2863/53 पावती Original/Duplicate
Monday,May 13 ,2019 नोंदणी क्र.:39म
4:52 PM Regn.:39M

पावती क्र.: 2863 दिनांक: 13/05/2019

गावाचे नाव: नवरंग

दस्तऐवजाचा अनुक्रमांक: पवन5-2245-2019

दस्तऐवजाचा प्रकार : 65-कुल मुखत्यारपत्र

सादर करणाऱ्याचे नाव: पवनेरी बांधकाम प्रा.लि. तर्फे अधिकृत सभासद बबनराव दुर्गाराम पाटील

मुद्रांक शुल्क, नक्षत्री रजाक शिवार, नवरंग तहसील राहतिमिणी

| | |
|---|---|
| सीडी ची | ₹. 100.00 |
| सह दुय्यम निबंधक यांचे | ₹. 1060.00 |
| पृष्ठांची संख्या: 53 | |
| एकूण: | ₹. 1160.00 |

DELIVERED

सादरकर्त्याची सही: नोंदणी क्रं.१ यवतमाळ
5:11 PM मुद्रांक विक्रेत्याची सही

HDFS

बाजार मूल्य: ₹.0 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/पेमेंटचा तपशील: बँकेचे नाव व पत्ता: MH020194434201920E दिनांक: 13/05/2019

2) देयकाचा प्रकार: DHC रक्कम: रु.1060/-
डीडी/पेमेंटचा तपशील: बँकेचे नाव व पत्ता: 1200320191010802 दिनांक: 13/05/2019

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CHALLAN

MVR Form Number-6

| | | | |
|---|---|---|---|
| GRN: | | Date: | Form ID: |
| Department: | | Payer Details | |
| Type of Payment: Registration Fee | | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name: | | Full Name | |
| Location: | | | |
| Year: | | Flat/Door/Block No. | |
| Major Head Details | Amount (₹) | Premises/Building | |
| | | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | 4 4 1 5 1 9 |
| | | Remarks (If Any) | |
| | | | |
| Total | | Bank Name | |
| | | Mode | |
| Payment Details | | For Use in Receiving Bank | |
| Cheque/DD Details | | Bank CIN | Ref. No. |
| Cheque/DD No. | | Bank Date | Pay. Date |
| Name of Bank | | Bank Branch | |
| Name of Branch | | Bank Scroll No. | Not Verified with Bank |

Signature of Payer

Instructions:-

(1) Fee shall be paid by the concerned in the registered or S.R. Branch office only. Not valid for any cheque/pay order.

(2) Original Challan will be issued by the bank authorized to collect the fee. Retain it for any further reference.

(3) Challan shall be valid for the date mentioned on it only.

(4) Please check all the details carefully before submitting to the bank.




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| Department of Stamp & Registration, Maharashtra | |
|---|---|
| Receipt of Document Handling Charges | |
| [illegible] | [illegible] |
| Received from [illegible] Mobile number [illegible], an amount of Rs. 1000/-, towards Document Handling Charges for the Document to be registered (SRN/DA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur | |
| [illegible] | |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| This is computer generated receipt hence no signature is required. | |




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# DEED OF CORRECTION

This Deed of Correction is made on this 15th day of May, 2019 at Nagpur by;

**M/S PARDESI CONSTRUCTIONS PVT. LTD.** a Company incorporated under the Companies Act, 1956, having its Office at 48, Residence Road, Sadar, Nagpur 440001 [Permanent Account Number AAECP5576J] through its Authorised Director **SHRI JAIPRAKASH S/O LATE GURDASMAL KHUSHALANI**, aged 62 years, Occupation: Business, Resident of MA-22, NMV Colony, Ayodhya Town, Nagpur – 440018 [Permanent Account No. AACHS2906C, Aadhar Card No. 3477 5873 3144, Mobile No. 9822229000, Email ID jp.pardesiconstructions@gmail.com] Presented through his duly constituted Attorney **SHRI JAGDISH LAXMANDAS RAISINGHANI**, Aged about 49 Years, Occupation: Service, Resident of Flat No. 443, Jaripatka Colony, Near Sindhi Balbodhan, 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 1226.30 Sq. Mtrs. (13196.05 Sq. Ft.) comprising of NIT Leasehold Land bearing Plot No. 1088 admeasuring about 379.569 Sq. Mtrs. (4086.00 Sq. Ft.) in Old Ration Extension Scheme of Nagpur Improvement Trust and Freehold (Malik Maktaa) Land bearing Plot No. 1088-A admeasuring about 846.73 Sq. Mtrs. (9110.05 Sq. Ft.) being Part of same land bearing Khasra No. 71, 72 of Mouza Gadga, Nabal Area Precinct, Gorewada Layout, Division & Circle No. 25 Municipal Corporation House No. 542, City Survey No. 55, Sheet No.I-AA Situated at Gorewada, Amravati Road, Nagpur 440010, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 76 and Nagpur Improvement Trust, including all other 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 Block/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. 1570/T.P./W/N.M.C./741 dated 09/10/2008**; 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 19th March, 2014, duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 1657/2014 on even date (Hereinafter called to and referred as the said 'Deed of Declaration' or 'Deed');

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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. 6 bearing Document No. 3987/2017 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, needs 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 to 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 the grantor has again executed the deed of correction Dated 28/03/2019 duly registered at Joint Sub Registrar Nagpur No.3 bearing Document No.1554/2019 due to some corrections.

**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 sale Scheme was registered; AND

**WHEREAS,** the Grantor also wants to modify the areas of ground floor showroom Block No 2 and showroom Block No 3. The areas of the said blocks shall be changed as per this Deed of Declaration and the Grantor has decided to ignore the corrected deed dated 28/03/2019.

**WHEREAS,** the Grantor has decided to ignore the Correction Deed dated 28/03/2019 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 18/03/2014; 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 Jagdishkishan Gurudasmal Khushalani to execute and register the deeds/documents on behalf by the Company by passing resolution to that effect. Shri Jagdishkishan Gurudasmal Khushalani has empowered and authorized Shri Jagdish Laxmandas Rajpoghani 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 18/03/2013, 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 Grantor is executing this deed to rectify the above mentioned Deed of Declaration or any other deeds of the said Apartment Scheme as under:

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**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:

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 reserves rights to raise more level(s) beyond that by constructing more 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 utilisation 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 stated 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 + [illegible] |
| 3. | Upper Ground Level | 6600 |
| 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 | 5500 |
| | **Total super built-up area** | **68500** |

Thus, the total Super built up area of all levels =
(1)+(2)+(3)+(4)+(5)+(6)+(7)+ (8)+(9)+(10) =
68500 Sq. Ft. (6495.08 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




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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 /office/ with 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 consists 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 variable undivided share in the land.

**FIFTH:** That this 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

**LOWER GROUND LEVEL CONSISTS OF**
**"COMMERCIAL SPACE"**

Carpet Area - 264.83 Sq. Mtrs. (2850 Sq. Ft.)

Built-up Area – 317.794 Sq. Mtrs. (3420.62 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, staircase etc.)

Super Built-up Area – 353.10 Sq. Mtrs. (3800 Sq. Ft.) approximately




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consisting 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 area which is bounded as under

East – Ramp to the parking and Property of Shri Deshmukh
West – WHC 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 exclusive of Carpet Area & Loft Area

**Showroom Block No. 1**

This Showroom Block is Part of Commercial / Office Space having

Total Area - 176.32 Sq. Mtrs. (1898 Sq. Ft.) which is comprising of Carpet Area of Ground Floor – 117.55 Sq. Mtrs. (1265.22 Sq. Ft.) & Carpet Area of Loft – 58.77 Sq. Mtrs. (632.68 Sq. Ft.)

Built-up Area – 209.09 Sq. Mtrs. (2251 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 – 278 Sq. Mtrs. (2992.60 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 7.628 % 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 then property in occupation ADV Bhangde

**Showroom Block No. 2**

This Showroom Block is Part of Commercial / Office Space having

Total Area - 163.430 Sq. Mtrs. (1759.06 Sq. Ft.) which is comprising of Carpet Area of Ground Floor – 100.66 Sq. Mtrs. (1148.00 Sq. Ft.) & Carpet Area of Loft – 56.77 Sq. Mtrs. (611.06 Sq. Ft.)

