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पावनी

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Friday, August 04, 2017
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नौदणी क्र. 394
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पावनी क्र. 5694 दिनांक: 04/08/2017

साधारण नाव: देवता

इन्टरनेटब्रॉडबैंड अनुक्रमिक: नमून-4241-2017

इन्टरनेटब्रॉडबैंड प्रकार: 65-युक्त इन्टरनेट पत्र

साधर कर्मचारी-नाम: ... तारागण इन्टरनेटब्रॉडबैंड प्रायोजक लि. तर्फे संचालक श्री प्रशांत बाबाभाईच वामाडे तर्फे कडुनी
अवकाश देणार श्री प्रकाश मधुकर बनकर

नौदणी की

₹. 100.00

इन्त हाताळणी की

₹. 840.00

गुणवत्ती संख्या: 42

DELIVERED

एकूण:

₹. 940.00

आपणान मुळ इन्त, वॉबनेल प्रिंट, मुंबी-२ अंदाजे
2:28 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, नमून-4
नारायण शहर क्र. ४

साधारण मुल्य: ₹. 0/-

मोबाइल ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देवताचा प्रकार: By Cash रक्कम: ₹. 100/-
- 2) देवताचा प्रकार: By Cash रक्कम: ₹. 840/-

Thyagaraj



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
AD 050748

01 AUG 2017

Stamp Head Clerk / Sr. Clerk

DEED OF CORRECTION / AMENDMENT
TO
DEED OF DECLARATION

THIS DEED OF CORRECTION/AMENDMENT is made and executed at NAGPUR on this 4th Day of August, 2017 BY - **TARANGAN INFRAVENTURES PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having registered office 263, Bajaj Nagar, WHC Road, Nagpur-440010, acting through its Authorized Director **SHRI PRASHANT S/O BABASAHEB WASADE**, aged about 46 years, Occupation Business, hereinafter known and referred to as the "GRANTOR", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said GRANTOR, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns.

नगन-४
६२४१/३०५४
१/४२



8249/2010	8249/2010
2/82	2/82



WHEREAS the Grantor hereinabovenamed has dedicated the property comprises ALL THOSE Pieces and Parcel of Non Agricultural land bearing Plot No. 9 in the sanctioned layout of M/s Shri Kedarreshwar Builders And Developers at Mouza - Jaitala, P.S.K. 44, bearing City Survey No. 648, Sheet No. 37 (571) & 44 (572), situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR Togetherwith the Multistoried Building proposed to be constructed thereon and to be known and styled as "PIONEER TULIP", to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 08.10.2016, which is duly registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 5344 on even date; AND

WHEREAS the aforesaid Deed of Declaration was executed and registered by the Grantor as per the previous sanctioned Building Plan approved and sanctioned by the Town Planning Department, N.M.C. Nagpur vide its Building Permit No. 163/BP/JAITALA/TP/NMC/130 Dated 31-03-2016; AND

WHEREAS subsequently the Grantor has obtained/acquired Transferable Development Rights (T.D.R.) of 1700 Sq. Mtrs. from Shri. Kishore Govindrao Kanhere, by way of Transfer Deed. Thus the Built-up area and no of apartments have increased in the said Building and the same is now 5061.40 Sq. Mtrs. as per Revised Building Plan, which is also duly approved and sanctioned by the Town Planning Department, N.M.C. Nagpur vide its Building Permit No. 55/BP/JAITALA/TP/NMC/20 dated 13.07.2017. As per the said revised Building Plan Four Floors and 38 Apartments were increased in the said Scheme and the said scheme is now sanctioned for 88 (EIGHTY EIGHT) independent separate Apartments. ; AND

WHEREAS due to the aforesaid revised sanctioned Map, Four additional Floors are sanctioned and therefore the number of Apartments are increased in the said entire Scheme/Complex and consequentially therefore it has now become expedient to correct, modify and rectify the said Deed of Declaration dated 08.10.2016 (hereinafter called the "Principal Deed") in the following manner.

