



CHALLAN
MTR Form Number-4



GRN	MH013077480201819E	BARCODE	[Barcode]		Date	28/03/2019-10:36:05	Form ID	25.3
Department			Inspector General of Registration		Payer Details			
Stamp Duty			Type of Payment		Registration Fee		TAX ID (if Any)	
							PAN No. (if Applicable)	
Office Name			NSK4_NASHIK 4 JOINT SUB REGISTRAR		Payee Name		Prayag Developers	
Location			NASHIK		Flat/Block No.		Plot No. 09	
Year			2018-2019 One Time		Premises/Building		Road/Street	
Account Head Details			Amount in Rs.		Area/Locality		Municipal Corporation	
0030040001 Stamp Duty			100.00		Town/City/District		PIN	
0030063301 Registration Fee			100.00				4 2 2 3 0 3	
					Remarks (if Any)		Second Party Payment:-	
					Amount in Words		Two Hundred Rupees Only	
Total			200.00					
Payment Details			IDBI BANK		FOR USE BY RECEIVING BANK			
Cheque/DD Details			Bank City		Ref. No.		69103332019082818402 208432335	
Cheque/DD No.			Bank Date		RGR Date		28/03/2019-15:36:25 Not Verified with Regt	
Name of Bank			Bank Branch		IDBI Bank			
No. of Branch			Scrub No. / Date		Not Verified with Scrub			

Department ID: 1111111111
 NOTE: This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.
 चरु करण केरुत दुराज निवेक कएरिअरुत गोटुं कएरुतुअरुत दुराजुअरुत लरुत अरुत - गोटुं अ कएरुतुअरुत दुराजुअरुत गेरुत लरुत लरुत गेरुत।

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
GRN	2803281079454
Date	28/03/2019
Received from mess prayag developers (Prayag Developers) an amount of Rs 740/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nashik 4 of the District Nashik.	
Payment Details	
Bank Name	IDBI
Bank City	400049120190328032818
Date	28/03/2019
RGR No.	208432335
This is computer generated receipt, hence no signature is required.	

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DEED OF DECLARATION

(PRAYAG GREENS APARTMENT WING - A & B)

THIS DEED OF DECLARATION made and executed on this 28th Day of March Christian year Two Thousand & Eighteen.

M/S. PRAYAG DEVELOPERS

Partnership Firm through Partner

MR. NILESH CHANDURHAI BHAGAT

Age : 33 Years, Occu : Business,

Pan No. AAQFD 9092 K

R/o. Flat No. 07, Jaytami Apartment,

Pokar Colony, Dindori Road, Nashik - 422004.

Hereinafter referred to as "GRANTOR/S/OWNER/S" (which expression shall, unless it is repugnant to the context or meaning thereof mean and include other partners, legal representatives, administrators, executors and assignees).

FIRST :- The owner prepared a Lay-out Plan of the said S. No. 214/2/3A/3B/5A/5B/6A/6B & Assistance Director Town Planning Nashik Municipal Corporation Nashik sanctioned the same on 02/05/2001 vide letter No. Town Planning Department/Final/Panchyati/19. Thereby said land sub-divided into various plots and thereby said Plot i.e. Plot No. 09 came into existences. And said land converted into Non - Agricultural purpose as per the order passed by Collector Nashik - vide no. Maha/Kaksh-3/N. A. Letter No. 4/83/A/2000 on 16/03/2002 for residential purpose.

The Grantor/s/owner/s purchased Plot No. 09 from the owners Thakkar Consultant & Thakkar Developers Ltd., through Mr. Jitendra Thakkar by way of Sale Deed & the same is registered in the office of Sub Registrar Nashik-4 vide Reg. No. 6680 on 15/09/2016. And therefore the grantor/s/owner/s acquired ownership rights of the said property/ies accordingly their names mutated to the owner's column of the property extract vide Mutation Entry No. 19799 certified on 13/10/2016.

That the Plot No. 09, total area - 1002.25 Sq. Mtrs., out of Survey No. 214/2/3A/3B/5A/5B/6A/6B, of the property situated at Mauze - Mhasanul, within the registration sub-division and Taluka Nashik, Registration Division and District Nashik and situated within the limits of Nashik Municipal Corporation. The owner/s/ Grantor/s well seized and possessed the said property.