Built-up Area – 170.01 Sq. Mtrs. (1829.96 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 7th (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

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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 then property in occupation Adv Bhangde

**Showroom Block No. 3**

The Showroom Block is Part of Commercial / Office Space having

Total Area :- 125.219 Sq. Mtrs. (1294.0) Sq. Ft.) which is consisting of Carpet Area of Ground Floor – 76.977 Sq. Mtrs. (817.73 Sq. Ft.) & Carpet Area of Loft – 44.26 Sq. Mtrs. (476.30 Sq. Ft.)

Built-up Area – 136.85 Sq. Mtrs. (1469.21 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 – 149.921 Sq. Mtrs. (1613.70 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 4.810% 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 - 144.25 Sq. Mtrs. (1553 Sq. Ft.)

Built-up Area – 322.37 Sq. Mtrs. (3470 Sq. Ft.), consisting 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 – 355.35 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 8 % 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




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## WEST BLOCK

The WEST BLOCK is part of Hall / Commercial Space having

Carpet Area - 170.31 Sq. Mtrs. (1835 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 – 434.33 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 6 % in land and which is bounded as under;

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

## SECOND LEVEL

The Second Level consists of Commercial / Office Space

Carpet Area - 330.562 Sq. Mtrs. (3460 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 – 769.86 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

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## THIRD LEVEL

The Third Level consists of Commercial / Office Space

Carpet Area - 330.562 Sq. Mtrs. (3460 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

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lift lobbies, staircases etc.]

Super Built-up Area – 749.05 Sq. Mtrs. (8800Sq. 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 unit 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 - 329.962 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 – 749.68 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 unit which is bounded as under:

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

**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 an 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, staircases 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

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of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 6 % in land and which is bounded as under;

East – Property of Mr. Deshmukh
West – Lift Lobby and WHC Road
North – Amravati Road
South – Block No. 4B

**BLOCK NO. 4B**

The BLOCK No. 4B is an 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, staircases 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 – 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 - 330.562 Sq. Mtrs. (3400 Sq. Ft.)

Built-up Area – 632.44 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 – 789.06 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

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SEVENTH LEVEL

The Seventh 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 saleable undivided share of common areas of the Lift Lobby and staircase to the level 7th [lift lobbies, staircases etc.]

Super Built-up Area – 739.88 Sq. Mtrs. (8500Sq. Ft.) approximately comprising of Built Up Area + variable undivided share of the Parking Space, saleable undivided share of Lift Room, variable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, the society etc. with variable undivided share of 10 % in total and which is bounded as under.

East - Property of Mr. Deshmukh
West – Lift Lobby and WHG Road
North – Jawahar 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 from 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 such 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 subject specific 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

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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:

a) Security
b) General maintenance
c) Electrical maintenance for common facilities like Generator & for common areas
d) Electrical maintenance for centralised Air Condition units
e) Electrical charges for common areas like stair-cases, 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 Grantor, service provider and the Unit Owners.

2. The confirming context in respect of the Units and its areas shall stand amended/modified 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. The clause relating to showroom Block No.2 and showroom block No.3 also stand modified as per new areas mentioned in this deed. 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.

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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 Advocate Rutuj Ramteke,*
*as per the instructions*
*& documents supplied by the parties.*

| Witnesses | Photo | Left Hand Thumb Impression | Signature |
|---|---|---|---|
| 1) |  |  | For Pardesi Constructions Private Limited<br>  <br>Authorised Signatory<br>GRANTOR |
| 2) |  |  |  <br>Authorised Signatory<br>GRANTEE |




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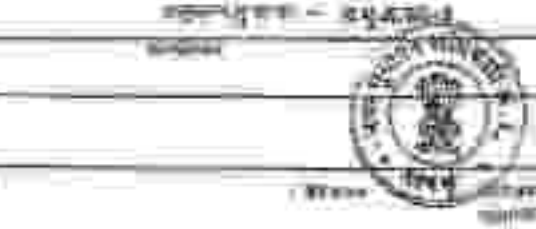


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नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

| Details of Tax | Arrears | Current Charges | Rs / Remarks |
|---|---|---|---|
| Current Tax | 0.00 | 181,000.00 | |
| Water Tax | 0.00 | 0.00 | |
| Sewerage Tax | 0.00 | 23,287.00 | |
| Light Service Tax | 4,881.00 | 4,177.00 | |
| Education Service Tax | 0.00 | 6,107.00 | |
| Sewerage Base Tax | 0.00 | 6,107.00 | |
| Water Base Tax | 0.00 | 6,107.00 | |
| Street Tax | 0.00 | 6,107.00 | |
| Special Conservancy Tax | 0.00 | 0.00 | |
| Municipal Education Tax | 0.00 | 6,107.00 | |
| Drainage Charges | 0.00 | 0.00 | |
| Malkha Fee | | 0.00 | |
| Warrant Fee | | 0.00 | |
| Others | 0.00 | 0.00 | |
| Others | 0.00 | 69,405.00 | |
| Others | 0.00 | 17,100.00 | |
| Others | 0.00 | 8,012.00 | |
| Rebate | | 7,554.00 | |
| Grand Total | 4,881.00 | 311,351.00 | 316,232.00 |

Eight Eight Only

Challan # 270729 Drawn on YES BANK, NAGPUR Dated 21-03-2019

Generated By: NIL

This is a computer generated receipt, signature is not required.
Please visit website for more information.

For Commissioner of Municipal Corporation

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# NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. [illegible] Date [illegible]

To,

[illegible]

025

Sir,

With reference to your Application/Plan No. [illegible] dated [illegible] for the grant of sanction of Commencement Certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966 and under section 276 of corporation of the City of Nagpur Act 1948, in respect of land/building on Block No. [illegible] Plot No. [illegible] Ward No. [illegible] City Survey No. [illegible] Sheet No. [illegible] of Village (Mouza) [illegible] Situated at Road/Street [illegible] Nagpur, the commencement Certificate/Building permit is granted subject to the following conditions :

1. The land vacated by alignment of the road/reservation of open space shall form part of the public street.
2. This permission does not confer on you to develop the land which does not vest in you.
3. This 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 completion/occupancy of the [illegible] shall be given to N.M.C. in the form prescribed in Appendix 'C'.
5. The Occupancy of completion certificate shall be given to N.M.C. in Appendix 'G' and after having verified the work by N.M.C. engineer, in accordance with the approved plans with the rules of the work.
6. Unless building or part thereof shall be occupied until a completion certificate has been granted. Other than the construction and erection by the applicant and architect shall be liable for action for occupation certificate, application for occupancy certificate and architect shall be submitted to N.M.C. in appendix 'F' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Stopping shall not be allowed on the area which are located on existing/proposed roads/streets 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 unauthorised. The owner and occupier of the said land 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 licenced plumber approved by N.M.C.
11. All sanitary conveniences shall be completed as stipulated in sanctioned plan/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 [illegible] dated [illegible] and the corporation may impose a fine of Rs. [illegible] per annum for every 100 sq. mt. of built up area for the failure of the owner of any building to provide or to maintain rain water harvesting structures as provided 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 Development Control Regulations for Nagpur city shall be binding on me.
15. Necessary arrangement for adequate harvesting shall be made.
16. The applicant shall plant and grow (2.5) 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.

[illegible]

[illegible]

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(5)



18. Building should be constructed in such a manner that it will not cause obstruction in drain, water & pollution. Failing which, action will be taken by MMC.
19. Breach of any of the condition may lead to cancellation of this permit.
20. Drinking water should be given at the risk and responsibility of the party.
21. _____
22. _____
23. _____

Enclosure :- One copy set of sanctioned plan.

Assistant Director,
Town Planning Deptt.,
Nagpur Municipal Corporation.

