264/7998
Wednesday,December 13 ,2017
5:19 PM

पावती

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

पावती क्रं.: 8093 दिनांक: 13/12/2017

गावाचे नाव: नारी
दस्तऐवजाचा अनुक्रमांक: नमन1-7998-2017
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मेसर्स कुकरेजा ईन्फ्रास्ट्रक्चरस तर्फे पार्टनर श्रावण श्यामदास कुकरेजा तर्फे कबुली जबाब देणार श्री सुरेंद्र नथ्थूमल होखवानी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1240.00
पृष्ठांची संख्या: 62	
एकूण:	रु. 1340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:24 PM ह्या वेळेस मिळेल.

NGP1

DELIVERED

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

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 1240/-

Index-2(सूची - २)

13/12/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1
दस्त क्रमांक : 7998/2017
नोंदणी :
Regn:63m

गावाचे नाव : **1) नारी**

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजा-नारी,प.ह.नं. 11 तह. जिल्हा नागपूर येथील खसरा नं. 41/2,48,50,52/1 53,56/1,56/2 57,81/1 व 82 मधील प्लॉट नं. 4 व 5 ऐकून क्षेत्रफळ 2550 चौ. मि. आहे. असून यावर बांधलेली इमारत सन मिटी-फेम 2 यांचा कॉपेरिमन हॉऊस नं. 2167/4+5 वार्ड नं. 57(जुना) नवीन 3,डीविसन नं. 20,सर्कल नं. 8 दीक्षित नगर आहे याचा शीट नं. 903(77),908 (74),908,911,919,920/55 सिटी सर्वे नं. 418 आहे.((Survey Number : 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 व 82 ; C.T.S. Number : 418 ;))
(5) क्षेत्रफळ	1) 2550 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मेसर्स कुकरेजा इन्फ्रास्ट्रक्चरस तर्फे पार्टनर श्रावण घनश्यामदास कुकरेजा तर्फे कमली अवाद देणार श्री सुरेंद्र नथ्थुमल डोलवानी . . वय:-54; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9890008400, रोड नं: प्लॉट नं.17, सुशीला ले-आऊट, रिंग रोड, जरीपटका, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-AAMFK0684L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	13/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	7998/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Affidavit

CHALLAN

MTR Form Number-6

GRN	MH008226158201718E	BARCODE		Date	13/12/2017-15:38:59	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	KUKREJA INFRASTRUCTURE
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	4 AND 5
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	500.00	Road/Street	NARI
		Area/Locality	2550 SQ MTR
		Town/City/District	
		PIN	4 4 0 0 2 6
		Remarks (If Any)	SecondPartyName=KUKREJA INFRASTRUCTURE~
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017121348869	CKE3899782
Cheque/DD No.		Bank Date	RBI Date	13/12/2017-15:39:11	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बोगस - २
6RRL/2019
9/E2



Print Date 13-12-2017


बागान - 2
6996/2017
2/82
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-I, SILIGURI CITY NO. I

नागज – १
६९९८/२०१७
३/६२



DEED OF DECLARATION

"SUN CITY – Phase II"

M/s KUKREJA INFRASTRUCTURES,
THROUGH ITS PARTNER,
Shri SHRAWAN s/o. GHANSHYAMDAS KUKREJA,
Aged about 34 years, Occupation: Business,
R/o. Plot No. 17, Sushila Layout, Ring Road, Jaripatka, Nagpur
PAN : AAMFK 0684L
Phone no. : 989000 8400

hereinafter referred to and called as **"THE GRANTOR"** which term shall unless repugnant to the context or meaning thereof always mean and include the above said GRANTOR as well as its partners, their legal heirs, executors, administrators, representatives, assignees etc. and fully empowered and qualified to execute this deed, does hereby state on this **13TH day of DECEMBER 2017** :

FIRST :

That the GRANTOR owns and possesses ALL that piece & parcel of the land bearing **Plot Nos. 4 and 5** each admeasuring 1300 sq mtr and 1250 sq mtr respectively total admeasuring 2550 sq mtr out of sanctioned layout known as DIXIT NAGAR situated at Mouza NARI, bearing City Survey no. 418, Sheet no. 903/77, 908/74, 908, 911, 919, 920/55, out of Khasara No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82, P. H. No. 11, Corporation House No. 2167/4+5, Ward No. 57 (old), 3 (new), Division No. 20, Circle No. 8, at Dixit Nagar, Nari, Nagpur, Tahsil and District Nagpur.

