PARDESI

TO WHOMSOEVER IT MAY CONCERN

The Project namely; JP Square is already completed and is in the process of acquiring occupancy certificate. That the developer has executed a Correction Deed on 28-03-2019 in the original Deed of Conveyance and has made changes in the sheet of Carpet Area for the units ranging from 1st to 7th floors. The same is being uploaded for perusal of the public.

Nagpur

Dated :- 29-05-2019

Scanned by CamScanner

2667/1554 पावती Original/Duplicate

Thursday,March 28, 2019 सांकेतांक क्र. :39M

5:46 PM Regn. 39M

पावती क्र.: 1978 दिनांक: 28/03/2019

गाववाचे नाव: गाडगा

दस्तऐवजाचा अनुक्रमांक: नागन5-1554-2019

दस्तऐवजाचा प्रकार: 65-कुल मुखत्यार पत्र

सादर करणाऱ्याचे नाव: मे. परवेझी कन्स्ट्रक्शन्स प्रा लि. तर्फे संचालक अमरकुमार मुरलीमनोहर मुंदडानी तर्फे कबुली अभाव देणार अशोक लक्ष्मणराव रामटेककर

नोंदणी फी	₹ 100.00
दस्त हाताळणी फी	₹ 1100.00
पृष्ठांची संख्या: 05	
एकूण:	₹ 1200.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 6:11 PM ह्या वेळेस मिळेल

NGP3

बाजार मूल्य: ₹ 0/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹ 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013694192018I9E दिनांक: 28/03/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹ 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2019201912612522 दिनांक: 28/03/2019

बँकेचे नाव व पत्ता:

Scanned by CamScanner

CHALLAN

Name		Date	Form No. 26A
Address		Total Deposit	
TAN of Deductor		TDS (in Rupees)	
		Surcharge	
Office Range		PAN Status	
Assessment Year		Education Cess	
Nature of Payment		Interest	
Payment Code		Penalty	
		Others	
		Total	
		Remarks (if any)	
		Mode of Payment	
		Name	
Deductor Details		Bank Name and Branch	
		Bank BSR Code	Bank Challan No.
TAN as per TDS		Date on which Tax deposited	Transfer Voucher No.
Name of Deductor		Bank Branch	
Name of Branch		Cheque Clearance Date	

NOTE: This challan is valid for payment in the Reserve Bank of India only if it is presented before the close of banking hours on the date mentioned above.

नगण – २
२०१२

Page 1 of 1

Scanned by CamScanner

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
Serial [redacted]	Date [redacted]
Received from mess. pardesi kamalakshalaya pvt.ltd. bills sanctioned application processed Rs.[redacted] (Rupees [redacted] only) towards Document Handling Charges for the Document to be registered(EXECUTANT) in the Sub Registrar office Joint S.R. Nagpur-3 of the District Nagpur	
Payment Details	
Bank Name [redacted]	Date [redacted]
Mode [redacted]	UTR No. [redacted]
This is computer generated receipt, hence no signature is required.	



Scanned by CamScanner

DEED OF CORRECTION

This Deed of Correction is made on this 28th day of March, 2019 at Nagpur by:

M/s PARDESI CONSTRUCTIONS PVT. LTD. a Company incorporated under the Companies Act, 1956 having its Office at 48, Residency Road, Sadar, Nagpur 440001 (Permanent Account Number AABCP5879Q) through its Authorised Director **SHRI JAIPRAKASH S/O LATE GURDASMAL KHUSHALANI** aged 52 years, Occupation Business, Resident of W-72, NMV Colony, Byramji Town, Nagpur – 440013 (Permanent Account No. AACHI0288C, Aadhar Card No 347316573144, Mobile No 9822229040, Email ID jp.jpconstructions@gmail.com) Presented through his duly constituted Attorney **SHRI JAGDISH LAXMANDAS RAISINGHANI**, Aged about 48 Years, Occupation, Service, Resident of Plot No 443, Samatta Colony, Near Sindhu Balodyan, Nagpur 440 015 (Hereinafter referred to and called as the "**Grantor**" which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof always mean and include the said **Company**, as well as its directors, executors, administrators, successors agents and assigns), who is fully empowered and qualified to execute this deed, do hereby state as follows:

WHEREAS, the Grantor is the absolute and exclusive owner of the property consisting of Land admeasuring about 1225.30 Sq. Mtrs. (13196.03 Sq. Ft.) comprising of NIT Leasehold Land bearing Plot No. 1056 admeasuring about 379.598 Sq. Mtrs. (4086.00 Sq. Ft.) in Civil Station Expansion Scheme of Nagpur Improvement Trust and Freehold (Abolished Mukkam) Land bearing Plot No. 1008-A admeasuring about 845.70 Sq. Mtrs. (9110.03 Sq. Ft.) being Part of entire land bearing Khasra No. 21, 22 of Mouza Gattha, Nandi Area Present Congreth Layout, Division II, Circle No. 20, Municipal Corporation House No. 545, City Survey No. 85, Sheet No. 7-A/II situated at Congreth, Amravati Road, Nagpur 440010, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 70 and Nagpur Improvement Trust, including all the appurtenant rights appurtenant and belonging thereto (Hereinafter called to and referred as "the said property");

WHEREAS, the Grantor has decided to develop the said property by constructing multistoried commercial building thereon consisting of Shops, Showrooms, Offices, Blocks, Commercial Blocks/Space, Block for Bank Premises etc. (Hereinafter called to and referred as the "Commercial Units"); AND

WHEREAS, the Grantor has submitted the building plan to the Nagpur Municipal Corporation Trust which was duly sanctioned by the Assistant Director Town Planning, Nagpur Municipal Corporation vide **Building Permit No. 1670/T.P. (W/N.W.C.) /741 dated 08/10/2008**; AND

WHEREAS, the said multistoried commercial building is named and styled as "**JP Square**" (Hereinafter referred as said 'Scheme' / 'Multistoried Building' / 'JP Square' / 'Building' / 'Commercial Complex'); AND

WHEREAS, the said Scheme was submitted to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing Deed of Declaration dated 12th March, 2014, duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 1857/2014 on even date (Hereinafter called to and referred as the said 'Deed of Declaration' or 'Deed');

नगर-३
1353 / 2019
3 25

AND

WHEREAS, the Grantor has carried out few modification and corrections in the aforesaid Deed of Declaration by executing Deed of Correction dated 27/07/2017 duly registered in the office of Joint Sub Registrar Nagpur No. 4 bearing Document No. 5087/2017 on even date, AND

WHEREAS, due to some changes/modifications, the Grantor has again executed Deed of Correction dated 12/01/2018 duly registered in the office of Joint Sub Registrar Nagpur No 3 bearing Document No. 3-181-2018 on even date, AND

WHEREAS, the Grantor in view of the definition of "Carpet Area" as prescribed under the Real Estate (Regulation and Development) act, 2016, desire to make amendment in the carpet area for the levels ranging from 1st to 7th level. The Grantor undertakes that the carpet area of the lower ground level and upper ground level remains the same as mentioned in the Deed of Declaration dated 12/01/2018. However, the built up and super built up area remains unchanged for all the levels except fifth level as per Document No 3-181-2018 dated 12/01/2018. The built up area of fifth level is corrected due to some typing mistake as per Document No 3-181-2018 dated 12/01/2018, AND

WHEREAS, the Grantor also want to modify the clause relating to maintenance charges considering the increase in the cost of maintenance since 2014 when the Deed of Declaration of said Scheme was registered, AND

WHEREAS, the Grantor has decided to ignore the Correction Deed dated 12/01/2018 as corrections and modifications are not properly incorporated in that deed and has decided to modify the Third, Fourth & Fifth Part of the aforesaid Deed of Declaration dated 19/03/2014, AND

WHEREAS, the Grantor has all rights and authorities to modify the aforesaid Deed of Declaration to incorporate the changes of areas of units of said scheme by executing this Correction Deed, AND

WHEREAS, the Grantor Company has authorized its Managing Director Shri Jaiprakash Gurudasmal Khushlani to execute and register the deeds/documents on behalf of the Company by passing resolution to that effect. Shri Jaiprakash Gurudasmal Khushlani has empowered and authorized Smt. Jagdish Laxminarain Rathi/Rohit to present deeds/documents duly signed by him in any capacity for registration in the office of concerned Joint Sub Registrar by executing Special Power of Attorney dated 10/03/2015, duly authenticated by Joint Sub Registrar Nagpur No. 4 on even date.

WHEREAS, the entire formalities essential for execution and registration of Correction Deed are completed, thus the Grantor is executing this deed to rectify the above mentioned Deed of Declaration or any other deeds of the said Apartment Scheme as under:

NOW THIS DEED WITNESSETH AS UNDER:

1. The rectifications/corrections done by this deed are as below:

A) That, the Third, Fourth & Fifth Part of the aforesaid Deed of Declaration shall stand replaced/modified with following:

नगर-३
१५५४ / २०१२
४ / ३५

Scanned by CamScanner

THIRD :

That, the said Scheme consists of (10) Ten Levels Basement Level, Lower Ground Level, Upper Ground Level, First Level, Second Level, Third Level, Fourth Level, Fifth Level, Sixth Level and Seventh Level. The Seventh Level of building is proposed in the revised building plan. The Eighth Level is the Top Terrace of the building. The Grantor reserve rights to add more level(s) beyond that by constructing many more units etc. as may be permissible and in such case, the Grantor shall have right to modify/amend this Deed.

That, all the levels of the said scheme are capable of individual utilization on account of having their own exit to common area and facilities of the Scheme. The units of the said Scheme will be sold to one or more owners obtaining particular and exclusive property rights therein and each unit constituting a heritable and transferable immovable property within the meaning of law for the time being in force in the state of Maharashtra and also an undivided interest in the general and/or restricted common areas and facilities of the Scheme as stated hereinafter in this deed necessary, for their advisable use and enjoyment (hereinafter referred to as "General and/or restricted common areas and facilities"). All of the above is in accordance with the Maharashtra Unit Ownership Act, 1970.

