.U. Deshmukh
Advocate

Ph.0721-2663232
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OFFICE : Near Dr. Belsare's Hospital,Khaparde Garden, Camp, AMRAVATI.

Ref. No.....

Date :.....

Sub-Registrar Office, Amravati at Sr.No.1728/2017 as per the provisions of Maharashtra Apartment Ownership Act, 1970.

That as per the sanctioned building plan, the Municipal Corporation Authority has sanctioned total 105 flats, 12 shops alonwith the amenities as per notification issued by Authority and these amenities are described in the declaration dated 30/6/2017.

I further find that the said building i.e. "Sai Heritage-Wing-1 - Saiprasad" proposed to be constructed on plot No.1, admeasuring 7160 sq.mtrs. The permissible FSI for the said scheme is 1.10. The permissible TDR for the said scheme is 0.90 and permissible additional FSI for the scheme is 0.30. Thus the total permissible FSI as per development construction rules of Municipal Corporation, Amravati for the proposed building is 2.30. Considering the permissible FSI 2.30, the permissible built up area comes to 7160 x 2.30 = 16468 sq.mtrs. Out of the aforesaid total permissible built up area, the area admeasuring 7241.2 sq.mtrs. is being utilized (consumed) by the grantor only for construction of 105 apartments & 12 shops with amenities. All these apartments & shops are come under Wing-1, which is known as 'Saiprasad'.

As per the deed of declaration of the scheme, the Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal, Partners of M/s.Sai Dutta Developers, Amravati, who are grantor for the scheme have decided to construct the proposed apartment scheme by named and styled as Sai Heritage-Wing-1 – Saiprasad, consisting of 12 shops & 105 family units with amenties. The details of the scheme is as under:-

Shop No.	Floor	Carpet Area in sq.mtrs.	Built up area in sq.mtrs.	Super Built up area in sq.mtrs. (Incl.Lift, lobby, staircase, terrace & balcony)	Undivided share in land in percentage (%)
1	**Ground**	16.72	18.33	18.33	0.11
2		21.64	23.01	23.01	0.13
3		15.99	17.22	17.22	0.10
4		15.99	17.22	17.22	0.10
5		21.62	23.01	23.01	0.13
6		16.72	17.97	17.97	0.10
7		16.74	17.97	17.97	0.10
8		21.63	23.01	23.01	0.13
9		15.99	17.22	17.22	0.10
10		15.99	17.22	17.22	0.10