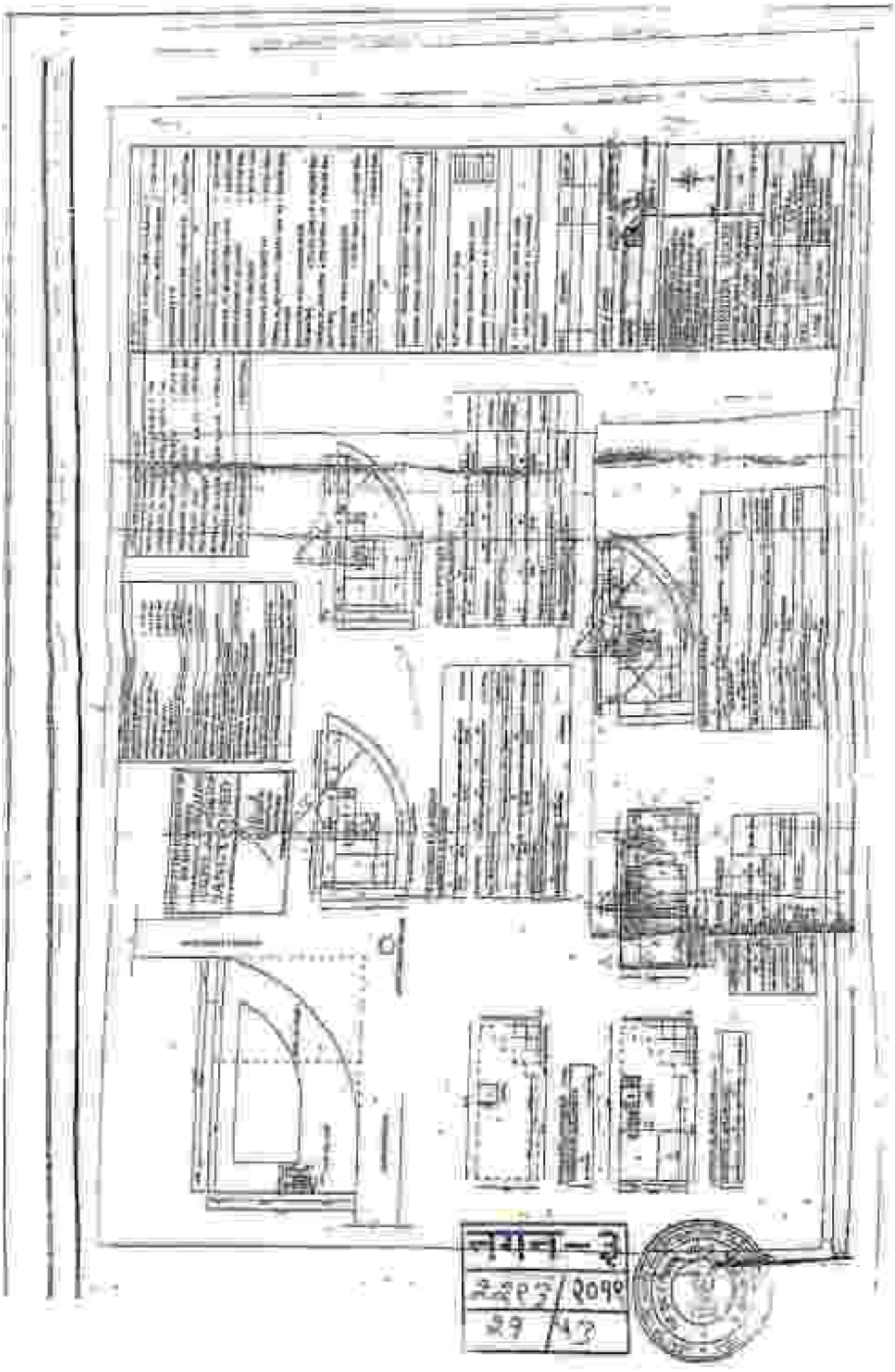
Copy forwarded to :-

1. The Assistant Regional Director, Nagpur Municipal Corporation, for information.
2. The Sub Divisional Engineer / Officer Incharge, _____ Zone, NMC, along with one copy of sanctioned plan for necessary action. He should see that work is carried out according to sanctioned plan.