NOW THEREFORE THIS DEED OF AMENDMENT/CORRECTION WITNESSES AS UNDER :-

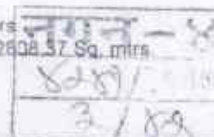
- (1) THAT, the Principal Deed shall be so read and construed as under :-
- (a) That from second last para and from the Schedule of The Property appearing on Page No.9,10,11,12,13 of the Principal Deed were deleted and the same are amendment, modified, corrected and hereafter read as under :-

THAT, the Grantor, is a Company registered under the Companies Act 1956, having registered office at 263, Pioneer House, WHC Road, Bajaj Nagar, Nagpur, acting through its Authorized Director SHRI PRASHANT S/O BABASAHEB WASADE herewith submitting the aforesaid property along with the TDR to the provisions of the Maharashtra Apartment Ownership Act and accordingly an Deed of Declaration under the name & style "PIONEER TULIP" consisting of 88 Independent Apartment In Ground+11 Upper Floors.

SCHEDULE OF THE PROPERTY

FIRST ALL THOSE Pieces and Parcel of Non Agricultural land bearing Plot No. 9 containing by admeasurements 2738.40 Sq. Mtrs. in the Multistoried Buildings to be constructed thereon i.e.Ground + 11 Upper Floors consisting of 88 Independent Apartments in the Buildings which will be more popularly known & styled as "PIONEER TULIP", along with respective Undivided Shares & Interest in above Land, more specifically envisaged in the D.O.D. of the said Building, situated amongst Mouza - Jaitala, P.S.K. 44, bearing City Survey No. 648, Sheet No. 37 (571) & 44 (572), situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR.

- a) As per Sale Deed plot area 2814.853 Sq. mtrs
b) Plot area as per previous Building Sanction 2638.37 Sq. mtrs



- c) Area surrendered for road widening as per revised Building Sanction 69.97 Sq. mtr
d) Now actual plot area = 2738.40 Sq. mtrs.

SECOND : M/s Tarangan Infraventures Private Limited acting through its Authorized Director SHRI PRASHANT S/O BABASAHEB WASADE hereinafter intended to Develop the aforesaid Plot No. 9 as per the sanction by Shri Kedareshawar Builders and Developers in the Multistoried Buildings viz., "PIONEER TULIP" consisting of Ground + 11 Upper Floors . As a result therefore Grantor hereinabove have now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also mutated in its sole name in all relevant records.

PLOT NO. 9 BOUNDED AS :-

ON THE EAST	-	PLOT NO.10
ON THE WEST	-	KHASRA NO.95,165 AND 169.
ON THE NORTH	-	12.00 MTRS. WIDE ROAD
ON THE SOUTH	-	PLOT NOS. 15 AND 16.

THAT the GRANTOR herein submitting the said entire land described above plot and the TDR Loaded to the provisions of the Maharashtra Apartment Ownership Act. 1970.

THIRD : That the GRANTOR has started the construction on the said PLOT No.9 in the Multistoried Building to be known and styled as "PIONEER TULIP" according to the Plan attached hereto as EXHIBIT - A, which is duly sanctioned and approved by the Town Planning Department, N.M.C. Nagpur.- and which is being part hereof.

The Postal Address of the Building is as Follows:-

"PIONEER TULIP"

Plot No.9, Mouza - Jaitala, P.S.K. 44, bearing City Survey No. 648 situated at Jaitala, Nagpur- 440036.

FOURTH : THAT the said Multistoried building to be known and styled as "PIONEER TULIP" consisting of Ground + 11 Upper Floors with total 88 sanctioned independent apartments. The Ground floor consists of Common parking area. The First Floor consists of Flat Nos. 101,102,103,104,105,106,107,108. The Second Floor consists of Flat Nos. 201,202,203,204,205,206,207 & 208. The Third Floor consists of Flat Nos.301, 302,303,304,305,306,307 & 308. The Fourth Floor consists of Flat Nos. 401,402,403,404,405,406,407 & 408. The Fifth Floor consists of Flat Nos. 501,502,503,504,505,506,507 & 508. The Sixth Floor consists of Flat Nos. 601,602,603,604,605,606,607 & 608. The Seventh Floor consists of Flat Nos. 701,702,703,704,705,706,707 & 708. The Eighth Floor consists of Flat Nos. 801,802,803,804,805,806,807 & 808. The Ninth Floor consists of Flat Nos. 901,902,903,904,905,906,907 & 908. The Tenth Floor consists of Flat Nos. 1001,1002,1003,1004,1005,1006,1007 & 1008. The Eleventh Floor consists of Flat Nos. 1101,1102,1103,1104,1105,1106,1107 & 1108. All these Apartments shall be strictly used and utilized for Residential Purposes only. The Upper Floors are capable of individual utilization on account of having their common exit to common/restricted area and facilities of the Building and the Apartments will be sold to one or more owners, each owner obtaining a Particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as Family Unit) and also an Undivided interest in the general common/Restricted Area as Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common/ Restricted Areas and Facilities" all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970. If any special provisions, benefits or any State Government/Central Government schemes if applicable shall be applied to the Apartment Scheme known as "PIONEER TULIP".