The GRANTOR has purchased the property from Shri Sunita w/o Vijay Chawla, Shri Harish s/o Rochaldas Kewalramani, Shri Nandlal s/o Totaldas Chelwani vide Sale Deed dated 31.12.2014 registered at Serial No. 726 before the Sub-Registrar, Nagpur-1 on 23.01.2015.

The said property is bounded as under :-

BOUNDARIES :

Towards East	:	Road,
Towards West	:	Road,
Towards North	:	Plot No. 6,
Towards South	:	Plot No. 3.

WHEREAS, the said Shri Sunita w/o Vijay Chawla, Shri Harish s/o Rochaldas Kewalramani, Shri Nandlal s/o Totaldas Chelwani had purchased the above said property from Shri Sharadchandra S/O Narayanrao Dixit, Shri Vijay Kumar Narayanrao Dixit, Shri Chandrakant Narayanrao Dixit, Shri Ravindra Narayanrao Dixit, Smt Jayashree Chandrahas Dixit, Shri Ramdas Chandrahas Dixit And Shri Rohit Chandrahas Dixit vide registered sale deed dated 28/10/2009 registered at Serial No. 4991 in Book No. 1 in the office of Sub-Registrar Nagpur No. 6.

WHEREAS, originally the Family Members of Narayanrao Dixit namely his sons Sharaschandra, Vijaykumar, Chandrakant, Ravindra Subhashchandra and Chandrahas were the owners of ALL THAT piece and parcel of land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 31.26 Hectares i.e. 312660 Sq. Meters of Mouza : Nari, Nagpur (City) Tahsil Nagpur District Nagpur, AND;

WHEREAS, the owners of the said land filed returns u/s 6(1) of the Urban land (Ceiling and Regulation) Act, 1976 in respect of the said land before the competent authority Urban land Ceiling, Nagpur. Out of this total area as per ULC orders in case of owners, an area admeasuring 6000 Sq. Meter out of Kh. No. 57 and area 1500 Sq. Meters out of Kh. No. 52/1 in all 7500 Sq. Meters was allowed to the retained by owners as a retainable land and balance area of about 303190.52 Sq. Meters was declared as surplus vacant land and 1969.48 Sq. Meters as Non-Vacant land in the Kh. No. 57, AND;

WHEREAS, thereafter the owners having approached the Government for getting the sanction of Residential Layout Scheme on the said surplus vacant land on the Pattern of Talegaon Dabhade scheme u/s



नागपूर - २
6eeC/२०१७
4/६२

20(1)(a) of the ULC Act, 1976 as per the Government Circular of Housing and Special Assistant Department, No. C.S.C./ULC/1091/5 (3977) Desk-XIII, dated 15.01.1992, the Government sanctioned the Residential layout Scheme for the said land vide order No. NHS/6295/CR-44/ULC-III, Housing and Special Assistance Department Mantralaya Mumbai, dated 13.09.1996, AND;

WHEREAS, the Collector, Nagpur accordingly permitted conversion of user of said land to non-agricultural use vide Order dated 24.12.1996 in Rev. Case No. 10/NGP-34/96-97 from agricultural to non agricultural i.e. for residential and Commercial use, AND;

WHEREAS, during the said proceeding before the ULC Authorities the owners of the said land entered into Agreements of Development and Sale in respect of said entire land each Khasra wise owned by each of six owners with the Developers M/s Air Developers and its sister concern M/s Indian Construction Corporation constituted of Its partners, members of Panchmatiya family and Pise family for an agreed consideration, the said owners gave all rights of development of the said entire land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 312660 Sq. Meters. Excluding retainable area of 7500 Sq. Meters into a residential layout scheme, AND;

WHEREAS, in pursuance of the said Agreements of development the owners of the said members of Dixit family executed a registered Irrevocable Power of Attorney in respect of the said entire land on 03.01.2002 and Registered it with sub-registrar Nagpur-5 at Book No. 1 at Serial No. 25, dated 03.01.2002 and accordingly gave all authority and Power to their agents the nominees of the said Developer Firms being Panchmatiya nad Pise family members namely Shri Maganlal Vithaldas Panchmatiya and Shri Ramesh Nagorao Pise, AND;