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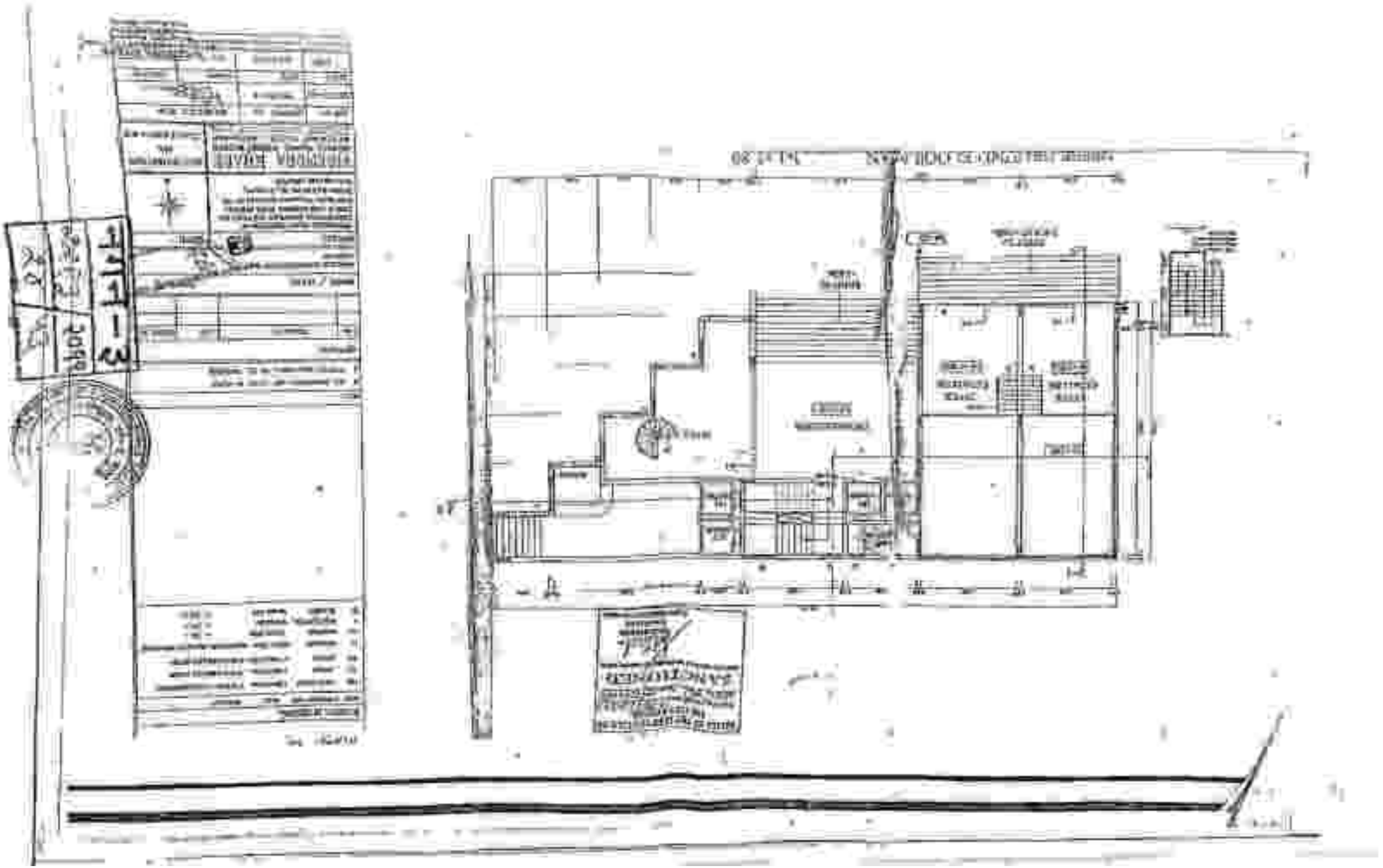
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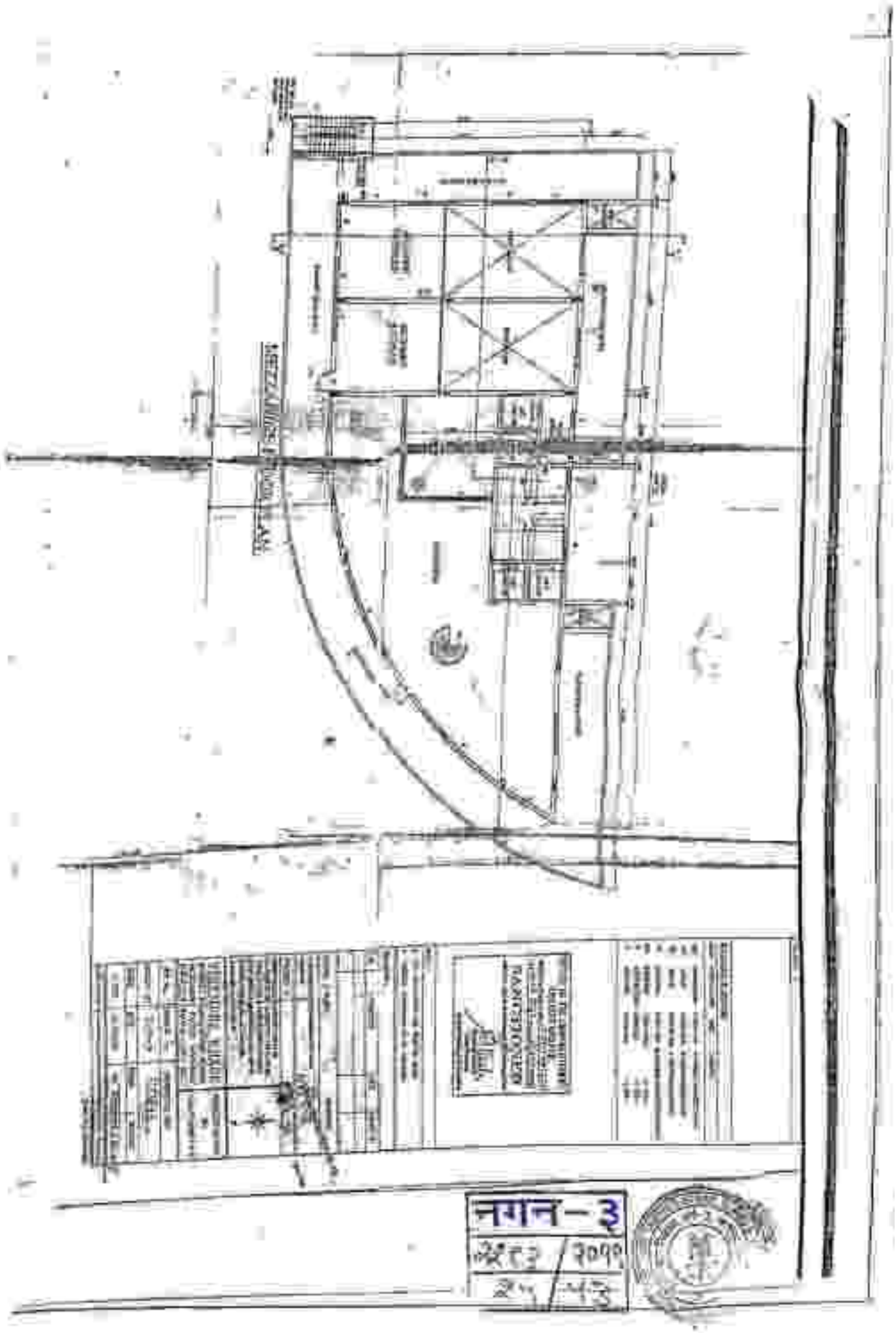
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