FIFTH : THAT this Condominium shall be known and styled as "PIONEER TULIP" with 88 family units and the Common / Restricted Areas and Facilities of the Building are as follows :-



UNITS ON GROUND FLOOR, 1st FLOOR TO 11th FLOORS

The Ground Floor premises consist of with common parking area. The First Floor consists of Flat Nos. 101,102,103,104,105,106,107 & 108. The Second Floor consists of Flat Nos. 201,202,203,204,205,206,207 & 208. The Third Floor consists of Flat Nos.301, 302,303,304,305,306,307 & 308. The Fourth Floor consists of Flat Nos. 401,402,403,404,405,406,407 & 408. The Fifth Floor consists of Flat Nos. 501,502,503,504,505,506,507 & 508. The Sixth Floor consists of Flat Nos. 601,602,603,604,605,606,607 & 608. The Seventh Floor consists of Flat Nos. 701,702,703,704,705,706,707 & 708. The Eighth Floor consists of Flat Nos. 801,802,803,804,805,806,807 & 808. The Ninth Floor consists of Flat Nos. 901,902,903,904,905,906,907 & 908. The Tenth Floor consists of Flat Nos. 1001,1002,1003,1004,1005,1006,1007 & 1008. The Eleventh Floor consists of Flat Nos. 1101,1102,1103,1104,1105,1106,1107 & 1108. The Unit on all floors have an access from their respective main doors from the Corridor of the respective floor.

THAT, the Carpet Area, Built-up areas, Unit Numbers, its Floors and Undivided share in land are more specifically described in the following chart given below:-

SR. NO.	FLAT NOS.	CARPET AREA (SQM.)	B/UP AREA (SQM.)	LANDSHARE %
FIRST FLOOR				
1	101	52.673	57.52	1.136
2	102	52.673	57.52	1.136
3	103	52.673	57.52	1.136
4	104	52.673	57.52	1.136
5	105	52.673	57.52	1.136
6	106	52.673	57.52	1.136
7	107	52.673	57.52	1.136
8	108	52.673	57.52	1.136
			460.13	9.091
SECOND FLOOR				
9	201	52.673	57.52	1.136
10	202	52.673	57.52	1.136
11	203	52.673	57.52	1.136
12	204	52.673	57.52	1.136
13	205	52.673	57.52	1.136
14	206	52.673	57.52	1.136
15	207	52.673	57.52	1.136
16	208	52.673	57.52	1.136
			460.13	9.091
THIRD FLOOR				
17	301	52.673	57.52	1.136
18	302	52.673	57.52	1.136
19	303	52.673	57.52	1.136
20	304	52.673	57.52	1.136
21	305	52.673	57.52	1.136
22	306	52.673	57.52	1.136
23	307	52.673	57.52	1.136
24	308	52.673	57.52	1.136
			460.13	9.091