WHEREAS, the members of Panchmatiya and Pise Family arrived at settlement in respect of their various partnership properties the members of Pise family viz. Ramesh Nagorao Pise withdrawn as an Agent and in his place Amitkumr Maganlal Panchmatiya one of the member's of Panchmatiya family was appointed as an agent along-with said Shri Maganlal V. Panchmatiya under a registered Deed of Declaration dated 19.10.2006 executed in furtherance of the said registered Irrevocable Power of Attorney dated 03.01.2002 AND;

WHEREAS, by virtue of said registered Declaration dated 19.10.2006 to said registered Power of Attorney dated 03.01.2002, the development of the said entire land is carries on by M/S Air Developer into a residential Layout scheme sanctioned and approved by the government under the provisions of ULC Act, AND;

WHEREAS, accordingly the Dixit Family executed and registered sale deed of the land admeasuring about 39703.95 Sq. Meters covering Plot No. 1 (Part) about 1038.71 Sq. 1. Meter, 3 to 5 and 13 in all admeasuring about 4554 Sq. Meters, 45 to 51, 53 to 60 in all admeasuring about 6115.50 Sq. Meters, 62 to 70 in all admeasuring about 4290 Sq. Meters, 75 to 77 and 81 in all admeasuring 720 Sq. Meters, 83, 84 and 86 to 93 in all admeasuring about 2547 Sq. Meters 100, 172 and 230 to 232 in all admeasuring about 848.75 Sq. Meters, part of 234, 235 and 236 in

all admeasuring about 3344.49 Sq. Meters, 237 to 241 and 244, 245 in all admeasuring about 1767 Sq. Meters, 287, 296, 297, 306, 316, 317 and 326 in all admeasuring about 935 sq. meters 343 to 347 and 411 to 413 in all admeasuring about 9930.00 Sq. Meters, 415 to 422 in all admeasuring 1224 Sq. Meters and 424 to 426 in all about admeasuring 420 Sq. Meters and area of Plot No. E about 1969.5 Sq. Meters. By registered sale deed dated 28/10/2009 registered with Sub-Registrar with sub registered Nagpur-6, in book No. 1, registered at serial No. 4991 dated 28/10/2009 AND;

SECOND :

That the GRANTOR is developing the said property into residential complex and has named it as **"SUN CITY-Phase II"** & building plan / map & map has been sanctioned by Nagpur Improvement Trust vide **Building Permit No. B.E. (North) / Case No. AB 1639 / Tracking No. 20161202160 / 921 dated 14.11.2017** a copy of which is attached hereto as **EXHIBIT "A"**.

The said building plan is however going to be revised.

The postal address of the building is

"SUN CITY-Phase II"

Plot Nos. 4, 5, Mouza Nari, near Dixit Nagar, Nagpur.

THIRD :

That, the building comprises of two wings i.e. **Wing D and Wing E.** Both the said two wings / buildings presently consist of Basement floor, Ground floor, First floor, Second floor, Third floor, Fourth floor, Fifth floor, Sixth floor, Seventh floor, Eighth floor, Ninth floor and Terrace floor.

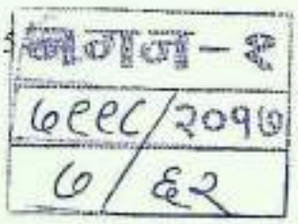
That, in the building in **Wing D** there is parking on the basement floor and also on ground floor and four apartments on each, totally comprising in all **thirty six** apartments.

That, in the building in **Wing E** there is parking on the basement floor and also on ground floor and five apartments on each floor, totally comprising in all **forty five** apartments.

Thus presently, the two wings totally comprise of **81 apartments.**

(All the floors are capable of individual utilization on account of having their own exit to a common area and facility of the building and the Apartments will be sold to one or more owners on the terms and conditions among others laid down below and each obtaining a particular and exclusive property right thereto and each apartment consisting a heritable and transferable immovable property within the meaning of law for the time being in force in the State of Maharashtra (hereinafter referred to a "**Family Unit**") and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereafter referred to as "General and/or restricted common areas and facilities," all of the above in accordance with the Maharashtra Apartments Ownership Act 1970.