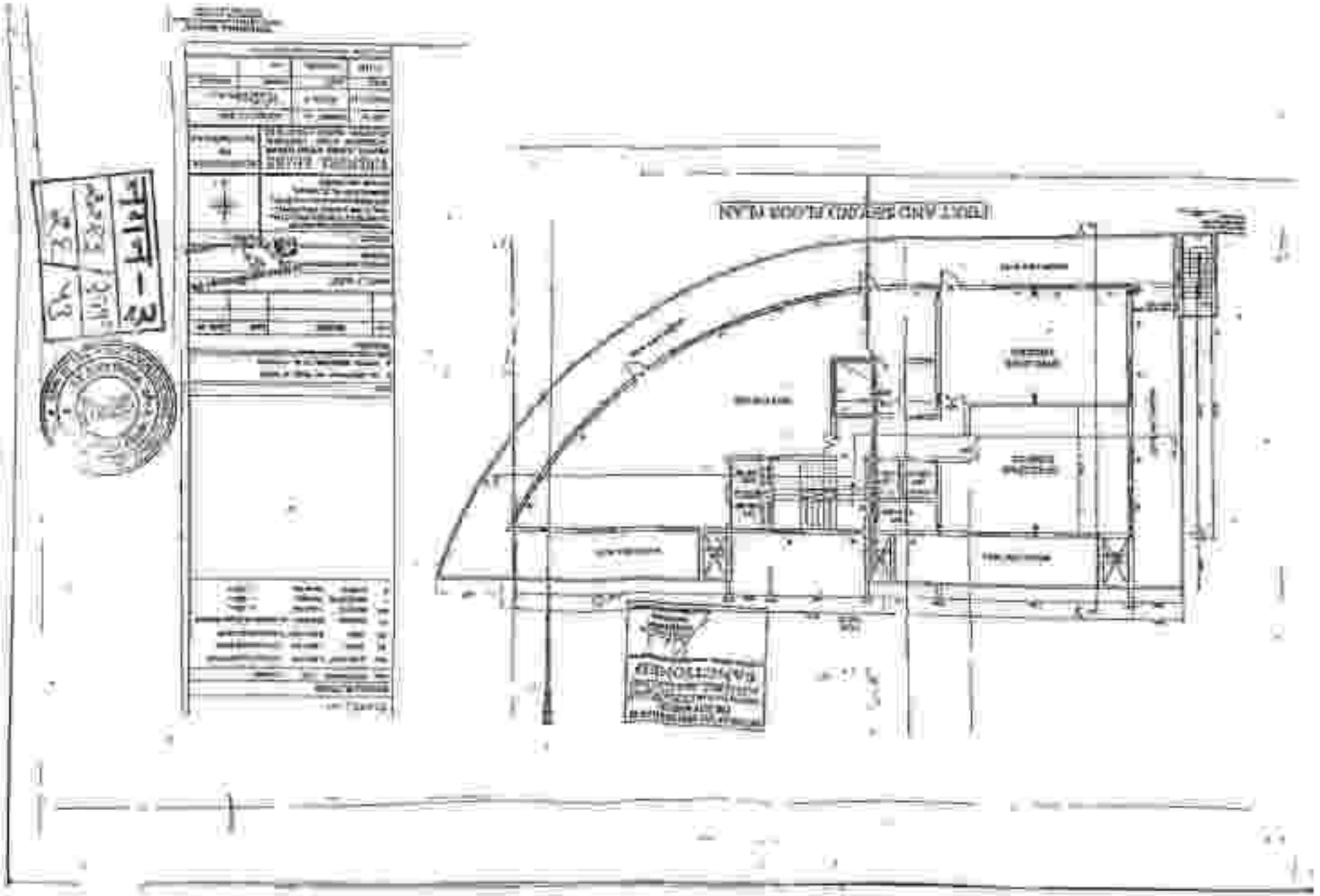
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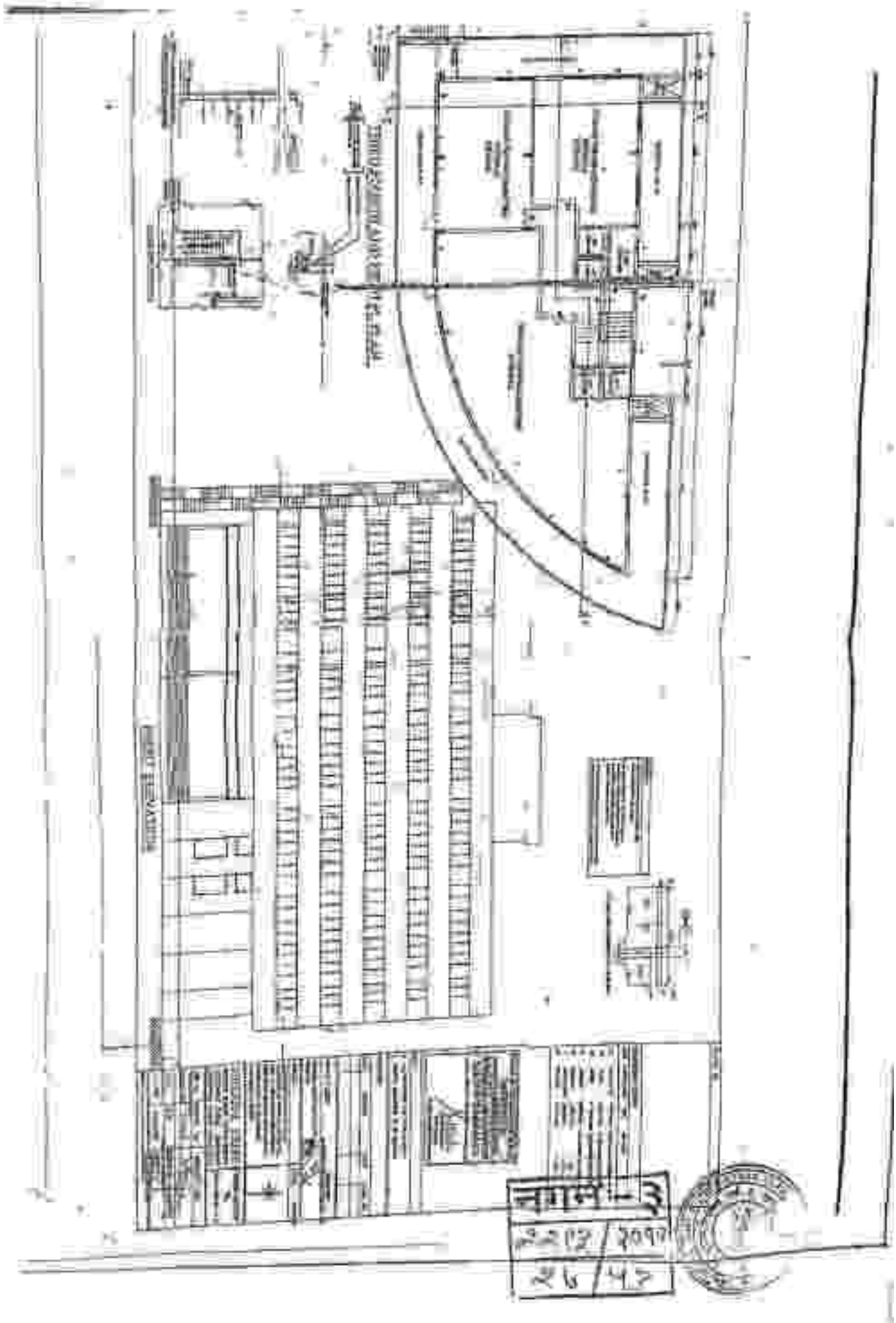
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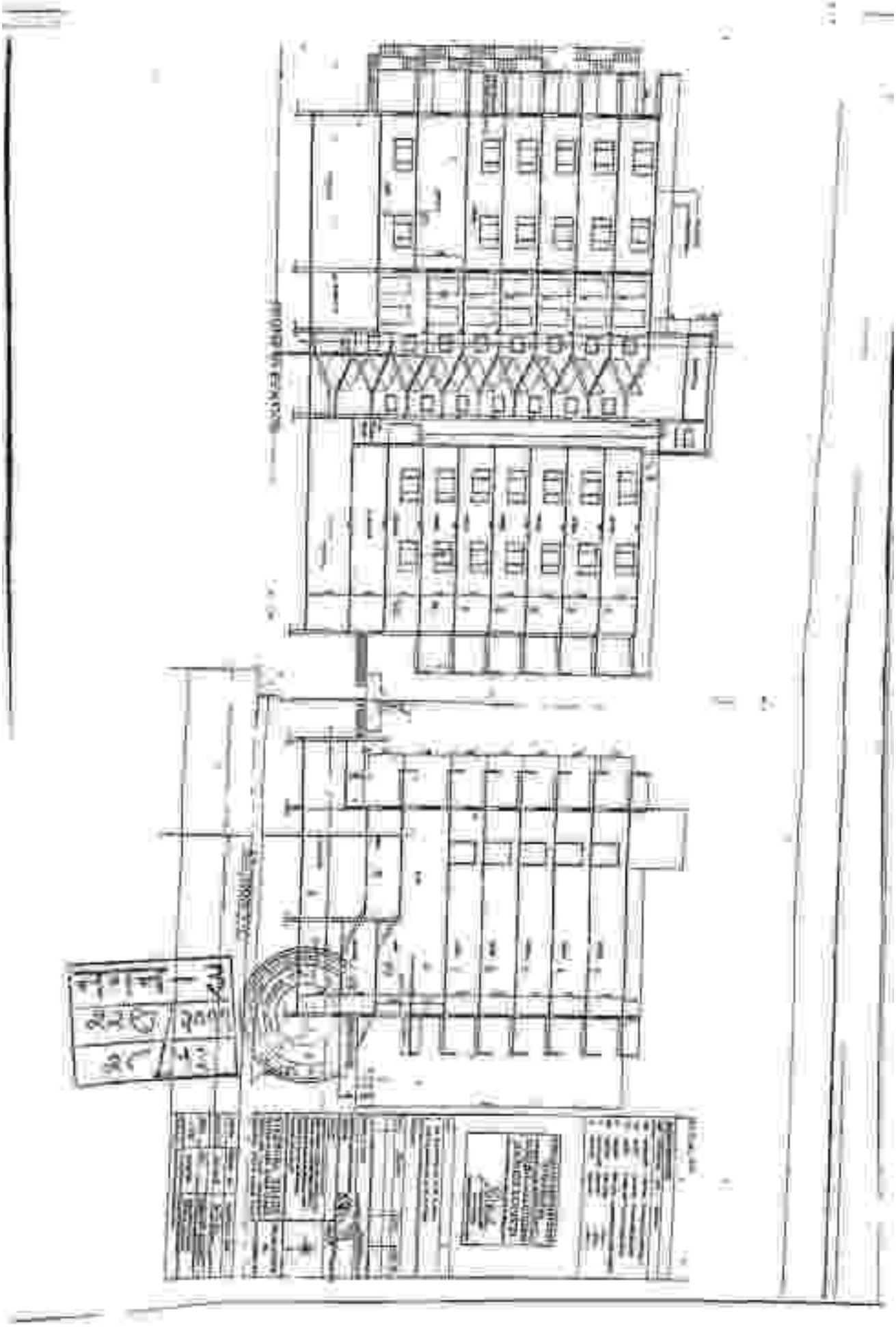

