.14	0.2156
302	66.14	0.2156	903	66.14	0.2156
303	66.14	0.2156	904	66.14	0.2156
304	66.14	0.2156	1001	66.14	0.2156
401	66.14	0.2156	1002	66.14	0.2156
402	66.14	0.2156	1003	66.14	0.2156
403	66.14	0.2156	1004	66.14	0.2156
404	66.14	0.2156	1101	66.14	0.2156
501	66.14	0.2156	1102	66.14	0.2156
502	66.14	0.2156	1103	66.14	0.2156
503	66.14	0.2156	1104	66.14	0.2156
504	66.14	0.2156	1201	66.14	0.2156
601	66.14	0.2156	1202	66.14	0.2156
602	66.14	0.2156	1203	66.14	0.2156
603	66.14	0.2156	1204	66.14	0.2156
604	66.14	0.2156	1301	66.14	0.2156
701	66.14	0.2156	1302	66.14	0.2156

(38)



Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
1303	66.14	0.2156	1404	66.14	0.2156
1304	66.14	0.2156	1501	66.14	0.2156
1401	66.14	0.2156	1502	66.14	0.2156
1402	66.14	0.2156	1503	66.14	0.2156
1403	66.14	0.2156	1504	66.14	0.2156

Wing/Building No."M4"					
Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	55.88	0.1822	803	55.88	0.1822
102	55.88	0.1822	804	55.88	0.1822
103	55.88	0.1822	901	55.88	0.1822
104	55.88	0.1822	902	55.88	0.1822
201	55.88	0.1822	903	55.88	0.1822
202	55.88	0.1822	904	55.88	0.1822
203	55.88	0.1822	1001	55.88	0.1822
204	55.88	0.1822	1002	55.88	0.1822
301	55.88	0.1822	1003	55.88	0.1822
302	55.88	0.1822	1004	55.88	0.1822
303	55.88	0.1822	1101	55.88	0.1822
304	55.88	0.1822	1102	55.88	0.1822
401	55.88	0.1822	1103	55.88	0.1822
402	55.88	0.1822	1104	55.88	0.1822
403	55.88	0.1822	1201	55.88	0.1822
404	55.88	0.1822	1202	55.88	0.1822
501	55.88	0.1822	1203	55.88	0.1822
502	55.88	0.1822	1204	55.88	0.1822
503	55.88	0.1822	1301	55.88	0.1822
504	55.88	0.1822	1302	55.88	0.1822
601	55.88	0.1822	1303	55.88	0.1822
602	55.88	0.1822	1304	55.88	0.1822
603	55.88	0.1822	1401	55.88	0.1822
604	55.88	0.1822	1402	55.88	0.1822
701	55.88	0.1822	1403	55.88	0.1822
702	55.88	0.1822	1404	55.88	0.1822
703	55.88	0.1822	1501	55.88	0.1822
704	55.88	0.1822	1502	55.88	0.1822
801	55.88	0.1822	1503	55.88	0.1822
802	55.88	0.1822	1504	55.88	0.1822



Wing/Building No."M5"

Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	82.74	0.2698	803	82.74	0.2698
102	82.74	0.2698	804	82.74	0.2698
103	82.74	0.2698	901	82.74	0.2698
104	82.74	0.2698	902	82.74	0.2698
201	82.74	0.2698	903	82.74	0.2698
202	82.74	0.2698	904	82.74	0.2698
203	82.74	0.2698	1001	82.74	0.2698
204	82.74	0.2698	1002	82.74	0.2698
301	82.74	0.2698	1003	82.74	0.2698
302	82.74	0.2698	1004	82.74	0.2698
303	82.74	0.2698	1101	82.74	0.2698
304	82.74	0.2698	1102	82.74	0.2698
401	82.74	0.2698	1103	82.74	0.2698
402	82.74	0.2698	1104	82.74	0.2698
403	82.74	0.2698	1201	82.74	0.2698
404	82.74	0.2698	1202	82.74	0.2698
501	82.74	0.2698	1203	82.74	0.2698
502	82.74	0.2698	1204	82.74	0.2698
503	82.74	0.2698	1301	82.74	0.2698
504	82.74	0.2698	1302	82.74	0.2698
601	82.74	0.2698	1303	82.74	0.2698
602	82.74	0.2698	1304	82.74	0.2698
603	82.74	0.2698	1401	82.74	0.2698
604	82.74	0.2698	1402	82.74	0.2698
701	82.74	0.2698	1403	82.74	0.2698
702	82.74	0.2698	1404	82.74	0.2698
703	82.74	0.2698	1501	82.74	0.2698
704	82.74	0.2698	1502	82.74	0.2698
801	82.74	0.2698	1503	82.74	0.2698
802	82.74	0.2698	1504	82.74	0.2698