SECOND:-

And whereas Grantor/s/owner/s has/have prepared a Building Plan for construction of building proposed - PRAYAG GREENS APARTMENT WING

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A & B which consisting residential units 38. And the same is approved by Town Planning Department, Nashik Municipal Corporation Nashik issued a Commencement Certificate on 04/01/2017 vide letter no. LND/CP/C-2/653/537B and thereby the builder/s has/have started construction over the said plot. As per the sanctioned building plan the building proposed "PRAYAG GREENS APARTMENT, WING A & B" consisting Ground (Parking) + Fourth Floor.

The owner/s/developer has completed a construction of a building "PRAYAG GREENS APARTMENT, WING A & B" over the said Plot and therefore Nashik Municipal Corporation Nashik issued a Completion Certificate on 06/03/2019 vide no. Javak Number/Naniv/Panchwati/22715/39.

The Grantor/s/owner/s constructing the building known as "PRAYAG GREENS APARTMENT, WING A & B" with its Postal address as,

"PRAYAG GREENS APARTMENT, WING A & B"
Plot No. 09, S. No. 214/2/3A/3B/5A/5B/6A/6B
Mhasanul, Tal. & Dist - Nashik

The Grantor/s/owner/s constructed the said building as per the plans sanctioned by Nashik Municipal Corporation. The specifications of the units given herein below are at present final and without any alterations of Amendments and to that extent, the Grantor/s shall not use any portions or desecrations and they will abide by the present approved plans.

THIRD :- That the Grantor/s/owner/s constructing building known as "PRAYAG GREENS APARTMENT, WING A & B" [Hereinafter referred to as the said Building] on the said property as per the approved building plans which has been approved by the Nashik Municipal Corporation under the Commencement Certificate.

FOURTH :- That the said building consists of Ground (Parking) + Fourth Floor consisting residential units 38. All the floors are all capable of Individual Utilization on the account of having their own exit to a Common Area and the facilities of the said building and the Apartment shall be sold to one or more owners/developers, each owner obtaining particular and exclusive property rights thereto and each Apartment constituting a heritable and transferable immoveable property within the meaning of any Law for the time being enforce in the state of Maharashtra, (Hereinafter referred to as the Residential Unit and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their Adequate use and enjoyments and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

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FIFTH: That as per the sanctioned building plan the aforesaid building has a total building area 1943.64 Sq. Mtrs., carpet, constitute Ground (Parking) + Fourth Floor consisting of Residential units 38. The total Built area of the said building as mentioned in the documents of Individual Purchaser/s mentioned in their respective agreements/deeds.

SIXTH - That the building shall be known as "PRAYAG GREENS APARTMENT, WING A & B" and that the residential and common areas and facilities of the building will be as follows:

1] **Units:-** There are in all 38 (Thirty-Eight) residential units. The measurements of the residential units include all the outside walls and one half of block partition excluding bearing walls. The principle structure of the said building is R.C.C. framed structure, burnt brick walls, and wooden flush doors and such other material as per the consent and agreement of all the apartment owners as stated in details in the individual agreement of sale between the respective parties with some variations as per the requirement of each apartment owner/s.

A) Description of each unit/flat is described hereunder :-

Plot No. 09 total area - 1002.25 Sq. Mtrs., & constructed thereon Building "PRAYAG GREENS APARTMENT, WING A & B" out of Survey No. 214/2/3A/3B/5A/5B/6A/6B, of the property situated at Village - Mhasarui, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. The all Flats description as under -

Wing - A

1] **Flat No. A-01,** carpet area 52.71 Sq. Mtrs., Porch area 6.00 Sq. Mtrs., & Garden area 50.00 Sq. Mtrs., on Ground Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Yogesh Hemichand Kankariya
Mrs. Niku Yogesh Kankariya.

Purpose - Residential.

Agreement for Sale dated 30/11/2018 (MSK-4, Reg. No. 10170).