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CHALLAN
GRA Form Number-6

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| Office | BARCODE | Date | Form ID |
| Department | | Payer Details | |
| Type of Payment | | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | | Full Name | |
| Location | | | |
| Year | | Mobile No. | |
| Period From | To | Email Address | |
| | | Address | |
| | | City/Village/District | |
| | | State | |
| | | PIN | |
| Total | | Amount (In Words) | |
| Payment Details | | Amount In | |
| | | Words | |
| Cheque/DD Details | | Bank Details | |
| Cheque/DD No. | | Bank Code | Ref. No. |
| Issuing Bank | | Bank Name | Bank Branch |
| Name of Bank Branch | | Scroll No. , Date | Not Verified with Bank |

In case of Cheque/DD, Challan is valid for deposit only on realization of the same by Sub Registrar. Office only. Any refund for non-registration of document, shall be done only through Collector, GRA after deduction of processing charges. Any dispute regarding this shall be settled by Collector, GRA.

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Print Date & Time

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| Department of Stamp & Registration, Maharashtra | |
|---|---|
| Receipt of Document Handling Charges | |
| PRN [redacted] | Date [redacted] |
| Receipt for Document Handling Charges (Article 5) Serial number [redacted] dated [redacted] Received from [redacted] an amount of Rs.1100/- (Rupees Eleven Hundred Only) for the Document to be registered (SR5871A) in the Sub Registrar/Mor Joint (S.R.) Nagpur 3 of the District Nagpur | |
| Payment Details | |
| Bank Name [redacted] | Date [redacted] |
| Bank CIN [redacted] | IRN No [redacted] |
| This is computer generated receipt, hence no signature is required. | |

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# DEED OF CORRECTION

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

M/S PARSIK CONSTRUCTIONS PVT. LTD. a Company incorporated under the Companies Act, 1956 having its Office at 49, Residency Road, Sadar, Nagpur 440001 (Permanent Account Number AABCP6279Q) through its Authorised Director SHRI JAYRAMDAS S/O LATE GURDHANMAL BHUMNANI aged 62 years, Occupation : Business, Residing at 44/22, HIG V Colony, Beyond Town, Nagpur – 440015 (Permanent Account No. AACHB2808A, Aadhar Card No. 247715673144, Mobile No. 9822228586, Email ID : pgpconstructions@gmail.com) Appointed through his duly constituted Attorney SHRI JAGDISH LAXMANDAS RATHIMOHANI Aged about 43 Years, Occupation Service, Resident at Plot No 445, Surgikar Colony, Near Sardar Patel School, Nagpur 440 016 (hereinafter wherever the context so admits referred to as the "Grantor" which term and expression shall, unless inconsistent with the context or subject 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 1225.89 Sq. Mtrs. (13196.05 Sq. Ft.), comprising of NIT Leasehold Land bearing Plot No. 1055 admeasuring about 370.969 Sq. Mtrs. (3992.69 Sq. Ft.) in CDP Dhelan Expansion Scheme of Nagpur Improvement Trust and Freehold Block Mukesh Land bearing Plot No. 1055-A admeasuring about 854.93 Sq. Mtrs. (9170.36 Sq. Ft.) being Part of entire land bearing Khasra No. 21, 22 of Mouza Dadga, Nehru Area Pardesi, Siramath Layout, Division 'E' Circle No. 22, Municipal Corporation House No. 345, City Survey No. Sh. Sheet No. 7 A/5 situated at Gorewada Amravati Road, Nagpur 440030, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 70 and Nagpur Improvement Trust, including all other appurtenances rights, appurtenances and belonging thereto (hereinafter called as 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, Office Blocks, Commercial Block/Space, Flats As Bare Premises etc. (hereinafter called as and referred as the "Commercial Units"); AND

WHEREAS, the Grantor has submitted the building plan to the Nagpur Municipal Corporation Thali which was duly sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation vide Building Permit No. 1670/T.P./W/70/M.S./141 dated 09/12/2016; 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 10th March 2016, duly registered in the office of Joint Sub Registrar Nagpur No. 1 vide Registered Document No. 1857/2016 on even date (hereinafter called as and referred as the said "Deed of Declaration" or "Deed");

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AND

WHEREAS, the Owner has carried out few modifications 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. 5387/2017 on even date; AND

WHEREAS, qua to some changes/modifications, the Owner 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.3-161/2018 on even date; AND

WHEREAS, the Owner in view of the definition of 'Carpet Area' as prescribed under the Real Estate (Regulation and Development) act, 2016, wants to make amendment in the carpet area for the levels ranging from 1st to 27 level. The Owner undertakes that the carpet area of the (inner ground floor) and upper ground floor 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 the level as per Document No.3-161/2018 dated 12/01/2018. The 6th to 8th of 28th level is corrected due to some typing mistake as per Document No.3-161/2018 dated 12/01/2018; AND

WHEREAS, the Owner 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 Owner has decided to amend the Correction Deed dated 12/01/2018 as corrections and modifications are not properly incorporated in that deed and has decided to modify the Recit, Fourth & Fifth Part of the aforesaid Deed of Declaration dated 10/03/2014; AND

WHEREAS, the Owner 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 Owner Company has Authorized its Managing Director Shri Jagdeesh Gordanmal Kanchalal to execute and register the deeds/documents on behalf of the Company by passing resolution to that effect. Shri Jagdeesh Gordanmal Kanchalal has empowered and authorized Shri Jagdish Laxmandas Rathi/Ghare 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 10/03/2013, duly authenticated by Joint Sub Registrar Nagpur No.4 on even date.

WHEREAS, the entire formalities essential for executing and registering of Correction Deed are completed, thus the Owner 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 rectification/modifications done by this deed are as follows:

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

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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 this by constructing more floors units, etc., as may be permissible and in such case, the Grantor shall have right to modify/amend the Deed.

That, all the flats of the said scheme are capable of beneficial utilization on account of having their own exit to common area and facilities of the Scheme. The sale of the said Scheme will be made to one or more persons obtaining permanent 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 case of Maharashtra and also an undivided interest in the general and/or restricted common areas and facilities of the Scheme as more hereinafter in the deed mentioned, for their enjoyment use and appurtenant purposes referred to as "General and/or restricted common areas and facilities") all of the above is in accordance with the Maharashtra Ulis Corporation Act, 1970.

Position (1) The above said proposed building has the total built-up area/saleable area as under

| Sr No. | Particulars | Area in Sq. Ft. |
|---|---|---|
| 1. | Basement Level | Parking |
| 2. | Lower Ground Level | Parking + 3600 |
| 3. | Upper Ground Level | 8000 |
| 4. | First Level | 8000 |
| 5. | Second Level | 8000 |
| 6. | Third Level | 8000 |
| 7. | Fourth Level | 8000 |
| 8. | Fifth Level | 8000 |
| 9. | Sixth Level | 8000 |
| 10. | Seventh Level | 8000 |
| | Total super built-up area | 69920 |

Thus, the total Super built-up area of all premises
(1)+(2)+(3)+(4)+(5)+(6)+(7)+(8)+(9)+(10) =
69920 Sq. Ft. (6496.06 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 allocated at utmost basis as hereunder.
(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 Space) and Lift Lobby

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

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

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

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

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

11. FIFTH LEVEL - The Fifth level consists of Commercial / Office Space divided into two parts numbered as Block No. 'A' and 'B'

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

13. 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 "SP 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 as provided allotment Rules or otherwise.
By LA PI

LOWER GROUND LEVEL CONSISTS OF
"COMMERCIAL SPACE"

Carpet Area - 294.82 Sq. Mts. (3850 Sq. Ft.)

Built-up Area – 317.794 Sq. Mts. (3420.52 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase to its level 3rd lift, lobbies, Staircases etc.)

Super Built-up Area – 453.16 Sq. Mts. (3865 Sq. Ft.) approximately comprising of Built-up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, Electric meter room + service areas, landings, staircases, fire escape etc. with variable undivided share of 15.5 % in land and which is bounded as under:

East :- Ramp to the parking and Property of Smt Dalbir Kaur







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West – W/SD Road
North – Aravalli Road
South – Parking and property in occupation Adv Bhargava

**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 - 170.32 Sq. Mtrs. (1833 Sq. Ft.) which is comprising of Carpet Area at Ground Floor – 137.35 Sq. Mtrs. (1293.27 Sq. Ft.) & Carpet Area at Loft - 36.77 Sq. Mtrs. (402.68 Sq. Ft.)

Built-up Area – 205.81 Sq. Mtrs. (2215 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, staircase etc.)

Super Built-up Area – 378 Sq. Mtrs. (3992.80 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 7.35% in land and which is bounded as under:

East – Parking and property in occupation Adv Bhargava
West – Showroom Block No.2
North – Aravalli Road
South – Parking and property in occupation Adv Bhargava

**Showroom Block No.2**

This Showroom Block is Part of Commercial / Office Space having

Total Area - 141.873 Sq. Mtrs. (1528 Sq. Ft.) which is comprising of Carpet Area at Ground Floor – 94.45 Sq. Mtrs. (1016.87 Sq. Ft.) & Carpet Area at Loft - 47.22 Sq. Mtrs. (508.33 Sq. Ft.)

Built-up Area – 172.01 Sq. Mtrs. (1852.88 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, staircase 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 7.313% in land and which is bounded as under:

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

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North – Ayyawali Road
South – Parking main property in occupation Adv Shahpuri

Showroom Block No. 3

This Showroom Block is Part of Commercial / Office Space having

Total Area – 1(6,200 Sq. Mtrs. (13247.89 Sq. Ft.) which is comprising of Carpet Area of Ground Floor - 77,270 Sq. Mtrs. (8321.80 Sq. Ft.) & Carpet Area of Loft - 38,647 Sq Mtrs. (416 Sq. Ft.)