Wing/Building No."M6"

Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
101	93.42	0.3046	201	93.42	0.3046
102	93.42	0.3046	202	93.42	0.3046
103	93.42	0.3046	203	93.42	0.3046
104	93.42	0.3046	204	93.42	0.3046

(40)



PARKSYDE

Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %	Unit No. Flat No.	Carpet Area in Sq. Mtr.	Share %
301	93.42	0.3046	903	93.42	0.3046
302	93.42	0.3046	904	93.42	0.3046
303	93.42	0.3046	1001	93.42	0.3046
304	93.42	0.3046	1002	93.42	0.3046
401	93.42	0.3046	1003	93.42	0.3046
402	93.42	0.3046	1004	93.42	0.3046
403	93.42	0.3046	1101	93.42	0.3046
404	93.42	0.3046	1102	93.42	0.3046
501	93.42	0.3046	1103	93.42	0.3046
502	93.42	0.3046	1104	93.42	0.3046
503	93.42	0.3046	1201	93.42	0.3046
504	93.42	0.3046	1202	93.42	0.3046
601	93.42	0.3046	1203	93.42	0.3046
602	93.42	0.3046	1204	93.42	0.3046
603	93.42	0.3046	1301	93.42	0.3046
604	93.42	0.3046	1302	93.42	0.3046
701	93.42	0.3046	1303	93.42	0.3046
702	93.42	0.3046	1304	93.42	0.3046
703	93.42	0.3046	1401	93.42	0.3046
704	93.42	0.3046	1402	93.42	0.3046
801	93.42	0.3046	1403	93.42	0.3046
802	93.42	0.3046	1404	93.42	0.3046
803	93.42	0.3046	1501	93.42	0.3046
804	93.42	0.3046	1502	93.42	0.3046
901	93.42	0.3046	1503	93.42	0.3046
902	93.42	0.3046	1504	93.42	0.3046

Tota Carpet area Wing “L”, “M1”, “M2”, “M3”, “M4”, “M5” & “M6”	30670.80	100 %
--	----------	-------

The proportionate representation for voting purposes may be limited in accordance with the Provisions of Bye-Laws attached hereto at Exhibit “B”.

13. i) It is declared that as mentioned above each unit / apartment holder has right to use the common area, spaces, amenities and facilities of Phase No. V-A. Subsequently the unit holder will also have right to use common amenities and facilities of other phases, as soon as the said phases will be completed by the promoter and handover it to the use of all unit holders, said



(41)

- amenities and facilities are specifically mentioned hereinabove.
- ii) After obtaining completion certificate of last building of the last phase, all Association of all phases will join in formation of federation, which will be the apex body of all associations and will become the title holder of the total land area, buildings common spaces and facilities and amenities of the project. The title of the promoter / developer / grantor in respect of the entire undivided / underneath land area of all buildings / wings along with common area, amenities and facilities shall be conveyed within 3 months from the date of issue of occupancy certificate to the last of the building / wing in the lay-out. The period of conveyance is henceforth, also specifically and separately defined in each agreement to sale entered with flat holder / allottees.
 - iii) As mentioned above the Grantor/promoter / developer will handover the entire land area, common area amenities and facilities to the federation of all phases or all association. Each unit holder will subsequently have undivided right in the total project land, common areas and facilities of the whole project. The said ratio of undivided right will be automatically derived when the last building of last phase will be completed. And the said undivided ratio of each apartment owner would be automatically arrived at by considering ratio of carpet area of each apartment / unit to the total project land area.
14. i) Grantor/Promoter / developer has formed M/s. Parksyde Homes Association a company (Herein after called a company) registered u/s 8 of the companies act, 2013 for maintenance of all common facilities provided for all phases. Said facilities shall be provided/ constructed by promoter as per stage wise construction of each phase. Said company shall maintain all common spaces, amenities and facilities for all phases or project from the common maintenance amount of all unit/apartment holders of all phases. The company would also be in control of all the financial affairs of the project related to maintenance, and will be authorized to accept deposits from members and invest/ expense those deposits. The company is a independent and separate legal entity, and is not governed or influenced by Grantor/Owner/ developer in any manner whatsoever. Hence the appointment of first directors is for a fixed tenure as a interim arrangement only i.e. till the completion of whole layout project.
- The company is already incorporated bearing CIN U93000MH2018NPL305691. The company would have its own