2] **Flat No. A-02,** carpet area 53.19 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., + 6.00 Mtrs., above Porch area on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

3] **Flat No. A-03,** carpet area 46.91 Sq. Mtrs., Enclose Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., + 6.00 Mtrs., above Porch area on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

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4] Flat No. A-04, carpet area 30.92 Sq. Mtrs., Enclosed Balcony area 6.21 Sq. Mtrs., & Open Balcony area 3.30 Sq. Mtrs., on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mrs. Vishakha Parag Agnihotri &
Mr. Parag Sadashiv Agnihotri.

Purpose - Residential.

Agreement for Sale dated 10/01/2019 (NSK-4, Reg. No. 291).

5] Flat No. A-05, carpet area 34.51 Sq. Mtrs., Enclosed Balcony area 3.41 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mrs. Archana Mangesh Charoskar
Mr. Mangesh Mivnuti Charoskar

Purpose - Residential.

Agreement for Sale dated 09/01/2019 (NSK-4, Reg. No. 254).

6] Flat No. A-06, carpet area 38.50 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

7] Flat No. A-07, carpet area 53.19 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

8] Flat No. A-08, carpet area 46.91 Sq. Mtrs., Enclose Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

9] Flat No. A-09, carpet area 30.92 Sq. Mtrs., Enclosed Balcony area 6.21 Sq. Mtrs., & Open Balcony area 3.30 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

10] Flat No. A-10, carpet area 34.51 Sq. Mtrs., Enclosed Balcony area 3.41 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Sunil Anna Baharam

Mrs. Purnam Sunil Baharam

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Purpose – Residential.

Agreement for Sale dated 23/10/2018 (NSK-4, Reg. No. 9062).

11] Flat No. A-11, carpet area 38.50 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mr. Govind Ashok Dayama

Mrs. Mangala Ashok Dayama

Mr. Ashokkumar Fukhand Dayama

Purpose – Residential.

Agreement for Sale dated 09/01/2019 (NSK-4, Reg. No. 617).

12] Flat No. A-12, carpet area 53.19 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

13] Flat No. A-13, carpet area 46.91 Sq. Mtrs., Enclosed Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

14] Flat No. A-14, carpet area 30.92 Sq. Mtrs., Enclosed Balcony area 6.21 Sq. Mtrs., & Open Balcony area 3.30 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

15] Flat No. A-15, carpet area 34.51 Sq. Mtrs., Enclosed Balcony area 3.41 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

16] Flat No. A-16, carpet area 38.50 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

17] Flat No. A-17, carpet area 53.19 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Unsold. (Grantor/owner)

Purpose – Residential.

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18] Flat No. A-18, carpet area 46.91 Sq. Mtrs., Enclose Balcony area 6.43 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mr. Prafulla Savleram Rahinj
Mrs. Surekha Prafull Rahinj

Purpose – Residential.

Agreement for Sale dated 03/01/2019 (NSK-4, Reg. No. 47).

Correction Deed dated 04/01/2019 (NSK-4, Reg. No. 110).

19] Flat No. A-19, carpet area 30.92 Sq. Mtrs., Enclose Balcony area 6.21 Sq. Mtrs., & Open Balcony area 3.30 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mrs. Geeta Vivek Mohite
Mrs. Vivek Sadashiv Mohite

Purpose – Residential.

Agreement for Sale dated 30/01/2019 (NSK-4, Reg. No. 943).

20] Flat No. A-20, carpet area 34.51 Sq. Mtrs., Enclose Balcony area 3.41 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mr. Gajanan Hari Pagar
Mrs. Nanda Gajanan Pagar

Purpose – Residential.

Agreement for Sale dated 23/10/2018 (NSK-4, Reg. No. 9065).

21] Flat No. A-21, carpet area 38.50 Sq. Mtrs., & Open Balcony area 3.41 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mr. Shailesh Ashok Borse
Mrs. Rohini Shailesh Borse

Purpose – Residential.

Agreement for Sale dated 14/12/2018 (NSK-4, Reg. No. 10592).

Wing – B

1] Flat No. B-01, carpet area 51.60 Sq. Mtrs., + Garden area 49.00 Sq. Mtrs., & 6.00 Mtrs., Porch area on Ground Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s – Mr. Sagar Bhaskar Dawande
Mrs. Shobha Bhaskar Dawande
Mr. Bhaskar Tulashiram Dawande

Purpose – Residential.

Agreement for Sale dated 16/08/2018 (NSK-4, Reg. No. 7076).