Built-up Area – 138.05 Sq. Mtrs. (1485.21 Sq. Ft.), comprising of carpet area + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and passage to the level 7th (lift, lobbies, staircase etc.)

Super Built-up Area – 148.021 Sq. Mtrs. (1913.73 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 4.890% in land and which is bounded as under:

East – Showroom (Unit no.2)
West – Lifts & Lobby
North – Ayyawali Road
South – Parking main property in occupation Adv Shahpuri

FIRST LEVEL

EAST BLOCK

This EAST BLOCK is part of Mall / Commercial Space having

Carpet Area - 144.25 Sq. Mtrs. (1553 Sq. Ft.)

Built-up Area – 222.37 Sq. Mtrs. (2470 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.)

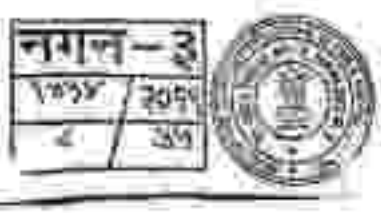
Super Built-up Area – 355.05 Sq. Mtrs. (3822 Sq. Ft.) approximately comprising of Built-Up Area + variable undivided share of the Parking Space, variable undivided share of Lift Room, variable undivided share of common areas at the level of Basement, Electric meter room + common areas, landings, staircases, fire escape etc. with variable undivided share of 5.1% in land and which is bounded as under:

East – Ramp from Property of Mr. Dasmunshi
West – West Block
North – Ayyawali Road
South – Parking Main Property in occupation of Adv. Bhavnani

WEST BLOCK

This West BLOCK is part of Mall / Commercial Space having

Carpet Area - 176.31 Sq. Mtrs. (1898 Sq. Ft.)







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Carpet Area – 532.27 Sq. Mtrs. (5475 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.)

Saleable Built-up Area – 434.22 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 then 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 - 320.082 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 422.44 Sq. Mtrs. (4700 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.)

Saleable Built-up Area – 762.89 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 – Amrawati Road
South – Property of Adv Bhangde

THIRD LEVEL

The Third Level consists of Commercial / Office Space

Carpet Area - 320.082 Sq. Mtrs. (3450 Sq. Ft.)

Built-up Area – 422.44 Sq. Mtrs. (4700 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.)

Saleable Built-up Area – 789.68 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 +

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common areas, landings, staircases, fire escapes etc. with variable undivided share of 15 % in land and which is bounded as under:

East - Property of Mr. Deshmukh
West - Lift Lobby and WHC Road
North — Ambegaon Road
South - Property of Adv Bhangale

FOURTH LEVEL

The Fourth Level consists of Commercial / Office Space

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

Built up Area - 422.44 Sq. Mtrs. (4700 Sq. Ft.), comprising of carpet area + thickness + wall thickness & columns and the variable undivided share of common areas of the Lift Lobby and staircase at the level 7th (lift, lobbies, staircases etc.)

Super Built-up Area - 780.89 Sq. Mtrs. (8405 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 15 % in land and which is bounded as under:

East - Property of Mr. Deshmukh
West - Lift Lobby and WHC Road
North — Ambegaon Road
South - Property of Adv Bhangale




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 an Commercial / Office Space Facility

Carpet Area - 160.39 Sq. Mtrs. (1725 Sq. Ft.)

Built up Area - 211.22 Sq. Mtrs. (2329 Sq. Ft.), comprising of carpet area + balcony + 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 - 390.60 Sq. Mtrs. (4203 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 WHC Road







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North – Ammedi Road
South – Block No. 48

## BLOCK NO. 49

The BLOCK No. 49 is an Commercial / Office Space having

Carpet Area :- 19029 Sq. Mtrs. (17129 Sq. Ft)

Saleable Area – 211.33 Sq. Mtrs. (2030 Sq. Ft), comprising of carpet area + balconies + wall thickness & columns and the saleable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircase etc.)

Super Built-up Area – 384.81 Sq. Mtrs. (4052 Sq. Ft) approximately comprising of Built-Up Area + saleable undivided share of the Parking Space, saleable undivided share of lift room, saleable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with saleable undivided share of 0.5 % in land and which is bounded as under:

East – Property of Mr. Dasmukh
West – West High Court Road
North – Block No. 48
South – Property of Adv. Bhangale

SIXTH LEVEL

The Sixth Level consists of Commercial / Office Space

Carpet Area :- 300.982 Sq. Mtrs. (3181 Sq. Ft.)

Saleable Area – 522.44 Sq. Mtrs. (5700 Sq. Ft.), comprising of carpet area + balconies + wall thickness & columns and the saleable undivided share of common areas of the Lift Lobby and staircase to the level 7th (lift, lobbies, staircase etc.)

Super Built-up Area – 749.99 Sq. Mtrs. (8072Sq. Ft.) approximately comprising of Built Up Area + saleable undivided share of the Parking Space, saleable undivided share of Lift room, saleable undivided share of common areas at the level of basement, Electric meter room + common areas, landings, staircases, fire escape etc. with saleable undivided share of 1.1 % in land and which is bounded as under:

East – Property of Mr. Dasmukh
West – Lift Lobby and WHC Road
North – Ammedi Road
South – Property of Adv Bhangale

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SEVENTH LEVEL

The Seventh Level consists of Commercial / Office Space

Carpet Area :- 220.002 Sq. Mtrs. (2450 Sq. Ft.)

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Builtup Area – 622.44 Sq. Mtrs. (6700 Sq. Ft.) consisting of carpet area + balconies + wall thickness & columns and the variable undivided area of common areas of the Lift Lobby and staircase to the level of (m) (entire, staircase etc.)

Super Builtup Area – 788.05 Sq. Mtrs. (8500 Sq. Ft.) approximately consisting of Builtup 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, staircase, fire escape etc. with variable undivided share of 17 % in land and which is bounded as under:

East - Property of Mr. Gandhabir
West – Lift Lobby and W&C Room
North – Amravati Road
South – Property of Mr. Bhangde

iii) That, the Twenty Third Part / Clause of the aforesaid Deed of Declaration shall stand substituted/modified with following:

TWENTY-THIRD :- Maintenance of the building and common areas will be done by the Grantor budget in the Unit Owners and/or lessees paying the included maintenance charges as levied from by the Grantor and as may prevail from time to time, which shall not be less than Rs. 1/- (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 in appropriate considering the all cost of maintenance of the common.

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 as additional lumpsum specific 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 or 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 by the Grantor/service provider for the upkeep, preservation, protection, safeguarding, repairs, conservation of the entire building complex and providing of various amenities for the comfort 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 for the common lighting, water and other common facilities.




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a) Security
b) General maintenance
c) Electrical maintenance for common facilities like Generator & its common areas
d) Electrical maintenance for centralized Air Condition units
e) Electrical charges for common areas like staircases, lobbies, passages, parking, lifts, club house / multipurpose 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, drusting
l) Other services as may be mutually agreed by and between the Grantor, service provider and the Unit Owners

3. The contents/context in respect of the Units and its areas shall stand amended/modified accordingly, wherever it is mentioned in the aforesaid Deed of Declaration or any other Deed. The Clause relating to maintenance charges and 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 contents 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 this 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 Advocate Rahul Pitalehwar,
as per the instructions
& documents provided by the parties.