set of rules and regulation prescribed under Memorandum and articles of association. The said memorandum and articles of association also forms part of this declaration and attached herewith as Exhibit "C-1" & "C-2".

- A] Quantum of the maintenance charges for maintenance of common area and facilities common among all wings, and limited common area and facilities common among the unit holders in each building shall be decided by the Executive committee of the company and elected members of association, jointly and severally, in accordance with the articles and memorandum of association of the company.
- B] Executive committee of the company and elected member of associations shall be jointly and severally, in control of the said common or limited common areas and facilities (as the case may be) and shall be entitled to disconnect the use and services thereof to the member/s who may default in payment of the maintenance charges.
- C] Executive committee of the company and elected members of the association shall be jointly and severally, shall be entitled to keep part of the money collected as a reserve fund for major expenses. A company shall also be entitled to charge interest on the defaulted amount @ 2% per month. There shall be a charge of the dues on the flat property of the defaulter.

15. Each apartment owner shall comply strictly with the bye-laws and with the administrative rules and regulations adopted by the association and with the memorandum and article of association of a company, pursuant there to either of and the same may be lawfully amended from time to time, and with the covenants, conditions and restrictions set forth in the declaration or in the deed of apartment. Failure to comply with any of the same shall be a ground for an action to recover sums due for damages or injunctive relief or both maintainable by a company or Board of managers on behalf of the Association of Apartment owners, or in a proper case by an aggrieved apartment owner.

16.(a) It is hereby declared that the unit holders of the **Parksyde Homes Phase No. V-A Apartment Condominium** shall be liable to contribute towards the payment of N.A. Taxes and all other outgoings that may be levied by the Govt. or the local authorities in respect of the property more particularly described in above.



(43)

- (b) The limited common areas and facilities shall be maintained by the flats/units who share the said area and cost/expense thereof shall be shared by them in proportion to their respective carpet area.
 - (c) The unit holders of the Association will be liable to contribute towards the maintenance of the common areas and facilities of the entire layout like common roads, garden, drainage, electrical and water lines, etc.
 - (d) As promoter / developer will construct group housing project on above mentioned joint lay-out, the unit holder or apartment holder or Association of Apartment owners of any Phase shall not enter the name of Individual flat owner or name of Association in the ownership or in other rights column of 7/12 extract or DLR record or any other Government record. After completion of all phases or last building of last phase, Promoter will give an application to enter the name of Associations or Federation of all Associations in the ownership column of record of right.
17. That the administration of the **Parksyde Homes Phase No. V-A Apartment Condominium** consisting of the aforementioned building/s and parcel of land i.e. plinth area as described hereinabove in clause 1 of this deed shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws which are made a part of this deed and are attached as Exhibit "B".
18. That as it 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 all the units on all the floors will be owned as individual properties capable of independent use on account of each having its own exit to common areas and facilities of the building, each unit owner having an exclusive and particular right, title and interest over his respective unit and in addition to the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.
19. That the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.
20. That the percentage of the undivided interest in the general and/or restricted common areas and facilities of structure under **Phase No. V-A** established herein shall not be changed without the



unanimous consent of all the Apartment Owners expressed in amendment to this Deed duly registered.

21. That the undivided interest or interest in the general and/or restricted areas and facilities of structure under **Phase No. V-A** shall not be separated from the Unit to which it is attached and shall be deemed to be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instruments.