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FORTH FLOOR				
25	401	52.673	57.52	1.136
26	402	52.673	57.52	1.136
27	403	52.673	57.52	1.136
28	404	52.673	57.52	1.136
29	405	52.673	57.52	1.136
30	406	52.673	57.52	1.136
31	407	52.673	57.52	1.136
32	408	52.673	57.52	1.136
			460.13	9.091
FIFTH FLOOR				
33	501	52.673	57.52	1.136
34	502	52.673	57.52	1.136
35	503	52.673	57.52	1.136
36	504	52.673	57.52	1.136
37	505	52.673	57.52	1.136
38	506	52.673	57.52	1.136
39	507	52.673	57.52	1.136
40	508	52.673	57.52	1.136
			460.13	9.091
SIXTH FLOOR				
41	601	52.673	57.52	1.136
42	602	52.673	57.52	1.136
43	603	52.673	57.52	1.136
44	604	52.673	57.52	1.136
45	605	52.673	57.52	1.136
46	606	52.673	57.52	1.136
47	607	52.673	57.52	1.136
48	608	52.673	57.52	1.136
			460.13	9.091
SEVENTH FLOOR				
49	701	52.673	57.52	1.136
50	702	52.673	57.52	1.136
51	703	52.673	57.52	1.136
52	704	52.673	57.52	1.136
53	705	52.673	57.52	1.136
54	706	52.673	57.52	1.136
55	707	52.673	57.52	1.136
56	708	52.673	57.52	1.136
			460.13	9.091
EIGHTH FLOOR				
57	801	52.673	57.52	1.136
58	802	52.673	57.52	1.136
59	803	52.673	57.52	1.136
60	804	52.673	57.52	1.136
61	805	52.673	57.52	1.136
62	806	52.673	57.52	1.136
63	807	52.673	57.52	1.136
64	808	52.673	57.52	1.136
			460.13	9.091

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NINTH FLOOR				
65	901	52.673	57.52	1.136
66	902	52.673	57.52	1.136
67	903	52.673	57.52	1.136
68	904	52.673	57.52	1.136
69	905	52.673	57.52	1.136
70	906	52.673	57.52	1.136
71	907	52.673	57.52	1.136
72	908	52.673	57.52	1.136
			460.13	9.091
TENTH FLOOR				
73	1001	52.673	57.52	1.136
74	1002	52.673	57.52	1.136
75	1003	52.673	57.52	1.136
76	1004	52.673	57.52	1.136
77	1005	52.673	57.52	1.136
78	1006	52.673	57.52	1.136
79	1007	52.673	57.52	1.136
80	1008	52.673	57.52	1.136
			460.13	9.091
ELEVENTH FLOOR				
81	1101	52.673	57.52	1.136
82	1102	52.673	57.52	1.136
83	1103	52.673	57.52	1.136
84	1104	52.673	57.52	1.136
85	1105	52.673	57.52	1.136
86	1106	52.673	57.52	1.136
87	1107	52.673	57.52	1.136
88	1108	52.673	57.52	1.136
			460.13	9.091
Total			5061.40	100.00

COMMON AREAS AND FACILITIES

- The staircase area of the building, lifts, fire staircases, lobbies, limited podium area on the first floor and common entrances and exits of the building.
- Common basement/plinth, terrace area on the top, Margin area around the building and common storage spaces.
- Security guard cabin area.
- Installation area such as electricity, water, sanitation, solar water system.
- Water tanks, sumps, motor, backup unit, ducts and all apparatus connected with installation for common use.
- Arrangement of water supply through well/ bore well.

(2) THAT as rectified and modified as aforesaid the Principal Deed shall remain in full force and effect as hereto before.

नगन-४
४२४७/२०१७
६/०२



IN WITNESS WHEREOF the GRANTOR herein above named has here to set his hand and signed this CORRECTION DEED to the DEED OF DECLARATION at NAGPUR on this 4th Day of August 2017 in the presence of attesting witnesses signing as such

WITNESSES:

1. As Desai
(Adv. A. Desai).

2. [Signature]



Prashant



FOR TARANGAN INFRAVENTURES PVT. LTD.
through its Authorized Director
SHRI PRASHANT S/O BABASAHEB WASADE
(GRANTOR)

नगन-४
४२४९/२०१७
८/४२



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सं. वि. सं. वि. सं. २३३, दि. २२-११-१९८०

648

सौ. - आपाका

आकाश पत्रिका

सूचना/समाचार	दि. २२-११-८०	पृष्ठ सं. २६७	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।
सूचनाधिकार	62000.00	क	

प्रारंभिक रकम -
हस्ताक्षर मूल (उपरोक्त)
सामान्य प्रमाण

सुदूर -

दूर -

दूर -

दिनांक	व्यवहार	प्राप्त/प्रदान व क्रमांक	प्राप्त/प्रदान (आ) प्रमाण (व)	सामान्य
३०/६/८३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	२६२२
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	
२०७२-७३	आकाश पत्रिका	२०७२-७३	आकाश पत्रिका के माध्यम से प्रसारित होने वाले भाषणों का रकम का उपरोक्त वही गुणवत्ता प्राप्त होगा।	

सत्यापित

सत्यापित - २
२०७३
२, ४२