FOURTH (1) The above said proposed building has the super built-up area/Saleable area as under :

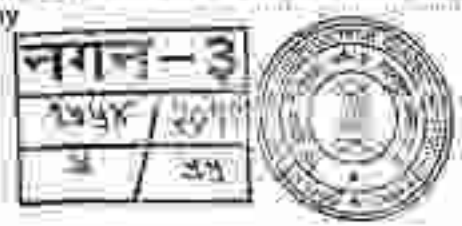
Sr.No.	Particulars	Area in Sq. Ft.
1	Basement Level	Parking
2	Lower Ground Level	Parking + 3200
3	Upper Ground Level	8500
4	First Level	8500
5	Second Level	8500
6	Third Level	8500
7	Fourth Level	8500
8	Fifth Level	8500
9	Sixth Level	8500
10	Seventh Level	8300
	Total super built-up area	**69800**

Thus, the total super built up area of all levels :-
(1)+(2)+(3)+(4)+(5)+ (6)+ (7)+ (8)+(9)+(10) =
69800 Sq. Ft. (6485.09 Sq. Mtrs.)

2 The Basement Level of the building consists of
(a) Four Wheeler Parking Space to be allotted as may be determined by the GRANTOR on earmarked allotment basis or otherwise.
(b) Lift Pit

3 The Lower Ground Level Consists of Parking, Lift Lobby and Commercial Space

4 The Upper Ground Level Consists of Shops, Commercial Space (Showroom) [Back] and Lift Lobby



Scanned by CamScanner

3. The Showroom Block of the building on Upper Ground Level consists of
(a) 3 Show Rooms / Commercial space
(b) Main Gate

4. **FIRST LEVEL** – The First level consists of Commercial space divided into two parts numbered as East Block and West Block

5. **SECOND LEVEL**- The Second level consists of Commercial / Office Space

6. **THIRD LEVEL** - The Third level consists of Commercial / Office Space

7. **FOURTH LEVEL**- The Fourth level consists of Commercial / Office Space

8. **FIFTH LEVEL** – The Fifth level consists of Commercial / Office Space divided into two parts numbered as Block No 4A and 4B

9. **SIXTH LEVEL**- The Sixth level consists of Commercial / Office Space

10. **SEVENTH LEVEL**- The Seventh level consists of Commercial / Office Space

Each Block will have access to the common facilities of the building and shall have respective variable undivided share in the land

FIFTH: That the condominium shall be known as "JP SQUARE" and that the common areas and facilities of the building are as follows:

BASEMENT LEVEL CONSISTS OF
Parking space and Utilities

(a) Four Wheeler Parking Space to be allotted as may be determined by the GRANTOR on commercial allotment basis or otherwise
(b) Lift Pit

LOWER GROUND LEVEL CONSISTS OF
"COMMERCIAL SPACE"

Carpet Area – 194.92 Sq. Mtrs. (2098 Sq. Ft.)

Built-up Area – 217.794 Sq. Mtrs. (2420.92 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift lobbies, staircases etc.)

Super Built-up Area – 353.10 Sq. Mtrs. (3800 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10.% in land and which is bounded as under

East – Ramp to the parking and Property of Shri Devkinandh



Scanned by CamScanner

West :–WHC Road
North :– Amravati Road
South :–Parking than property in occupation Adv. Bhangde

UPPER GROUND LEVEL CONSISTS OF "COMMERCIAL / OFFICE SPACE DIVIDED INTO THREE SHOWROOM BLOCKS"

The area of said Showroom Blocks is consisting of Commercial / Office Space which is inclusive of Carpet Area & Loft Area

Showroom Block No. 1

This Showroom Block is Part of Commercial / Office Space having

Total Area :- 179.32 Sq. Mtrs. (1938 Sq. Ft.) which is comprising of Carpet Area of Ground Floor – 117.55 Sq. Mtrs. (1265.32 Sq. Ft.) & Carpet Area of Loft – 38.77 Sq. Mtrs. (632.68 Sq. Ft.)

Built-up Area :- 208.03 Sq. Mtrs. (2239 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7'' (lift, lobbies, staircases etc.)

Super Built-up Area :- 278 Sq. Mtrs. (2992.00 Sq. Ft.) approximately comprising of Built Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 7.168 % in land and which is bounded as under

East :- Ramp to the parking and Property of Shri Deshmukh
West :- Showroom Block No 2
North :- Amravati Road
South :- Parking than property in occupation ADV Bhangde

Showroom Block No. 2

This Showroom Block is Part of Commercial / Office Space having

Total Area :- 141.875 Sq. Mtrs. (1526 Sq. Ft.) which is comprising of Carpet Area of Ground Floor – 94.45 Sq. Mtrs. (1016.67 Sq. Ft.) & Carpet Area of Loft – 47.29 Sq. Mtrs. (509.33 Sq. Ft.)

Built-up Area :- 170.01 Sq. Mtrs. (1828.96 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7'' (lift, lobbies, staircases etc.)

Super Built-up Area :- 190.21 Sq. Mtrs. (2047.5 Sq. Ft.) approximately comprising of Built Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 7.212% in land and which is bounded as under

East :– Showroom Block No 1
West :– Showroom Block No. 3

नगल – २
१५५४/२०१९
6 / २५

Scanned by CamScanner

North – Amravati Road
South – Parking then property in occupation Adv Bhangde

Showroom Block No. 3

This Showroom Block is Part of Commercial / Office Space having

Total Area - 115.293 Sq. Mtrs. (1247.60 Sq. Ft.) which is comprising of Carpet Area of Ground Floor - 77.279 Sq. Mtrs. (831.911 Sq. Ft.) & Carpet Area of Loft - 38.647 Sq. Mtrs. (416 Sq. Ft.)

Built-up Area – 138.35 Sq. Mtrs. (1489.21 Sq. Ft.) comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircases etc.)

Super Built-up Area – 148.925 Sq. Mtrs. (1613.75 Sq. Ft.) approximately comprising of Built-up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric motor room + common areas, landings, staircases, fire escape etc. with variable undivided share of 4.630% in land and which is bounded as under:

East – Showroom Block No.2
West – Lift & Lobby
North – Amravati Road
South – Parking then property in occupation Adv Bhangde

FIRST LEVEL

EAST BLOCK

The EAST BLOCK is part of Hall / Commercial Space having

Carpet Area - 144.28 Sq. Mtrs. (1553 Sq. Ft.)

Built-up Area – 322.37 Sq. Mtrs. (3470 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircases etc.)

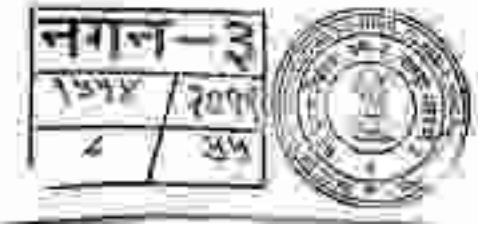
Super Built-up Area – 385.85 Sq. Mtrs. (1823 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric motor room + common areas, landings, staircases, fire escape etc. with variable undivided share of 5 % in land and which is bounded as under:

East – Ramp then Property of Mr. Deshmukh
West – West Block
North – Amravati Road
South – Parking then Property in occupation of Adv. Bhangde

WEST BLOCK

The WEST BLOCK is part of Hall / Commercial Space having

Carpet Area - 176.51 Sq. Mtrs. (1898 Sq. Ft.)



Scanned by CamScanner

Built-up Area – 222.37 Sq. Mtrs. (2479 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift, lobbies, staircases etc.]

Super Built-up Area – 434.32 Sq. Mtrs. (4675 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric- meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 5 % in land and which is bounded as under:

East – East Block
West – Lift Lobby than West High Court Road
North – Amrawati Road
South – Parking then Property in occupation of Adv. Bhangde

SECOND LEVEL

The Second Level consists of Commercial / Office Space

Carpet Area - 320.862 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (6700 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift, lobbies, staircases etc.]

Super Built-up Area – 788.68 Sq. Mtrs. (8000Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric- meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East – Property of Mr. Deshmukh
West – Lift Lobby and W.H.C. Road
North – Amravati Road
South – Property of Adv Bhangde

THIRD LEVEL

The Third Level consists of Commercial / Office Space

Carpet Area - 320.862 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (6700 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift, lobbies, staircases etc.]

Super Built-up Area – 788.68 Sq. Mtrs. (8500Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric- meter room +



Scanned by CamScanner

common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under

East. - Property of Mr. Deshmukh
West – Lift Lobby and WMC Road
North – Amravati Road
South – Property of Adv Bhangde

FOURTH LEVEL

The Fourth Level consists of Commercial / Office Space

Carpet Area – 320.562 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 822.44 Sq. Mtrs. (8700 Sq. Ft.) comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift, lobbies, staircase etc.]

Super Built-up Area – 788.68 Sq. Mtrs. [8500Sq. Ft.] approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under

East. – Property of Mr. Deshmukh
West – Lift Lobby and WMC Road
North – Amravati Road
South – Property of Adv Bhangde

नगर रचना — ३
९३५४ / २०१९
१० / ५५

FIFTH LEVEL

The Fifth Level consists of Commercial / Office Space numbered as Block No. 4A & Block No. 4B

BLOCK NO 4A

The BLOCK No. 4A is on Commercial / Office Space having

Carpet Area - 160.28 Sq. Mtrs. (1725 Sq. Ft.)

Built-up Area – 311.22 Sq. Mtrs. (3350 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift, lobbies, staircase etc.]

Super Built-up Area – 394.83 Sq. Mtrs. (4250 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 5 % in land and which is bounded as under

East. – Property of Mr. Deshmukh
West – Lift Lobby and WMC Road

नगर रचना — ३
९५४१ / २०१९
१० / ५५

Scanned by CamScanner

North – Amravati Road
South – Block No. 4D

BLOCK NO. 4B

The BLOCK No. 4B is an Commercial / Office Space having

Carpet Area - 100.28 Sq. Mtrs. (1725 Sq. Ft.)

Built-up Area – 111.22 Sq. Mtrs. (1950 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircase etc.)