22. That each Apartment Owners shall comply with the provisions of this Deed, Bye-Laws, Article of Association and memorandum of Parksyde Homes Association (Exhibit-C-1 & C-2), Decisions and Resolutions of the Association of Apartment Owners or its representatives and failure to comply with any such provisions, decision or resolutions shall be binding for an action to recover sums due for damages and/or for injunctive relief.

23. 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 after execution and registration of deed/s of apartments (if any) unless all of the Apartment Owners in whose favour apartment deeds will then be executed (if any) unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instrument.

24. That no Apartment Owner of a unit will 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 abandonment of his unit. Provided however that the Grantor shall not be liable to such contribution or any other payment regarding unsold or unallotted units or units of which construction is not completed or possession is not delivered.

25. That all the present or future owners, tenants, future tenants or any other person that might use the facilities of the building as a prudent man are subject to the provisions of this Deed and that mere acquisition or rental of any of the units of the building or the mere act of occupying of the said units shall signify that the provisions of this Deed are accepted and ratified. The respective unit shall not be rented or given on leave and license or care taker basis by the Apartment



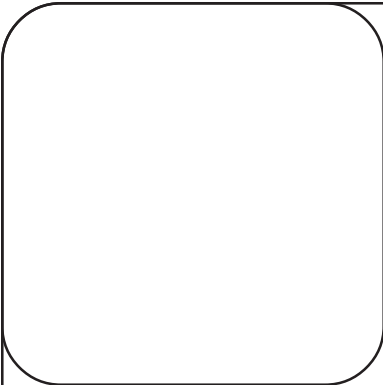
(45)

Owners thereof for transient or hotel purposes which shall be defined as (a) rental compensation for any period less than thirty days or (b) any rental by which the occupants of the units are provided customary hotel or boarding or lodging or paying guest services. Other than the foregoing obligations, the Apartment Owners of the respective units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that the said lease, leave and license or care taker basis is made subject to covenants and restrictions contained in this Declaration and further subject to the Bye-Laws in Exhibit "B" and Exhibit-C-1 and C-2 as articles and memorandum of Parksyde Homes Association attached hereto.

26. That where a unit is sold by a mortgagee in exercise of his power of sale under an Mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such unit, then neither the mortgagee nor the purchaser who derives title to the unit at such sale, or his successors or assigns shall be liable for assessments by the Association which became due prior to the requisition of title by such acquirer, it being understood however that the above shall not be construed to prevent the Association of Apartment Owners and Parksyde Homes Association a maintenance company from filing and claiming charges for such assessments and enforcing the same as provided by law and that such charges shall be subordinate to such mortgage.

27. That in a voluntary or involuntary conveyance of a unit the grantee of the unit i.e the purchaser or allottee shall be jointly and severally liable with such grantor for all unpaid assessments by the Association of Apartment Owners and a maintenance company against the latter for his share of the common expenses upto the grant or conveyance without prejudice to the grantee's right to recover from such grantor the amounts paid, if any, 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 assessment against the grantor due to the Association and such grantee shall not be liable for, nor shall the unit conveyed be subject to a charge for any unpaid assessment made by the Association of Apartment Owners and a Parksyde Homes Association a maintenance company against the grantor in excess of the amount therein set forth.

28. That the Manager of Board of Managers of the Association may



obtain and continue in effect blanket property insurance in from and amounts satisfactory to mortgagees holding first mortgages covering Units but without prejudice to the right of the Owner of a Unit to obtain individual unit insurance.

29. That insurance premium for any blanket insurance coverage (if any) shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket insurance premium as such premia become due.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED

by the within-named
SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED '**Land Owner/
Promoter / Developer**

- 1. **M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,**
(erstwhile known asJaikumar Constructions LLP)
Through its Director
Shri. Hiten Haridas Rajkotia
- 2. **Mr. Sanjaykumar Kondiram Dhakane**
- 3. **M/s. Sunrise Developers**
through its Partner
Mr. Nagindas Zaverchand Mehta
- 4. **M/s Areehant Developers**
through its Partner
Mr. Nagindas Zaverchand Mehta
Sr. No. 1 for themselves and General Power
of Attorney Holder of Sr. No. 2 to 4

THE GRANTOR/S

in the presence of :

1. _____

2. _____