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2] Flat No. B-02, carpet area 47.54 Sq. Mtrs., Enclose Balcony area 6.37 Sq. Mtrs., Open Balcony area 3.35 Sq. Mtrs., & Open Terrace area 6.00 Sq. Mtrs., above Porch on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Shashikant Vitthal Pawar
Mrs. Suman Shashikant Pawar
Mr. Dinesh Shashikant Pawar

Purpose - Residential.

Agreement for Sale dated 30/01/2019 (NSK-4, Reg. No. 935).

3] Flat No. B-03, carpet area 52.25 Sq. Mtrs., Open Balcony area 3.35 Sq. Mtrs., & Open Terrace area 6.00 Sq. Mtrs., above Porch on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Suryakant Sitaram Nikam
Mrs. Chhaya Suryakant Nikam

Purpose - Residential.

Agreement for Sale dated 07/06/2018 (NSK-4, Reg. No. 6833).

4] Flat No. B-04, carpet area 39.25 Sq. Mtrs., & Open Balcony area 3.52 Sq. Mtrs., on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold (Grantor/owner).

Purpose - Residential.

5] Flat No. B-05, carpet area 48.90 Sq. Mtrs., Enclosed Balcony area 5.90 Sq. Mtrs., & Open Balcony area 3.63 Sq. Mtrs., on First Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold (Grantor/owner).

Purpose - Residential.

6] Flat No. B-06, carpet area 47.54 Sq. Mtrs., Enclosed Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Jagdish Prathakar Chaudhari
Mrs. Karishma Jagdish Chaudhari

Purpose - Residential.

Agreement for Sale dated 01/06/2018 (NSK-4, Reg. No. 4960).

7] Flat No. B-07, carpet area 52.25 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Smita Laxman Patilkar alias

Mrs. Smita Ramesh Mandlik

Mr. Ramesh Bansi Mandlik

Purpose - Residential.

Agreement for Sale dated 28/08/2018 (NSK-4, Reg. No. 7332).

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8] Flat No. B-08, carpet area 39.25 Sq. Mtrs., & Open Balcony area 3.52 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Yogesh Anil Dusing

Mrs. Suman Anil Dusing

Purpose - Residential.

Agreement for Sale dated 16/08/2018 (NSK-4, Reg. No. 7077).

9] Flat No. B-09, carpet area 48.90 Sq. Mtrs., Enclosed Balcony area 5.90 Sq. Mtrs., & Open Balcony area 3.63 Sq. Mtrs., on Second Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Suruchi Dilip Ahire alias

Mrs. Suruchi Prashant Borse

Mr. Prashant Ashok Borse

Purpose - Residential.

Agreement for Sale dated 16/08/2018 (NSK-4, Reg. No. 7075).

10] Flat No. B-10, carpet area 47.54 Sq. Mtrs., Enclosed Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Pravin Vilas Varade

Mrs. Priyanka Ichharam Bonde alias

Mrs. Priyanka Pravin Varade

Purpose - Residential.

Agreement for Sale dated 02/06/2018 (NSK-4, Reg. No. 5004).

11] Flat No. B-11, carpet area 52.25 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Sojar Kisan Bhandwalkar

Mr. Kisan Ajinath Bhandwalkar

Purpose - Residential.

Agreement for Sale dated 20/07/2018 (NSK-4, Reg. No. 6372).

12] Flat No. B-12, carpet area 39.25 Sq. Mtrs., & Open Balcony area 3.25 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Swapnil Laxman Lomate

Sulochana Laxman Lomate

Purpose - Residential.

Agreement for Sale dated 14/08/2018 (NSK-4, Reg. No. 7002).

13] Flat No. B-13, carpet area 48.90 Sq. Mtrs., Enclosed Balcony area 5.90 Sq. Mtrs., & Open Balcony area 3.63 Sq. Mtrs., on Third Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

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14] Flat No. B-14, carpet area 47.54 Sq. Mtrs., Enclosed Balcony area 6.37 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Ramchandra Shrivaji Chaurse
Mrs. Kalpana Ramchandra Chaurse

Purpose - Residential.

Agreement for Sale dated 11/12/2018 (NSK-4, Reg. No. 10484).