Super Built-up Area – 994.83 Sq. Mtrs. (4288) Sq. Ft.) approximately comprising of Built-up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of Basement, Electric- meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 5 % in land and which is bounded as under

East – Property of Mr. Deshmukh
West – West High Court Road
North – Block No. 4A
South – Property of Adv. Bhangde

SIXTH LEVEL

The Sixth Level consists of Commercial / Office Space

Carpet Area - 320.562 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (6700 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircase etc.)

Super Built-up Area – 769.68 Sq. Mtrs. (8500Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of Basement, Electric- meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under

East – Property of Mr. Deshmukh
West – Lift Lobby and WHC Road
North – Amravati Road
South – Property of Adv Bhangde

SEVENTH LEVEL

The Seventh Level consists of Commercial / Office Space

Carpet Area - 320.562 Sq. Mtrs. (3450 Sq. Ft.)



Scanned by CamScanner

Built-up Area – 62244 Sq. Mtrs. (6730 Sq. Ft.), comprising of carpet area + verandas + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level + (lift, lobbies, staircases etc.)

Super Built-up Area – 78000 Sq. Mtrs. (840000Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric, meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East – Property of Mr. Deshmukh
West – Lift Lobby and Wing Road
North – Amravati Road
South – Property of Adv Bhangde

B) That the Twenty Third Part / Clause of the aforesaid Deed of Declaration shall stand replaced/modified with following

TWENTY-THIRD :- Maintenance of the building and common areas will be done by the Grantor subject to the Unit Owners and/or lessees paying the required maintenance charges as levied down by the Grantor and as may prevail from time to time, which shall not be less than Rs. 7/- (Rupees Seven) per Sq. Ft. of Super Built up area in any case. The Grantor / Service provider shall be entitled to enhance said rate as they may fit appropriate considering the all cost of maintenance of the scheme.

In case the Grantor/service provider shall charge additional amount for providing the power back up through Generator or otherwise.

The Grantor/service provider may demand an additional subject special maintenance charges at such rate as may be determined by the Grantor/service provider, to take care of any major maintenance requirement of the complex such as painting, major change of electrical wiring, major failure in electrical supply system, sewerage, water supply. However the Corporation Taxes will be borne and paid by the Unit Owners individually. The water charges and water taxes shall be borne by all the Unit holders as and when demanded by the Grantor.

Interest at the rate of 18% p.a. with quarterly rest shall be charged if maintenance charges/other outgoings, demands, dues of whatsoever in nature are not paid by the Unit Owners in time to the Grantor/service provider. The maintenance charges, inter alia, includes such charges as may be considered expedient in the opinion of the Grantor/service provider for the upkeep, preservation, protection, safeguarding, repairs, conservation of the entire building complex and providing of various amenities for the modern and good living of the Unit Owners. Without prejudice to the generality of the said expression of maintenance charges, it may, inter-alia, include expenses incurred/to be incurred on following amongst other common facilities-



Scanned by CamScanner

a) Security
b) General maintenance
c) Electrical maintenance for common facilities like Generator & for common areas
d) Electrical maintenance for centralized Air Condition units
e) Electrical charges for common areas like staircases, lobbies, passages, parking, lifts, club house / multi-purpose hall etc.
f) Lift maintenance charges
g) Plumbing and drainage system maintenance
h) Water lifting and water softening from bore – well
i) Fire safety and alarm system
j) CCTV Camera
k) Housekeeping, Cleaning, sweeping, dusting.
l) Other services as may be mutually agreed by and between the Builder, service provider and the Unit Owners

2. The contents/context in respect of the Units and its areas shall stand amended/rectified accordingly wherever it is mentioned in the aforesaid Deed of Declaration or any other Deed. The Clause relating to maintenance charges also stand modified as mentioned above. Rest of the contents of the said Deed of Declaration shall remain as it is. The said Deed of Declaration and other deeds accordingly shall stand corrected as mentioned above. The said Deed of Correction will be part and parcel of the said Deed of Declaration.

IN WITNESS WHEREOF, the contents of this deed is explained to parties in vernacular and after understanding the contents of the deed, the Parties hereto have signed the deed at Nagpur on the day, month and year mentioned first hereinabove, in presence of witnesses.

Drafted by Advocate Ajay Fengadkhole
as per the instructions
& documents supplied by the parties



Scanned by CamScanner

Witness	Photo	Left Hand Thumb Impression	Signature
1)			For Pardesi Constructions Private Limited  Jaiprakash G Khushalani Authorised Signatory GRANTOR
2)			 Jagdish Laxman Ratanghani Constituted Attorney of Shri Jaiprakash G Khushalani







Scanned by CamScanner

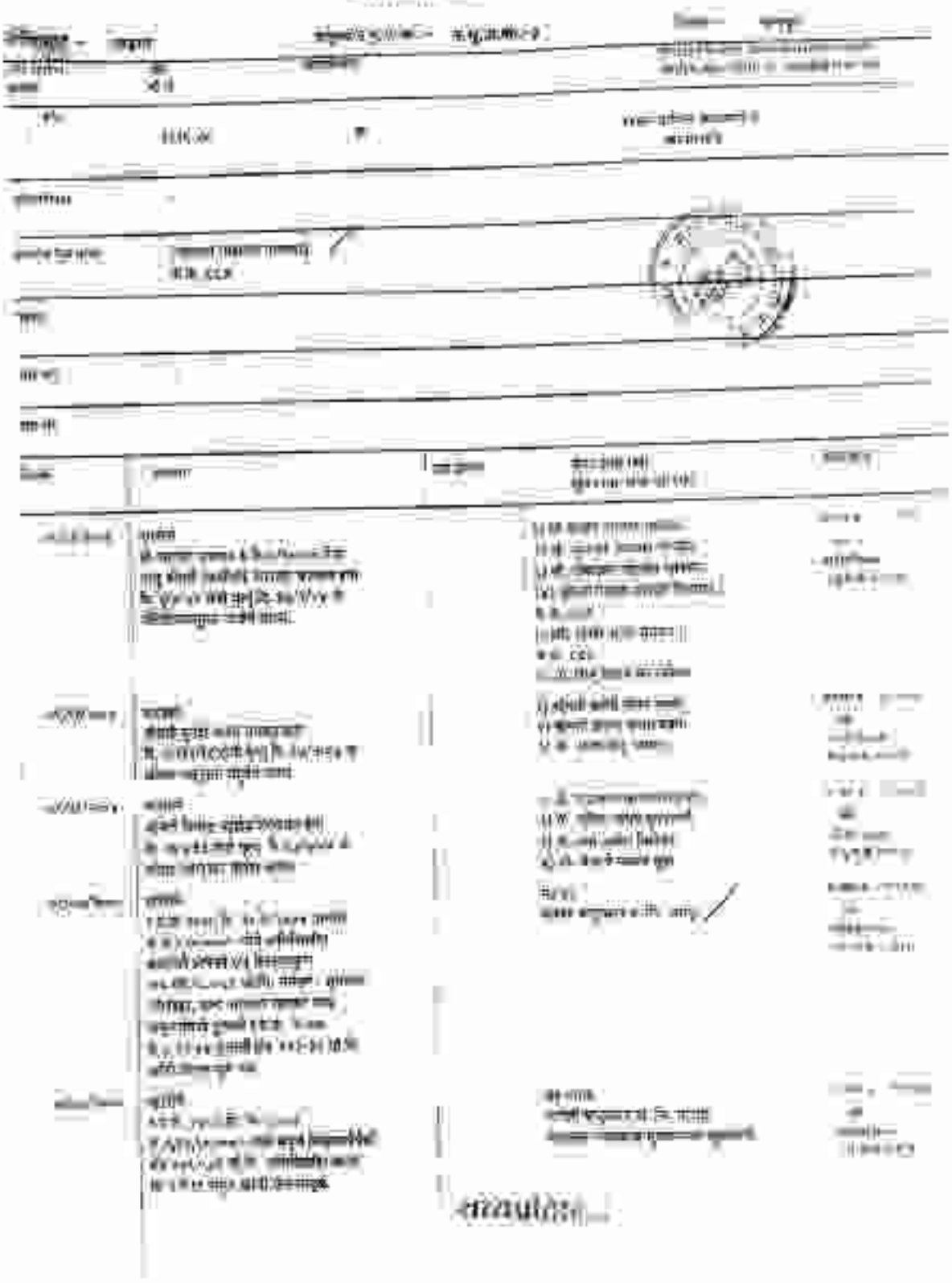




Scanned by CamScanner



Scanned by CamScanner





Scanned by CamScanner



Scanned by CamScanner

लग्न-३
१५४४ / २०१५
१८ / ७५

NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. 5 3 0 /T.P. Cell/N.M.C./ 2015 Date 09 / 12 / 2015

To,

Tulpule Vastu Vikash Kendra
R/o Ramdaspeth Nagpur

029

Sir,

With reference to your Application / Plan No. 741 / 11003 dated 28 / 10 / 2014 for the grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work / to erect building on House No. 598, Plot No. 5 M.C.A. Kh. No. -, Wheel No. -, City Survey No. 83, Sheet No. -, of Village (Mouza) Ramna, situated at Road / Street Manewada Rd., Nagpur, the Commencement Certificate / Building permit is granted subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The Commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue. Before lapse of this period, commencement certificate / building permit shall have to be renewed. The renewal may be granted for three years.
4. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'B'.
5. The information of completion of work upto plinth level shall be given to N.M.C. in Appendix 'C' and after having carried the work by N.M.C. engineer, in appendix 'D' you may proceed with the rest of the work.
6. No new building or part thereof shall be occupied occupancy certificate has been granted. Otherwise, for unauthorized occupation, applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'I' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Shopping shall not be allowed in the plots which are located under shopping frontage zones listed in Development Control Regulations.
9. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan it should be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act, 1966 and the corporation of the city of Nagpur act 1948.
10. All drainage work shall be got done through licensed plumber approved by N.M.C.
11. All sanitary requirement shall be complied as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Deptt., Mantralaya, Mumbai vide Circular No. TPB 4312/271/CR-230/01/UD-11 dt. 10/03/2005. The authority imposes a fine of not exceeding Rs. 10000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structure as required under these bye-laws.
13. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
14. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
15. Necessary arrangement for safe drinking water shall be done.
16. The applicant shall plant and grow 25 shady trees in vacant land of plot.
17. The water connection and sewage disposal is not guaranteed by N.M.C.
18. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.