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| Witnesses | Photo | Left Hand Thumb Impression | Signature |
|---|---|---|---|
| 1) |  |  | For Parekh Constructions Private Limited<br>Jaiprakash G. Khandelwal<br>Authorised Director<br>DIN:[illegible] |
| 2) |  |  | Jagdish Laxman Ravanghani<br>Constituted Attorney<br>of Shri Jaiprakash G. Khandelwal |





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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ● 2017 ●

NAGPUR TRE...
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... MAY 2018

SPECIAL POWER OF ATTORNEY

(FOR ADMISSION)

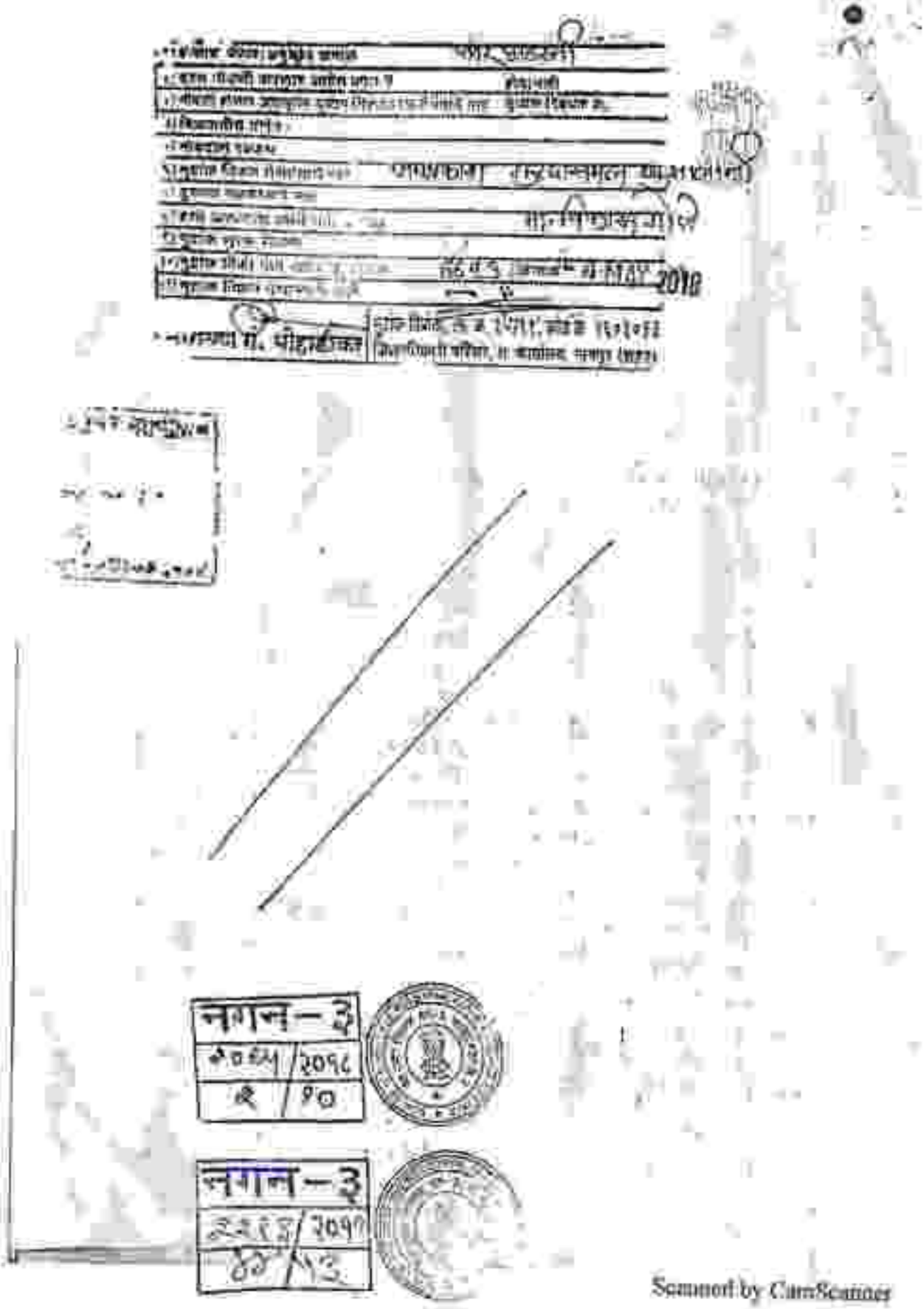
KNOW ALL MEN BY THESE PRESENTS, THAT I, JAIPRAKASH GURDASMAL KHUBHALANI, aged 52 years, Occupation : Business, Resident of 22, NMV Colony, Byramji Town, Nagpur — 440013 (hereinafter referred to and called as The principal) do hereby execute this Special Power of Attorney hereby ratify and constitute SHRI JAGDISH S/O LAXMANRAO RATHKONDAWAR, aged about 52 years, occupation : Service with the Principal, Resident of 402, Sampada colony, Near Sadhu Bandhiyan, Nagpur - 440014 (hereinafter referred to as the "Attorney") his my true & lawful attorney, authorizing & empowering him to represent me and present any Deeds/Documents duly signed and executed by me in my personal capacity and/or in capacity as proprietor of any firm and/or as Partner of any Partnership Firm and/or Director/Managing Director/Authorised person of any Private or Public Limited company and/or Karta of Joint Hindu Undivided family and/or trustee/Authorised person of any Trust and/or as President/Secretary/Authorised person of any society and/or as constituted attorney of any partnership/company/body/society and/or for

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any other capacity for registration before any of the Hon'ble Sub-Registrar, Jt. Registrar, Registrar, or any registration authority constituted under the said Act, within the meaning of the Registration Act, 1908 by executing the said Power of Attorney.

The executant would be entitled to following acts, deeds and things only :-

1. To receive and present any Deed/s/Document/s to be signed and executed by me in my capacity for registration before any of the Hon'ble Sub-Registrar, Jt. Registrar, Registrar, or any registration authority constituted under the said Act, within the meaning of the Registration Act, 1908, and to represent me before the Concerned Sub-Registrar and to complete all the formalities of registration of said Deed/s/Document/s on my behalf.

2. To sign the presentation/proof form for registration of said Deed/s & to sign Declaration in the office of Concerned Sub-Registrar at the time of registration of Deed/s/Document/s on my behalf.

3. To admit execution of the Deed/s/Document/s signed and executed by me by identifying the same, including this power of attorney, before the Sub-Registrar or before any other authority.

4. To do all such acts, deeds and things which are specifically described above. All such acts, deeds & things lawfully done or executed by said constituted attorney as mentioned above, shall constitute as but the acts, deeds and things done by me personally & shall be legally binding on me and on my heirs, legal representatives, successors, assigns, etc. and I undertake to ratify & confirm the same.

5. It is specifically clarified that this document does not authorize the Attorney to execute any document/s, but to only present such document/s, which shall be signed and sealed by the principal.

6. This document is without consideration and it can be revoked at any time without any good reason, at once, at the sole discretion of the principal.

7. It is also clarified that the attorney shall not have any power to receive any money in cash or otherwise for any consideration passed on in his own name or otherwise in any form or whatsoever in nature.

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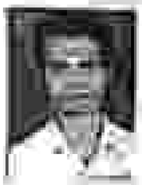
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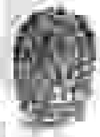
6. Without prejudice to the right of prior revocation, this power of attorney document shall stand automatically expire and revoked after 2 (Two Years) from the date of its execution unless it is extended in writing.

IN WITNESS WHEREOF, this Special Power of Attorney is signed & executed by me at Nagpur on this 23rd day of May, 2019.

Certified that Passport size photographs and left thumb impressions affixed by the parties.





| Witnesses | Name | Left Hand Thumb Impression | Signature |
|---|---|---|---|
|  |  |  | Executant |
|  |  |  | ATTORNEY |

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दुय्यम निबंधक श्रेणी-१,
नागपूर शहर क्र. ३.

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CHALLAN
GST Form Number 6

DEFACED
₹500.00
DEFACED

Challan Detailed Details

| Sr. No. | Category | Assessment No. | Delinquency Date | Quantity | Outstanding Amount |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
| | | | Total Outstanding Amount | | |

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43 | 43

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Summary1 ([illegible])

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| [illegible] | दस्त क्रमांक [illegible] |
| | [illegible] 22/03/2019 |

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[illegible]

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[illegible] 13-05-2016

[illegible]

पावती [illegible]　　　पावती दिनांक [illegible]

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| नोंदणी फी | ₹ 100.00 |
| दस्त हाताळणी फी | ₹ 1300.00 |
| पृष्ठांची संख्या: 32 | |
| एकूण: | 1400.00 |

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सह दुय्यम निबंधक [illegible]

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