15] Flat No. B-15, carpet area 52.25 Sq. Mtrs., & Open Balcony area 3.35 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Hemlata Sambhaji Shinde alias
Mrs. Hemlata Yogesh Gavali
Mr. Yogesh Bhaurao Gavali

Purpose - Residential.

Agreement for Sale dated 18/06/2018 (NSK-4, Reg. No. 5405).

16] Flat No. B-16, carpet area 39.25 Sq. Mtrs., & Open Balcony area 3.52 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Mr. Akash Annasaheb Ugale
Kavita Uhas Navale alias
Mrs. Kavita Akash Ugale

Purpose - Residential.

Agreement for Sale dated 22/11/2018 (NSK-4, Reg. No. 9926).

17] Flat No. B-17, carpet area 48.90 Sq. Mtrs., Enclosed Balcony area 5.90 Sq. Mtrs., & Open Balcony area 3.63 Sq. Mtrs., on Fourth Floor. And same bounded as per sanctioned building plan.

Name of the Owner/s - Unsold. (Grantor/owner)

Purpose - Residential.

Note - The all Flats Agreement of Sale was registered before the implementation of RERA Act carpet area mentioned in that documents before RERA Act, But then after RERA Act is implement in all over India so, the area of said registered agreements as per the RERA Act is different & corrected area mentioned in said Declaration of Apartment.

8) Common areas and facilities:

1. All that piece and parcel of the land as described in the schedule written herein under
2. All 2 BHK Flat owners had allotted parking & All 1 BHK Flat owners had common parking and inside margin.
3. Following facilities located throughout the building.
4. Boar provided each wing separately.
5. Members of Wing A & B collect maintainance.

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6. Owners of Flat No. 05, 10, 15 & 20 had rights to use passage area, near lift which is 2.1449 Sq. Mtrs., of Wing A and also owners of Flat No. 05, 09, 13 & 17 had rights to use passage area, near lift which is 3.9998 Sq. Mtrs., of Wing -B.

AMMENITIES AND SPECIFICATIONS.-

As provided by the land owner/developer -

And other additional amenities as provided and verified by the purchasers and about all the amenities the purchasers are satisfied.

C) Restricted common areas:-

As mentioned above, the adjoining/attached terraces, Parking space, and marginal open space allotted to the individual owners shall be used and utilized by the flat owners to whom the said terrace, parking space and marginal open space is allotted and except to such allotted nobody shall have and right, title and interest on the said adjoining/attached terrace, parking space, marginal open space.

SEVENTH:

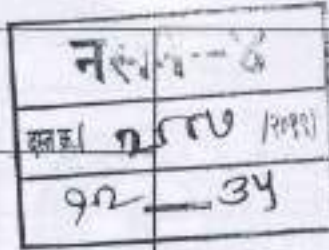
- a) That the right, title and interest of each owner of the residential unit in the general common area and facilities as listed above and their proportionate share in the profit and common expenses in the general common areas and facilities as well as the proportionate representation for the "PRAYAG GREENS APARTMENT WING A & B" is/are of all Residential units as follows :-

"PRAYAG GREENS APARTMENT WING A & B"

Wing-A

Wing -B

FLAT NO.	VOTING AND OWNERSHIP PERCENTAGE	FLAT NO.	VOTING AND OWNERSHIP PERCENTAGE
A-01	3.025	B-01	2.963
A-02	3.217	B-02	3.254
A-03	3.225	B-03	3.169
A-04	2.080	B-04	2.200
A-05	2.123	B-05	3.006
A-06	2.156	B-06	2.946
A-07	2.908	B-07	2.860
A-08	2.916	B-08	2.200
A-09	2.080	B-09	3.006
A-10	2.123	B-10	2.946
A-11	2.156	B-11	2.860
A-12	2.908	B-12	2.200
A-13	2.916	B-13	3.006
A-14	2.080	B-14	2.946



A-15	2.123	B-15	2.860
A-16	2.156	B-16	2.200
A-17	2.908	B-17	3.006
A-18	2.916	Total	100%
A-19	2.080		
A-20	2.123		
A-21	2.156		

- b) The proportionate representation for voting purposes with respect to the said restricted common areas and facilities in the meeting of the Association of Apartment is based on the proportionate value of each family Unit to the total value of all residential units & as provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto may be limited in accordance with provisions of the bylaws attached hereto as the Exhibit B.
- c) Apartment and the percentage of undivided interest of the common areas and facilities appertaining to the apartment, (each apartment) are not encumbered in any manner whatsoever on the date of this declaration.