Scanned by CamScanner

19. Separate letter delivery boxes shall be installed at easily accessible place on ground floor.

20. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.

21. The sanction is subject to condition of agreement executed by party on dt. _____

22. Existing construction (wherever ~~shall be demolished by you. Moreover this~~ ~~sanction does not approve any existing construction which is not approved earlier by~~ N.M.C.

23. Building material should be stacked in such a manner that it will not cause obstruction in drain, water & traffic etc., failing which, action will be taken by N.M.C.

24. Breach of any of the condition may lead to revocation of this permit.

25. Training construction is given at the risk and responsibility of the party.

26. _____

31. _____

Enclosure :- One copy / set of sanctioned plan.

Assistant Director,
Town Planning Dept.
Nagpur Municipal Corporation

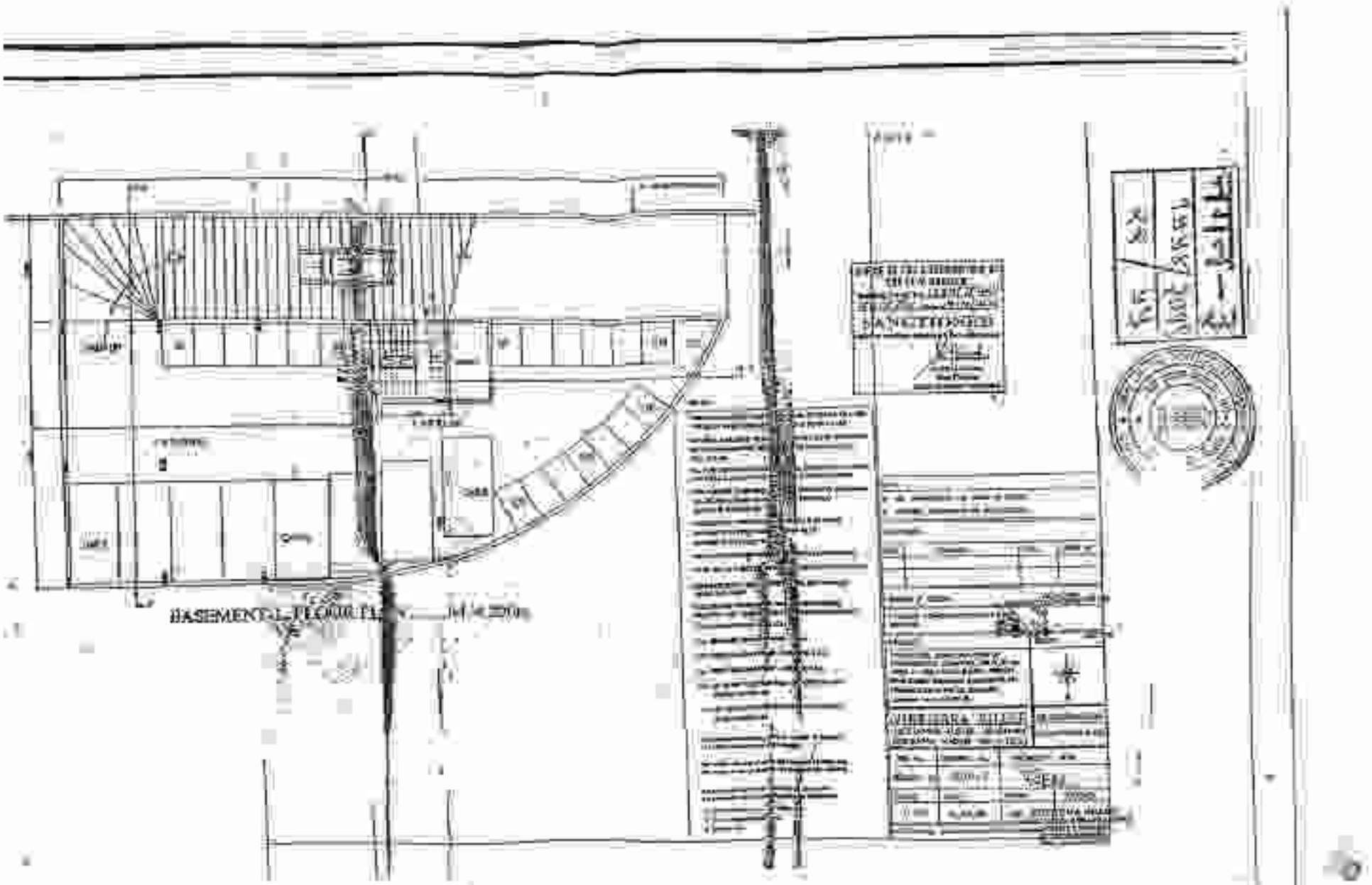
Copy forwarded to :-

1. The Assistant Nagpur Municipal Corporation for information.
2. The Sub Divisional Engineer / Officer Zone No. - _____ Zone N.M.C. along with one copy of sanctioned plan for necessary action. He should see that work is carried out according to sanctioned plan.