FOURTH :

THAT this condominium shall be known as **"SUN CITY-Phase II" APARTMENTS CONDOMINIUM"** and the Family Units, common areas and facilities of building will be as follows :

WING D

1.	BASEMENT FLOOR	:	Parking, Lift.
2.	GROUND FLOOR	:	Parking, Lift.
3.	FIRST FLOOR	:	There are Four Apartments on First floor bearing Nos. 101, 102, 103 and 104.
4.	SECOND FLOOR	:	There are Four Apartments on Second floor bearing Nos. 201, 202, 203 and 204.
5.	THIRD FLOOR	:	There are Four Apartments on Third floor bearing Nos. 301, 302, 303 and 304.
6.	FOURTH FLOOR	:	There are Four Apartments on Fourth floor bearing Nos. 401, 402, 403 and 404.
7.	FIFTH FLOOR	:	There are Four Apartments on Fifth floor bearing Nos. 501, 502, 503 and 504.
8.	SIXTH FLOOR	:	There are Four Apartments on Sixth floor bearing Nos. 601, 602, 603 and 604.
9.	SEVENTH FLOOR	:	There are Four Apartments on Seventh floor bearing Nos. 701, 702, 703 and 704.
10.	EIGHTH FLOOR	:	There are Four Apartments on Eighth floor bearing Nos. 801, 802, 803 and 804.
11.	NINTH FLOOR	:	There are Four Apartments on Ninth floor bearing Nos. 901, 902, 903 and 904.

WING E

1.	BASEMENT FLOOR	:	Parking, Lift.
2.	GROUND FLOOR	:	Parking, Lift.
3.	FIRST FLOOR	:	There are Five Apartments on First floor bearing Nos. 101, 102, 103, 104 and 105.
4.	SECOND FLOOR	:	There are Five Apartments on Second floor bearing Nos. 201, 202, 203, 204 and 205.
5.	THIRD FLOOR	:	There are Five Apartments on Third floor bearing Nos. 301, 302, 303, 304 and 305.
6.	FOURTH FLOOR	:	There are Five Apartments on Fourth floor bearing Nos. 401, 402, 403, 404 and 405.
7.	FIFTH FLOOR	:	There are Five Apartments on Fifth floor bearing Nos. 501, 502, 503, 504 and 505.
8.	SIXTH FLOOR	:	There are Five Apartments on Sixth floor bearing Nos. 601, 602, 603, 604 and 605.
9.	SEVENTH FLOOR	:	There are Five Apartments on Seventh floor bearing Nos. 701, 702, 703, 704 and 705.
10.	EIGHTH FLOOR	:	There are Five Apartments on Eighth floor bearing Nos. 801, 802, 803, 804 and 805.
11.	NINTH FLOOR	:	There are Five Apartments on Ninth floor bearing Nos. 901, 902, 903, 904 and 905.

The total number of units in the entire building at present are EIGHTY ONE apartments. The size of the Apartments in square meter and the respective undivided share in the land is described as under :