EIGHT: That the administration of "PRAYAG GREENS APARTMENT WING A & B", consisting as aforesaid of the building and parcel of land describe in the schedule and paragraph 6 of this deed shall be in accordance with the provision of this deed and with the provision of the Bye Laws which are made a part of this Deed of Declaration and are attached hereto.

NINTH : That as appeared above a plan of apartment ownership is hereby constituted under and subject to the provision of Maharashtra Apartment Ownership Act 1970, so that all the Residential units of Ground (Parking) + First + Second + Third + Fourth Floor may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a common area and facilities of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

TENTH : That for the purposes of stamp duty and registration fees to be imposed on the registration of this deed in the Register of Declaration and Deed of Apartment under section 13(5) the value of the "PRAYAG GREENS APARTMENT WING A & B", is/are distributed as per value of the land and value of the respective residential unit which are registered in the office of sub-registrar as described before.

ELEVENTH : That so long as the Grantor owns one or more of the Residential units the Grantor shall be subject to the provision of this deed of the Exhibit A

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दिनांक २६/०७/२०१९		
१३ - ३१		

A & B attached hereto and Grantor Covenants to take no action which will adversely affect the rights of the Association of the Apartment owners with respect to assurances against latent defects in the said building or other rights assigns to the association by reason of the establishment of the "PRAYAG GREENS APARTMENT WING A & B".

TWELTH:

That the general common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof. And no apartment owner shall not make any kind of changes, which may cause injuries or damage to the structure of the said Building.

THIRTEENTH:

That the percentage of undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in the amendment to this deed duly registered.

FOURTEENTH:

That the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the residential unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instruments.

FIFTEENTH:

That each apartment owner shall comply with the provision of this Deed of Declaration, the Bye Laws, decisions and resolution of the Association of Apartment owners or its representatives, and failure to comply with any such provision, decision or resolutions, shall be grounds for an action to recover sums due, for damages, or for Injunctive relief.

SIXTEENTH:

That the dedication of the property to the Plans of Apartment of Ownership herein shall not be revoked, or the property removed from the plan of Apartment Ownership, or any of the provisions herein amended unless all of the apartment owners and mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment, or removal of the property from the plan by duly registered instruments.

SEVENTEETH:

That no Apartment Owner of a residential units, may exempt himself from the liabilities for its contribution towards the common expenses by waiver of the use and enjoyment of any of the general and/or common areas and facilities or by the abandonment of his residential unit.

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गुल्बार्ग 28 मार्च 2019 4:43 म न

दस्ता पोपबारा भाग-1

पाननं 4

दस्ता क्रमांक. 2887/2019

दस्ता क्रमांक नमून 4/2887/2019

बस्तान मुल्य. रु. 01/-

बोवडला रु. 01/-

भरसेचे मुद्रांक शुल्क. रु. 100/-

हु नि सह हु नि. नानं 4 पांने कार्यालय

म क्रं 2887 वर दि. 28-03-2019

रोजी 4:45 म.नं. वर. हुबेर केला.

पावती 3598

पावती दिनांक. 28/03/2019

शहरकरगार, चे नाव. घं. प्रभाग रेन्नुलरस भाषीदारी हंन्दा
सकें भाषीदार पी. निनेश रंनुलाव भवत

नोंदणी पी

रु. 100.00

दस्ता हुबडाळपी पी

रु. 740.00

दुष्टांची संख्या: 37

एकुण: 840.00

दस्ता हुबेर करपांत्याची सही:

Joint Sub Registrar Nashik-2
सह. दुय्यम निबंधक वर्ग-२

नामिक-४

दस्ताचा प्रकार: विक्रीकरण

मुद्रांक शुल्क: प्रतिशालेख

शिक्का क्रं. 1 28/03/2019 04:45:55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28/03/2019 04:49:02 PM ची वेळ: (पी)

Joint Sub Registrar Nashik-2
सह. दुय्यम निबंधक वर्ग-२

नामिक-४