नगर - ३
A४४४ / २०९१
२० / ९५

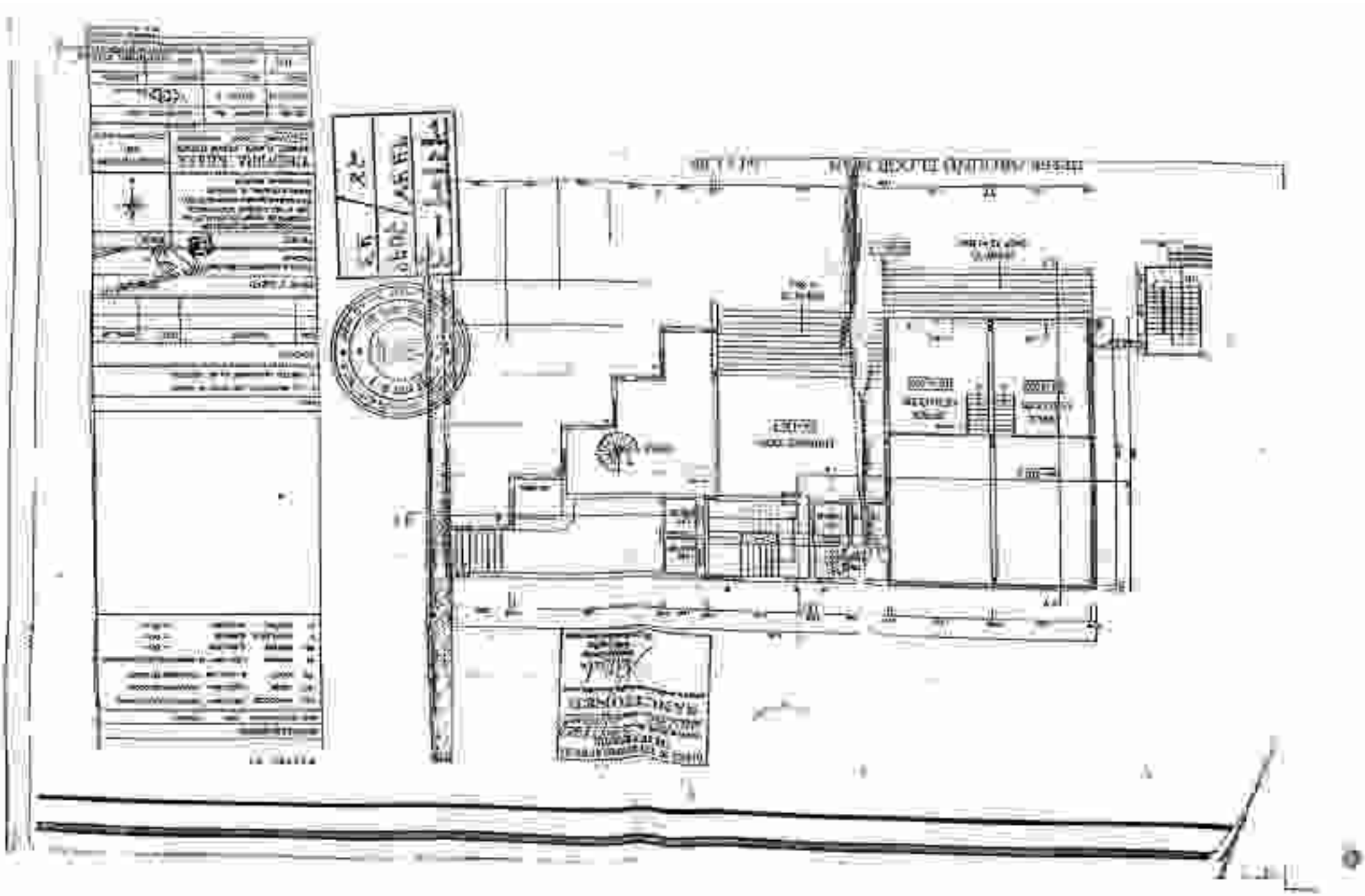
Scanned by CamScanner

Scanned by CamScanner



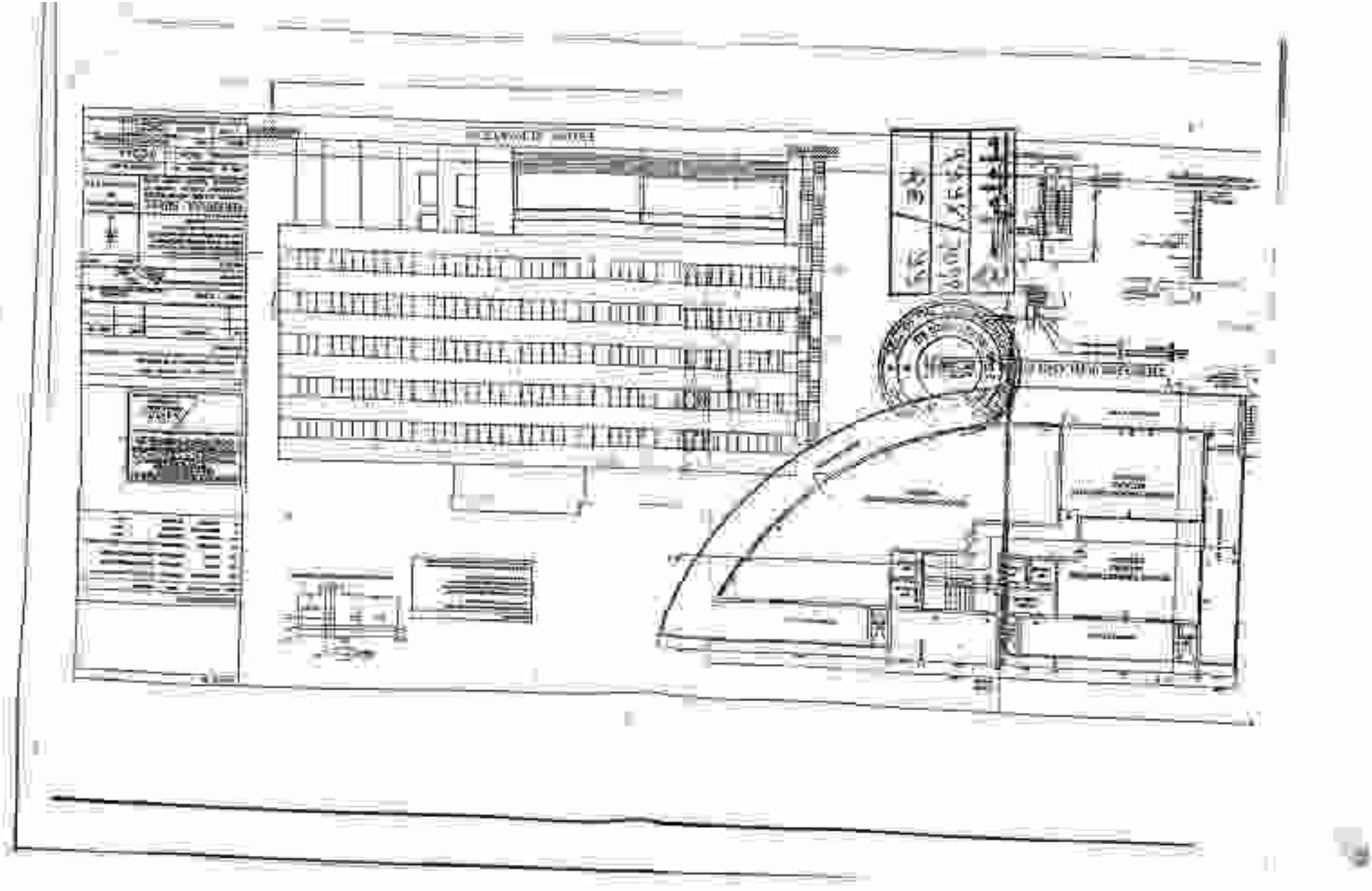
Scanned by CamScanner

Scanned by CamScanner

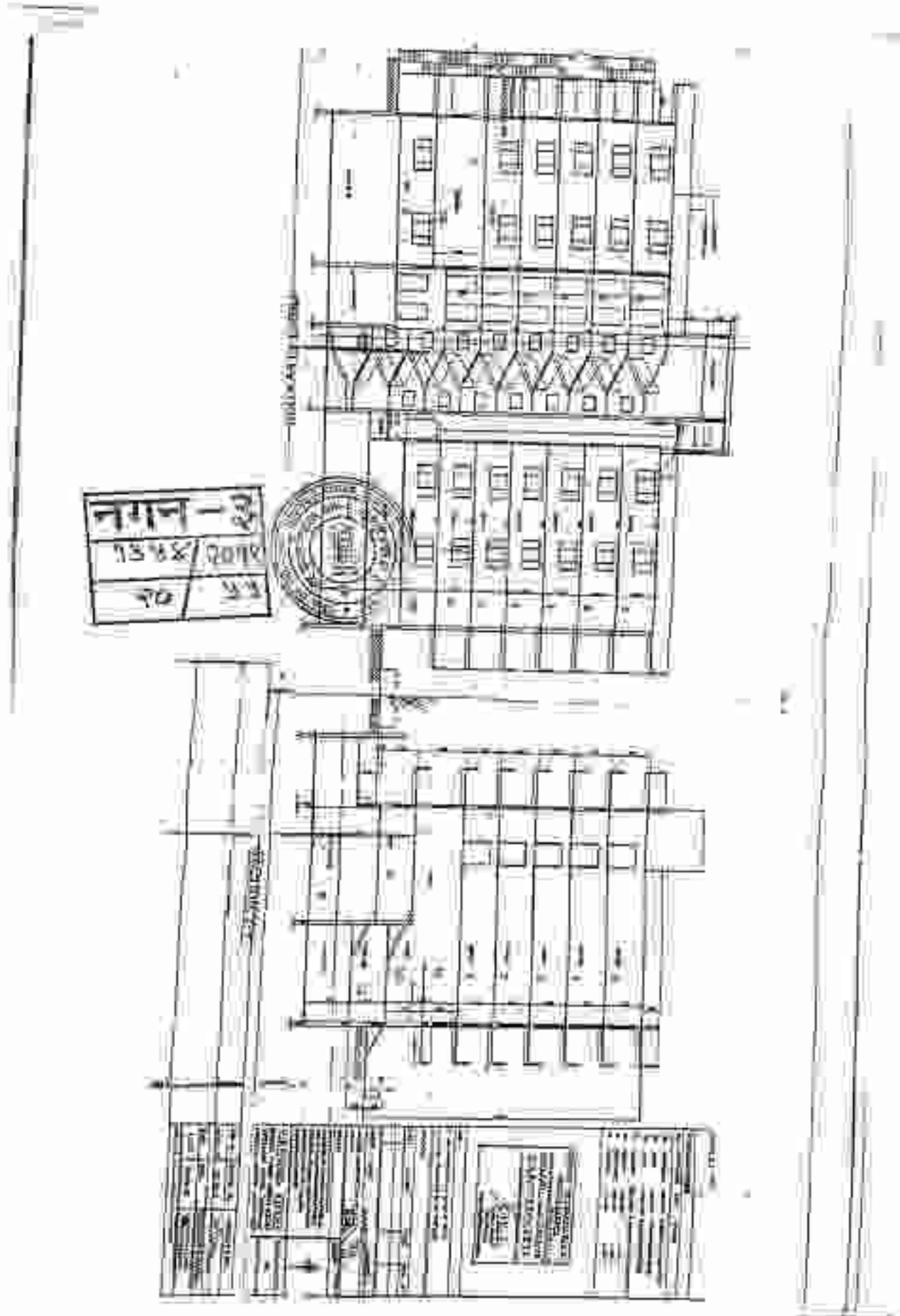


Scanned by CamScanner

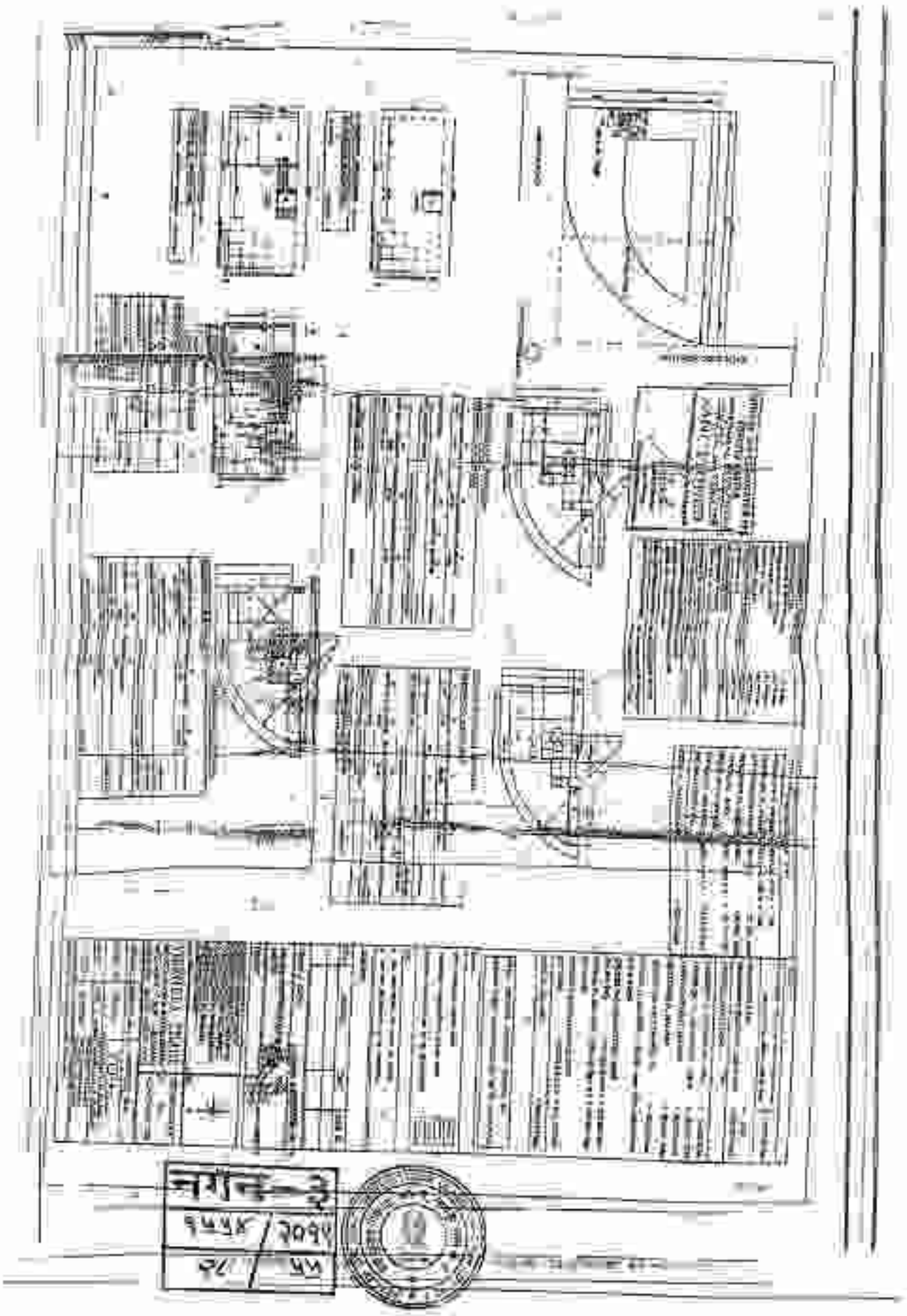
Scanned by CamScanner



Scanned by CamScanner



Scanned by CamScanner



Scanned by CamScanner

DOD

DELIVERED



Scanned by CamScanner



Scanned by CamScanner

CHALLAN

MTR Form Number-6

Department	Inspector General Of Registration	Type	
Status	Duly		
Type of Payment		TAX ID (If any)	
		PAN No.(If Applicable)	
Office Name		Full Name	
Location			
Year	2018-2019 One Time		
		Flat/Block No.	
		Premises/Building	
		Road/Area	
		Town/City/District	
		Pin	
		Remarks (If Any)	
Late	500.00		
		Amount In Words	
Payment Details			
Cheque/DD Details			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Complete the challan before paying in bank. Deface the challan after payment.