FOR DOD : 9 FLOORS								12/9/2017
PLOT AREA = 2550 (SQ M.) / 27448.2(SFT.)								
GND, 1ST,2ND,3RD,4TH,5TH,6TH,7H,8TH,9TH (2 BHK, 3 BHK FLATS) :								
SR. NO.	APPARTMENT NO.	FLOOR	CARPET AREA (SQM.)	ENCLOSED BALCONY (SQM.)	OPEN BALCONY (SQM.)	ATTACHED TERRACE (SQM.)	ALLOTED COVERED PARKING (SQM.)	LANDSHARE (%)
			WING D'					
1	101	1st FLOOR	93.962	8.409	5.814	-	0.592 CAR,2SC,1.765 CY	1.232
2	102	1st FLOOR	82.692	7.736	4.971	-	0.592 CAR,2SC,1.765 CY	1.084
3	103	1st FLOOR	92.286	8.232	5.097	-	0.592 CAR,2SC,1.765 CY	1.210
4	104	1st FLOOR	81.180	7.616	5.979	-	0.592 CAR,2SC,1.765 CY	1.064
5	201	2nd FLOOR	93.962	8.409	5.814	9.262	0.592 CAR,2SC,1.765 CY	1.232
6	202	2nd FLOOR	82.692	7.736	4.971	7.047	0.592 CAR,2SC,1.765 CY	1.084
7	203	2nd FLOOR	92.286	8.232	5.097	6.842	0.592 CAR,2SC,1.765 CY	1.210
8	204	2nd FLOOR	81.180	7.616	5.979	9.387	0.592 CAR,2SC,1.765 CY	1.064
9	301	3rd FLOOR	93.962	8.409	5.814	7.755	0.592 CAR,2SC,1.765 CY	1.232
10	302	3rd FLOOR	82.692	7.736	4.971	9.387	0.592 CAR,2SC,1.765 CY	1.084
11	303	3rd FLOOR	92.286	8.232	5.097	9.387	0.592 CAR,2SC,1.765 CY	1.210
12	304	3rd FLOOR	81.180	7.616	5.979	7.399	0.592 CAR,2SC,1.765 CY	1.064
13	401	4thFLOOR	93.962	8.409	5.814	9.262	0.592 CAR,2SC,1.765 CY	1.232
14	402	4thFLOOR	82.692	7.736	4.971	7.047	0.592 CAR,2SC,1.765 CY	1.084
15	403	4thFLOOR	92.286	8.232	5.097	6.842	0.592 CAR,2SC,1.765 CY	1.210
16	404	4thFLOOR	81.180	7.616	5.979	9.387	0.592 CAR,2SC,1.765 CY	1.064
17	501	5th FLOOR	93.962	8.409	5.814	7.755	0.592 CAR,2SC,1.765 CY	1.232
18	502	5th FLOOR	82.692	7.736	4.971	9.387	0.592 CAR,2SC,1.765 CY	1.084
19	503	5th FLOOR	92.286	8.232	5.097	9.387	0.592 CAR,2SC,1.765 CY	1.210
20	504	5th FLOOR	81.180	7.616	5.979	7.399	0.592 CAR,2SC,1.765 CY	1.064
21	601	6th FLOOR	93.962	8.409	5.814	9.262	0.592 CAR,2SC,1.765 CY	1.232
22	602	6th FLOOR	82.692	7.736	4.971	7.047	0.592 CAR,2SC,1.765 CY	1.084
23	603	6th FLOOR	92.286	8.232	5.097	6.842	0.592 CAR,2SC,1.765 CY	1.210
24	604	6th FLOOR	81.180	7.616	5.979	9.387	0.592 CAR,2SC,1.765 CY	1.064
25	701	7th FLOOR	93.962	8.409	5.814	7.755	0.592 CAR,2SC,1.765 CY	1.232
26	702	7th FLOOR	82.692	7.736	4.971	9.387	0.592 CAR,2SC,1.765 CY	1.084
27	703	7th FLOOR	92.286	8.232	5.097	9.387	0.592 CAR,2SC,1.765 CY	1.210
28	704	7th FLOOR	81.180	7.616	5.979	7.399	0.592 CAR,2SC,1.765 CY	1.064
29	801	8th FLOOR	93.962	8.409	5.814	9.262	0.592 CAR,2SC,1.765 CY	1.232
30	802	8th FLOOR	82.692	7.736	4.971	7.047	0.592 CAR,2SC,1.765 CY	1.084
31	803	8th FLOOR	92.286	8.232	5.097	6.842	0.592 CAR,2SC,1.765 CY	1.210
32	804	8th FLOOR	81.180	7.616	5.979	9.387	0.592 CAR,2SC,1.765 CY	1.064
33	901	9th FLOOR	93.962	8.409	5.814	7.755	0.592 CAR,2SC,1.765 CY	1.232
34	902	9th FLOOR	82.692	7.736	4.971	9.387	0.592 CAR,2SC,1.765 CY	1.084
35	903	9th FLOOR	92.286	8.232	5.097	9.387	0.592 CAR,2SC,1.765 CY	1.210
36	904	9th FLOOR	81.180	7.616	5.979	7.399	0.592 CAR,2SC,1.765 CY	1.064
TOTAL			3151.080	287.937	196.749	265.864		41.307