नगन-3
१८१ / २०१८
१ / ५४

नगन-3
१५५५४ / २०१९
३१ / ५५

Scanned by CamScanner





Scanned by CamScanner

DEED OF CORRECTION

This Deed of Correction is made on this 18th day of January, 2016 at Nagpur by:

M/S PARDESI CONSTRUCTIONS PVT. LTD. a Company incorporated under the Companies Act, 1956 having its Office at 18, Residency Road, Sadar, Nagpur 440001 (Permanent Account Number AAECP5570D) through its Authorised Director **SHRI JAIPRAKASH S/O LATE GURDASMAL KHUSHLANI** aged 52 years, Occupation Business, Resident of MA-32, NMV Colony, Byramji Town Nagpur – 440013 (Permanent Account No. AACH6250BC, Aadhar Card No. 347715873184, Mobile No. 9823229000, Email ID jkpconstructions@gmail.com) hereinafter through his duly constituted Attorney, **SHRI JAGDISH LAXMANDAS RAISINGHANI**, Age about 48 Years, Occupation Service, Resident of Plot No. 443, Janaki Nagar Colony, Near Sindhi Panchayat, Nagpur 440 014 (hereinafter referred to and called as the "Grantor" which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said Company, as well as its directors, executors, administrators, successors, agents and assigns); who is fully empowered and qualified to execute this deed, do hereby state as follows:

WHEREAS, the Grantor is the absolute and exclusive owner of the property consisting of Land admeasuring about 1225.39 Sq. Mtrs. (13186.00 Sq. Ft.), comprised of NIT Leasehold Land bearing Plot No. 1068 admeasuring about 878.69 Sq. Mtrs. (9459.00 Sq. Ft.) in Civil Station Extension Scheme of Nagpur Improvement Trust and Freehold (Mala Maktiula) Land bearing Plot No. 1068 A admeasuring about 346.70 Sq. Mtrs. (3730.06 Sq. Ft.) being Part of entire land bearing Khasra No. 23 of Mouza Sadar, Nabab Area Precinct, Gokpeth Layout, Division II, Circle No. 3, Municipal Corporation House No. 545, City Survey No. 30, Sheet No. 2A/9 situated at Gokpeth, Amaravati Road, Nagpur 440010, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 70 and Nagpur Improvement Trust, including all other easementary rights appurtenant and belonging thereto (hereinafter called to and referred as "the said property");

WHEREAS, the Grantor has decided to develop the said property by constructing multistoried commercial building thereon consisting of Shops, showrooms, Offices Blocks, Commercial Blocks/Spare Block for Bank Premises etc. (hereinafter called to and referred as the 'Commercial Units'); AND

WHEREAS, the Grantor has submitted the building plan to the Nagpur Municipal Corporation Trust which was duly sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation vide **Building Permit No. 1570/T.P.(WVN.M.C.)/741 dated 09/10/2006**; AND

WHEREAS, the said multistoried commercial building is named and styled as **"JP Square"** (Hereinafter referred as said 'Scheme' / 'Multistoried Building' / 'JP Square' / 'Building' / 'Commercial Complex'); AND

WHEREAS, the said Scheme was submitted to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing Deed of Declaration dated 19th March, 2014, duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 1857/2014 on even date (hereinafter called to and referred as the said 'Deed of Declaration' or 'Deed');

नगन-३ ९८९ /२०१६ ४ / ४४

नगन-३ १४५५ /२०१६ ३३ / ४५

Scanned by CamScanner

AND

WHEREAS, the Granter has carried out few modifications in unit numbering in the aforesaid Deed of Declaration by executing Deed of Correction dated 27/07/2017 duly registered in the office of Joint Sub Registrar Nagpur No. 4 bearing Document No. 8997/2017 on even date; AND

WHEREAS, some mistakes in the area of Units of said scheme has been observed, which needs to be rectified by executing Correction Deed to that effect; AND

WHEREAS, the Granter has also observed that there is some confusion stating Floors and levels of the scheme as both are mentioned in aforesaid Deed of Declaration, which is mainly due to mezzanine floor as it is first level of the Scheme & First Floor is on second level & accordingly level is one higher than floor, thus the Granter has declared that instead of Floor of the building, the units and other things will be recognize by Levels of the Buildings / scheme by ignoring the floors which were mentioned in the previous Deed of Declaration; AND

WHEREAS, the Granter also want to rectify the issues relating to maintenance charges considering the increase in the cost of maintenance since 2014, when the Deed of Declaration of said Scheme was registered; AND

WHEREAS, the Granter has declined to ignore the Correction Deed dated 27/07/2017 as corrections and modifications are not properly incorporated in that deed and has decided to modify the Third, Fourth & Fifth Part of the aforesaid Deed of Declaration dated 19/03/2014; AND

WHEREAS, the Granter has all rights and authorities to modify the aforesaid Deed of Declaration to incorporate the changes of areas of units of said scheme by executing this Correction Deed; AND

WHEREAS, the Granter Company has authorized its Managing Director Shri Jagmohan Gordhandas Khandelwal to execute and register the deeds/documents on behalf of the Company by passing resolution to that effect. Shri Jagmohan Gordhandas Khandelwal has empowered and authorized Shri Jagdish Laxmandas Raisinghani to present deeds/documents duly signed by him in any capacity for registration in the office of concerned Joint Sub Registrar by executing Special Power of Attorney dated 16/03/2013 duly authenticated by Joint Sub Registrar Nagpur No. 4 on even date.

WHEREAS, the entire formalities essential for execution and registration of Correction Deed are completed, thus the Granter is executing this deed to rectify the above mentioned Deed of Declaration or any other deeds of the said Apartment Scheme as under:

नगर-३
४८१ /२०१८
४ / ४१

नगर-३
१५३४ /२०१९
३४ / ३५

Scanned by CamScanner

NOW THIS DEED WITNESSETH AS UNDER:

1. The modifications/corrections done by this deed are as below:

A) That, the Third, Fourth & Fifth Para of the aforesaid Deed of Declaration shall stand replaced/modified with following:

THIRD :

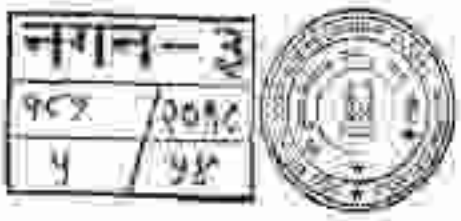
That, the said Scheme consists of (10) Ten Levels Basement Level, Lower Ground Level, Upper Ground Level, First Level, Second Level, Third Level, Fourth Level, Fifth Level, Sixth Level and Seventh Level. The Seventh Level of building is proposed in the revised building plan. The Eighth Level is the Top Terrace of the Building. The Grantor reserve rights to raise more level(s) beyond that by constructing many more units etc. as may be permissible and in such case, the Grantor shall have right to modify/amend this Deed.

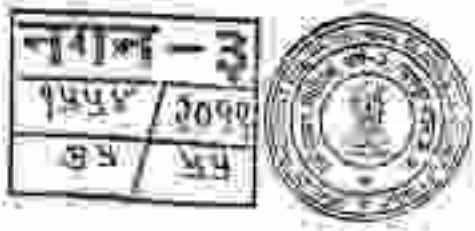
That, all the levels of the said scheme are capable of individual utilization on account of having their own exit to common area and facilities of the Scheme. The units of the said Scheme will be sold to one or more owners obtaining particular and exclusive property rights thereto and each unit constituting a heritable and transferable immovable property within the meaning of law for the time being in force in the state of Maharashtra and also an undivided interest in the general and/or restricted common areas and facilities of the Scheme as listed hereinafter in this deed, necessary, for their adequate use and enjoyment (hereinafter referred to as "General and/or restricted common areas and facilities"). All of the above is in accordance with the Maharashtra Unit Ownership Act, 1970.

FOURTH (1): The above said proposed building has the super built-up area/Saleable area as under:

Sr.No.	Particulars	Area in Sq. Ft
1.	Basement Level	Parking
2.	Lower Ground Level	Parking + 9800
3.	Upper Ground Level	9800
4.	First Level	9600
5.	Second Level	8500
6.	Third Level	8500
7.	Fourth Level	8500
8.	Fifth Level	8000
9.	Sixth Level	8500
10.	Seventh Level	8600
	Total super built-up area	90000

Thus, the total Super built-up area of all levels
(1)+(2)+(3)+(4)+(5)+(6)+(7)+(8)+(9)+(10) =
89900 Sq. Ft. (8495.08 Sq. Mtrs.)





Scanned by CamScanner

2. The Basement Level of the building consists of
(a) Four Wheeler Parking Space to be allotted as may be determined by the GRANTOR on earmarked allotment basis or otherwise.
(b) Lift Pit

3. The Lower Ground Level consist of Parking, Lift Lobby and Commercial Space

4. The Upper Ground Level Consist of Shops Commercial Space (Showroom Block) and Lift Lobby

5. The Showroom Block of the building on Upper Ground Level consists of
(a) 3 Show Rooms / Commercial space
(b) Main Gate

6. **FIRST LEVEL** – The First level consists of Commercial space divided into two parts numbered as East Block and West Block

7. **SECOND LEVEL**- The Second level consists of Commercial / Office Space

8. **THIRD LEVEL** – The Third level consists of Commercial / Office Space

9. **FOURTH LEVEL**- The Fourth level consist of Commercial / Office Space

10. **FIFTH LEVEL** – The Fifth level consists of Commercial / Office Space divided into two parts numbered as Block No. 4A and 4B

11. **SIXTH LEVEL**- The Sixth level consists of Commercial / Office Space

11. **SEVENTH LEVEL**- The Seventh level consists of Commercial / Office Space

Each Block will have access to the common facilities of the building and shall have respective saleable undivided share in the land

FIFTH: That the condominium shall be known as "JP SQUARE" and that the common areas and facilities of the building are as follows:

BASEMENT LEVEL CONSISTS OF
Parking space and Utilities

(a) Four Wheeler Parking Space to be allotted as may be determined by the GRANTOR on earmarked allotment basis or otherwise.
(b) Lift Pit

नगर-3 10 2019 6 42

नगर-3 1452/2019 36/34

Scanned by CamScanner

LOWER GROUND LEVEL CONSISTS OF "COMMERCIAL SPACE"

Carpet Area :- 264.62 Sq. Mtrs. (2849 Sq. Ft.)

Built-up Area – 317.784 Sq. Mtrs. (3420.62 Sq. Ft.) comprising of carpet area + wall thickness & columns and the variable undivided share on common areas of the Lift Lobby and staircase to the level 1st flr. lobbies, staircases etc.)

Super Built-up Area – 353.10 Sq. Mtrs. (3800 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room Electric meter room + common areas landings, staircases fire escape etc. with variable undivided share of 10 % in lane and which is bounded as under:

East – Ramp to the parking and Property of Shri Deshmukh
West – VIP Road
North – Amravati Road
South – Parking then property in occupation ADV Bhangde

UPPER GROUND LEVEL CONSISTS OF "COMMERCIAL / OFFICE SPACE DIVIDED INTO THREE SHOWROOM BLOCKS"

The area of said Showroom Blocks is consisting of Commercial / Office Space, which is inclusive of Carpet Area & Lift Area

Showroom Block No. 1

This Showroom Block is Part of Commercial / Office Space having Total Area – 176.22 Sq. Mtrs. (1898 Sq. Ft.) which is comprising of Carpet Area of Ground Floor – 117.85 Sq. Mtrs. (1268.32 Sq. Ft.) & Carpet Area of Lift – 58.77 Sq. Mtrs. (632.68 Sq. Ft.)

Built-up Area – 209.53 Sq. Mtrs. (2255 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 1st flr. lobbies, staircases etc.)

Super Built-up Area – 373 Sq. Mtrs. (4002.59 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift room, Electric meter room + common areas landings, staircases fire escape etc. with, variable undivided share of 7.455 % in lane and which is bounded as under:

East – Ramp to the parking and Property of Shri Deshmukh
West – Showroom Block No.2
North – Amravati Road
South – Parking then property in occupation ADV Bhangde

नगर-३
१८७ / २०१५
७ / ४४

नगर-३
१३५४ / २०१४
३४ / ३७

Scanned by CamScanner

Showroom Block No. 2

This Showroom Block is Part of Commercial / Office Space having

Total Area – 141.875 Sq. Mtrs. (1529 Sq. Ft.) which is comprising of Carpet Area of Ground Floor - 94.45 Sq. Mtrs. (1016.87 Sq. Ft.) & Carpet Area of Loft – 47.22 Sq. Mtrs. (508.33 Sq. Ft.)

Built-up Area – 179.61 Sq. Mtrs. (1929 Sq. Ft.) comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 2nd [lift lobbies staircases etc.]

Saleable Built-up Area – 190.21 Sq. Mtrs. (2047.5 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 7.212% in land and which is bounded as under:

East – Showroom Block no 1
West – Showroom Block No. 3
North – Amravati Road
South – Parking than property in occupation Adv Bhangde

Showroom Block No. 2

This Showroom Block is Part of Commercial / Office Space having

Total Area – 115.293 Sq. Mtrs. (1241.00 Sq. Ft.) which is comprising of Carpet Area of Ground Floor - 77.770 Sq. Mtrs. (837.00 Sq. Ft.) & Carpet Area of Loft – 37.523 Sq. Mtrs. (404.00 Sq. Ft.)

Built-up Area – 156.15 Sq. Mtrs. (1456.21 Sq. Ft.) comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 2nd [lift lobbies staircases etc.]

Saleable Built-up Area – 149.92 Sq. Mtrs. (1613.78 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 4.800% in land and which is bounded as under:

East – Showroom Block No.2
West – Lifts & Lobby
North – Amravati Road
South – Parking than property in occupation Adv Bhangde

नगर-३ ४८१ / २०१८ ८ / ४८

नगर-३ १५५१ / २०१९ ३८ / ३३

Scanned by CamScanner

FIRST LEVEL

EAST BLOCK

The EAST BLOCK is part of Hall / Commercial Space having

Carpet Area – 229.22 Sq. Mtrs. (2470 Sq. Ft.)

Built-up Area – 322.37 Sq. Mtrs. (3471 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th floor, cables, staircases etc.)

Super Built-up Area – 356.35 Sq. Mtrs. (3825 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 2.5% in land and which is bounded as under:

East – Ramp then Property of Mr. Desmukh
West – West Block
North – Amravati Road
South – Parking then Property in occupation of Adv. Bhangde

WEST BLOCK

The WEST BLOCK is part of Hall / Commercial Space having

Carpet Area – 262.54 Sq. Mtrs. (2826 Sq. Ft.)

Built-up Area – 322.37 Sq. Mtrs. (3471 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th floor, cables, staircases etc.)

Super Built-up Area – 434.32 Sq. Mtrs. (4676 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 2.5% in land and which is bounded as under:

East – East Block
West – Lift Lobby then West High Court Road
North – Amravati Road
South – Parking then Property in occupation of Adv. Bhangde

नगर-३
१४७ / २०१८
६ / ५४

नगर-३
१५५१ / २०१९
३६ / ५५

Scanned by CamScanner

SECOND LEVEL

The Second Level consists of Commercial Office Space

Carpet Area – 531.86 Sq. Mtrs. (5723 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (6700 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase at the level 1st [lift, lobbies, staircases etc.]

Super Built-up Area – 709.60 Sq. Mtrs. (7600Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East – Property of Mr. Dasharath
West – Lift Lobby and W.C. Road
North – Amravati Road
South – Property of Adv. Bhangde

THIRD LEVEL

The Third Level consists of Commercial Office Space

Carpet Area – 531.86 Sq. Mtrs. (5726 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (5700 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase at the level 2nd [lift, lobbies, staircases, etc.]

Super Built-up Area – 709.60 Sq. Mtrs. (7600Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East – Property of Mr. Dasharath
West – Lift Lobby and W.C. Road
North – Amravati Road
South – Property of Adv. Bhangde





Scanned by CamScanner

FOURTH LEVEL

The Fourth Level consists of Commercial / Office Space

Carpet Area - 531.06 Sq. Mtrs. (5725 Sq. Ft.)

Built-up Area - 622.44 Sq. Mtrs. (6700 Sq. Ft.) comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level (lift lobbies, staircases etc.)

Super Built-up Area - 759.00 Sq. Mtrs. (8300Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, the escape etc with variable undivided share of 11 % in land and which is bounded as under:

East - Property of Mr. Dashrathbhai
West - Lift Lobby and W&C Road
North - Amravadi Road
South - Property of Ajay Bhangdia

FIFTH LEVEL

This Fifth Level consists of Commercial / Office Space numbered as Block No. 4A & Block No. 4B

BLOCK NO 4A

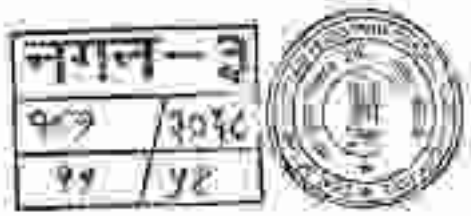
The BLOCK No. 4A is an Commercial / Office Space having

Carpet Area - 288.98 Sq. Mtrs. (2882.5 Sq. Ft.)

Built-up Area - 322.37 Sq. Mtrs. (3470 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level (lift lobbies, staircases etc.)

Super Built-up Area - 384.85 Sq. Mtrs. (4250 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, the escape etc with variable undivided share of 6 % in land and which is bounded as under:

East - Property of Mr. Dashrathbhai
West - Lift Lobby and W&C Road
North - Amravadi Road
South - Block No. 4B





Scanned by CamScanner

BLOCK NO. 4B

The BLOCK No. 4B is as Commercial / Office Space having

Carpet Area - 205.03 Sq. Mtrs. (2202.3 Sq. Ft.)

Built-up Area – 322.17 Sq. Mtrs. (3470 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift lobbies, staircases etc.]

Super Built-up Area – 394.63 Sq. Mtrs. (4250 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with Variable undivided share of 5 % in land and which is bounded as under:

East. - Property of Mr. Deshmukh
West - West High Court Road
North – Block No. 4A
South – Property of Adv. Bhangde

SIXTH LEVEL

The Sixth Level consists of Commercial / Office Space

Carpet Area - 531.96 Sq. Mtrs. (5725 Sq. Ft.)

Built-up Area – 622.44 Sq. Mtrs. (6701 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift lobbies, staircases etc.]

Super Built-up Area – 780.00 Sq. Mtrs. (8000Sq. Ft.), approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East - Property of Mr. Deshmukh
West – Lift Lobby and WHC Road
North – Amravati Road
South – Property of Adv. Bhangde

नगन - ३
१७३४ / २०१९
१२ / ५५

नगन - ३
१२३ / २०१८
१२ / ५६

Scanned by CamScanner

SEVENTH LEVEL :

The Seventh Level consists of Commercial / Office Space

Carpet Area : 541.88 Sq. Mts. (5725 Sq. Ft.)

Built up Area – 802.44 Sq. Mts. (8700 Sq. Ft.) comprising of carpet area + wall thickness & columns and the Variable Undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift lobbies, staircases etc.]

Super Built-up Area – 788.01 Sq. Mts. (8500Sq. Ft.) approximately comprising of Built Up Area + variable Undivided share of the Parking Spaces, variable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric mates room, + common toilet, landings, staircases, fire escape etc. with variable undivided share of 10 % in land and which is bounded as under:

East : Property of Mr. Geetharam
West – Lift Lobby and WHC Area
North – Ambawadi Road
South – Property of M/s. Bhangde

B) That, the Twenty Third Part I Clause of the aforesaid Deed of Declaration shall stand replaced/modified with following

TWENTY THIRD :- Maintenance of the building and common areas will be done by the Grantor subject to the Unit Owners and/or lessees paying the requisite maintenance charges as levied down by the Grantor and as may prevail from time to time, which shall not be less than Rs. 1/- (Rupee Seven) per Sq. Ft. of Super Built up area in any case. The Grantor / Service provider shall be entitled to enhance said rate as they may in appropriate considering the all cost of maintenance of the scheme.

In case the Grantor/service provider shall charge additional amount for providing the power back up through Generator or otherwise.

The Grantor/service provider may demand an additional lumpsum-specific maintenance charges at such rate as may be determined by the Grantor/service provider, to take care of any major maintenance replacement of the complex such as priming, major change of electrical wiring, major failure in electrical supply system, sewerage, water supply. However, the Corporation Taxes will be borne and paid by the Unit Owners individually. The water charges and water taxes shall be borne by all the Unit holders as and when demanded by the Grantor.

Scanned by CamScanner

interest at the rate of 18% p.a with quarterly rest shall be charged if maintenance charges, other outgoings, demands, dues of whatsoever in nature are not paid by the Unit Owners in time to the Owners/service provider. The maintenance charges, inter-alia, includes such charges as may be contributed equivalent in the opinion of the Owners/service provider for the upkeep, preservation, protection, safeguarding, repairs, supervision of the entire building, services and providing of various amenities for the common and good living of the Unit Owners. Without prejudice to the generality of the said expression of maintenance charges, it may, inter-alia, include expenses incurred to be incurred or following amongst other common facilities:

a) Security
b) General maintenance
c) Electrical maintenance for common facilities like Generator & for common areas
d) Electrical maintenance for centralized Air Condition units
e) Electricity charges for common areas like pool pumps, lobbies, passages, parking, lifts, club-house / multi-purpose hall etc
f) Lift maintenance charges
g) Plumbing and drainage system maintenance
h) Water lifting and water softening from bore – well
i) Fire safety and alarm system
j) CCTV Camera
k) Housekeeping, cleaning, sweeping, toilets
l) Other services as may be mutually agreed by and between the Owners/ service provider and the Unit Owners

2. The corrections/addition in respect of the Units and its areas shall stand amended/rectified accordingly, wherever it is mentioned in the aforesaid Deed of Declaration or any part, being the Clause relating to maintenance charges also stand modified as mentioned above. Rest of the contents of the said Deed of Declaration shall remain as it is. The said Deed of Declaration and other deeds accordingly shall stand corrected as mentioned above. The said Deed of Correction will be part and parcel of the said Deed of Declaration.





Scanned by CamScanner

IN WITNESS WHEREOF, the contents of this deed is explained to parties in vernacular and after understanding the contents of the deed the Parties hereto have signed this deed at Nagpur on the day, month and year mentioned first hereinabove, in presence of witnesses.

Drafted by Shashikant B. Tekt, Advocate Chiroli Dhantoli, Nagpur as per the instructions & documents supplied by the parties

Witnesses	Photo	Left Hand Thumb Impression	Signature
1) 			For Parties: Constructions Private Limited  Jagdish C. Khushlani Authorised Signatory GRANTOR
2) 			 Jagdish Laxman Nasirgaon Constituted Attorney of the Jagdish C. Khushlani





Scanned by CamScanner



Scanned by CamScanner

भारतीय गैर-न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA (2017)

AF 407408

SPECIAL POWER OF ATTORNEY

(FOR ADMISSION)

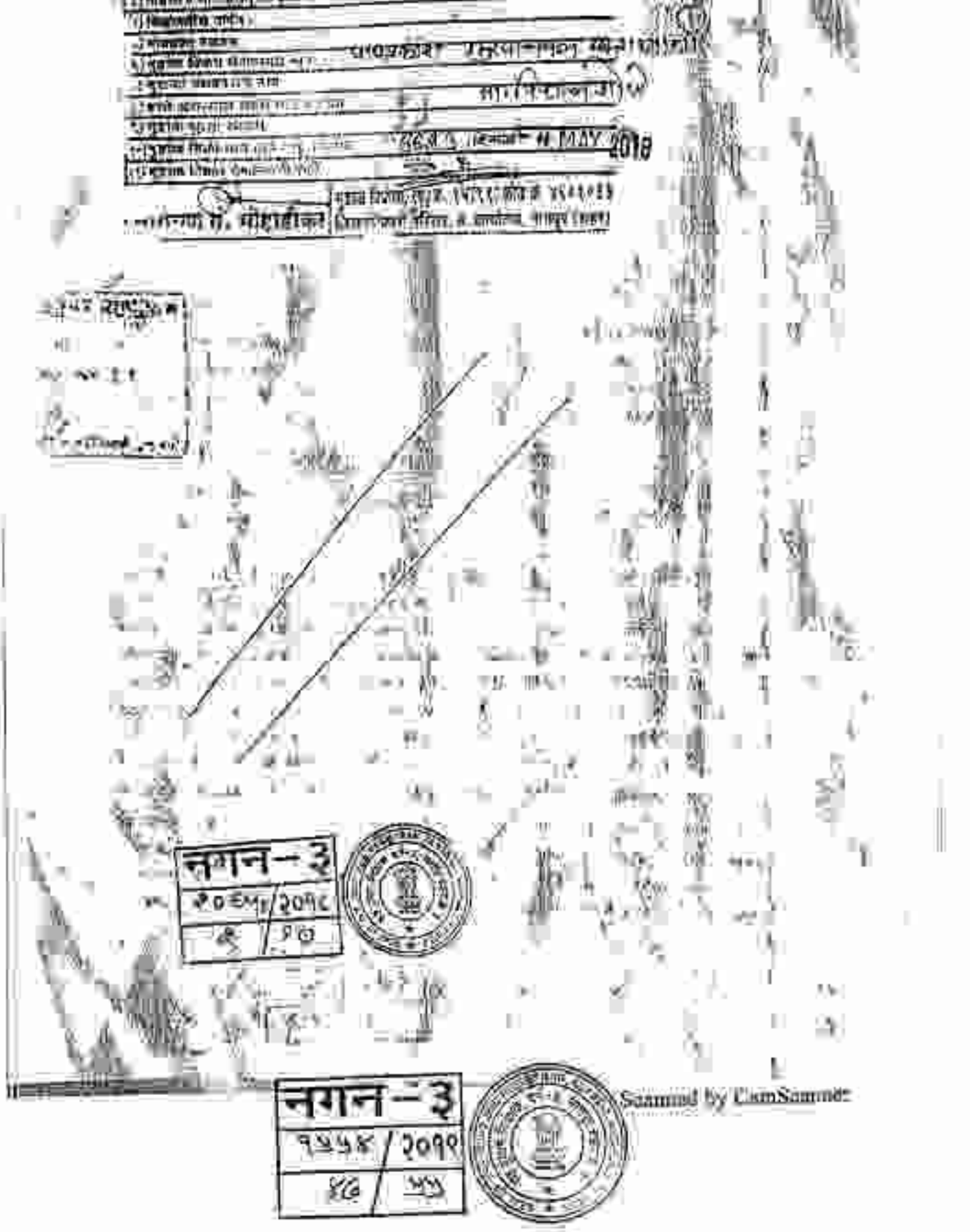
KNOW ALL MEN BY THESE PRESENTS THAT I, VAIBHAVRAO GURUNANAL DHUMALE, age 45 years, Occupation: Business, Resident of 12, BMV Colony, Solapur Town, Maharashtra — Pincode 413003 (hereinafter referred to and called as "the principal") do hereby execute this Special Power of Attorney hereby appoint and constitute SHRI. SACHIN SHRI. LAXMIKANT GAIKWAD, age about 32 years, Occupation: Service, as the Principal Assistant of M/S. Shraddha Ambe Yoga Shikshan Mandal, Nagpur (440014) (hereinafter referred to as the "Attorney") as my true & lawful attorney/ authorized & empowering him to represent me and on my behalf and in my name and capacity to sign and execute by me in my personal capacity and/or in capacity as proprietor of any firm or/and as Partner of, any Partnership Firm and/or Limited Liability Partnership and/or as Director of any Private or Public limited company and/or Karta of Joint Hindu Undivided Family, and/or Authorized person of any Trust and/or as President/Secretary/Authorized person of any society and/or as constituted attorney of any person/firm/company/trust/society and/or for

नगन - ३
RO EM/२०१८
१/१०

Scanned by CamScanner

नगन - ३
१५३६/२०१७
४८/३५

Scanned by CamScanner



Scanned by CamScanner

नगन-३
४०६९/२०१८
३/१०

Scanned by CamScanner

नगन-३
१३३४/२०१९
४८/३५

Scanned by CamScanner



Scanned by CamScanner





Scanned by CamScanner

Scanned by CamScanner



Scanned by CamScanner

CHALLAN

DEFACED

₹ 600.00

DEFACED



Scanned by CamScanner



Scanned by CamScanner

Summary) (Orchestrating-1)

2660/21

Scanned by CamScanner





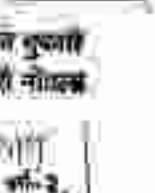














Scanned by CamScanner