

267/7010

Friday, October 11, 2019

4:24 PM

पावती

Original/Duplicate

नोंवणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8568 दिनांक: 11/10/2019

गावऱचे नाव: धामा

दस्तऐवजाचा अनुक्रमांक: नगन4-7010-2019

दस्तऐवजाचा प्रकार: 85-युक्त वुरुस्ती पत्र

सादर करणाऱ्याचे नाव: हिमालय इन्फ्रा प्रोजेक्ट्स सनसाईन युनिट दोन तर्फे सुनिल रामक्रिष्ण बुद्धलवार हे स्वतः करीता व सोनिल सुनिल बुद्धलवार व कुणाल सुनिल बुद्धलवार तर्फे आममुखत्यार म्हणून तर्फे कम्बुली जबाब देणार प्रकाश पिराजी अद्यसुळे

नोंवणी फी

रु. 100.00

दस्तऐवजाची फी

रु. 1280.00

DELIVERED

एकूण:

रु. 1380.00

आपणास मूळ दस्त, पंचनेल प्रिंट, सुची-२ अंदाजे

4:38 PM ला वेळेस मिळेल.

वाजार मूल्य: रु. 0/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निर्घणक वर्ग-२
नागपूर शहर क्र. ४

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 1280/-

APC

१) मुद्रांक विनी मॉड ली के अनुसार 13791

२) दिनांक 11/01/19

३) दस्तावेज प्रकार

होय/नाही

४) निष्कर्ष/निर्णय का प्रकार

५) मुद्रांक निष्कर्ष/निर्णय का प्रकार

६) निष्कर्ष/निर्णय का प्रकार

७) मुद्रांक निष्कर्ष/निर्णय का प्रकार

८) निष्कर्ष/निर्णय का प्रकार

९) निष्कर्ष/निर्णय का प्रकार

१०) निष्कर्ष/निर्णय का प्रकार

दिनांक २ प्रकाश

500

Deen

धर्माली विना अडवानी

राम्य केन्द्र, धर्मपट, नामपुर,

ता. नं. 10/95-3459-61

फोन नं 4001048

Infog Projects sunshine unit

Dattya

6090

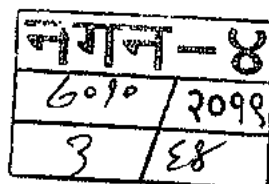
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HIMALAYA INFRAPROJECTS SUNSHINE UNIT II (PAN: AACAH1890E), having registered office at 189, Shivaji Nagar, Nagpur 440010. An Association of persons comprising of Sunil Duddalwar S/o. Ramakrishna Duddalwar, Sonal Duddalwar W/o. Sunil Duddalwar, Kunal Duddalwar S/o. Sunil Duddalwar Tehsil and District - NAGPUR (All the Constituents Nos. 1 to 3 above named of the AOP, in their Personal capacity as the Land Owners and also in their capacity as the Promoter Members and constituents of the AOP) acting through its duly Constituted Attorney SUNIL S/o RAMAKRISHNA DUDDALWAR, Aged about 57 years, Occupation - Business, Resident of Shivaji Nagar, Nagpur, Tehsil and District - NAGPUR, hereinafter referred to as the GRANTOR, who are fully empowered and qualified to execute this DEED do hereby state

WHEREAS the Grantor hereinabove named have dedicated the property comprising ALL THAT pieces and parcel of lands bearing Plot No. 67, situated in the Himalaya Sunshine Layout, admeasuring 4484.893 Square Meters and which is part of the said Himalaya Sunshine Layout situated on the Said Land Non Agricultural lands bearing Kh/Survey/Gut Nos. 38 of MOUZA - DABHA, P.S.K. 7 having an area of 3.29 Hectares, (OR 8.13 Acres), Rental Rs 13.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto along with a well with Electric Motor and pump installed thereon, Electric Meter bearing City Survey Nos. 270 and Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tehsil and District - NAGPUR, to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof which is also registered in the office of the joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No.4251/2018 on 19-07-2018; AND

WHEREAS the Grantor has got sanctioned by submitting revised Building Map of the remaining floor of the ORCHID Wing of the proposed Apartment Building as was mentioned in the said original Deed of Declaration and since in the original Deed of Declaration the details of the Apartments to be situated in the ORCHID Wing from Second Floor to Ninth Floor were shown as proposed and the Community Hall proposed on the Ninth Floor of both the wings of the Apartment Building has been sanctioned by the Planning Authority by way of 3 One Room Tenements between the two wings and since the Grantor has reserved these sanctioned single room tenements for common use of the members of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM. Hence, it has become necessary to include the said changes occurred due to revised sanctioned map in the aforesaid Deed of Declaration Dated 19-07-2018 (hereinafter referred to as "Principal Deed") and consequentially therefore it has now become expedient to correct and rectify the same in the following manner.



NOW THEREFORE THIS CORRECTION DEED WITNESSETH AS UNDER: -

(1) THAT, the following Paragraphs in the Principal Deed shall deem to have been so inserted in that deed from the date of execution of this deed and the Principal Deed shall be read and construed accordingly:

That for the existing SECOND, THIRD, FOURTH, FIFTH AND SIXTH Paragraphs of the Principal Deed, the following Paragraphs shall be inserted:

"SECOND: THAT the Grantor has started the construction of Multistoried building on the said Plot, and the cluster of these 2 multistoried Wings of the building being collectively known and styled as "HIMALAYA SUNSHINE APARTMENTS II". The said construction is being done in accordance to the Plan attached hereto as EXHIBIT - A, which is duly sanctioned by Nagpur Improvement Trust Nagpur vide its Building Permit No. B.E.(WEST)/CaseNo.AB-12018021440/Tracking No. 2018021633 /1338 -1441 dated 27/04/2018 and vide revised sanction Building Permit No. B.E.(WEST)/CaseNo.AB-W-1457/Tracking No. 2018083150/2229/900 dated 19/08/2019.

The Postal Address is as follows: -

"THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM"

Plot No. 67, Himalaya Sunshine Layout,

Dabha Main Street,

Kh. No. 38,

Mouza: Dabha,

TEHSIL - NAGPUR

DISTRICT - NAGPUR (M.S.) - 440023

THIRD: THAT the said THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM consists of Multistoried building consisting of 2 wings viz., ORCHID and TULIP. These wings consisting of the Stilts and 9 (NINE) Upper Floors. There are 8 (EIGHT) Apartments each on FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH AND EIGHT FLOOR. Thus there are 64 (SIXTY FOUR) independent and self-contained separate Apartments in each of the said 2 wings, thus in all, there are 128 (ONE HUNDRED AND TWENTY EIGHT) independent and self-contained separate Apartments in the said 2 Wings. All the Apartments shall be strictly utilised for Residential Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common area and facilities of the respective wings of the Building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "Family Unit") and also an Undivided interest in the General and/or Restricted Common Areas and Facilities of the respective Wings of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General and/or Restricted Common Areas and Facilities", all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

That the GRANTOR has got Building Plans sanctioned by Nagpur Improvement Trust Nagpur of the TULIP Wing and ORCHID Wing of the said THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM. Hence the Sanctioned Building plan and Building Permit of the said building shows 128 Apartments consisting of 64 Apartments of TULIP Wing and 64 Apartments of ORCHID Wing.

Likewise, the Nagpur Improvement Trust Nagpur has sanctioned 3 Single Room Tenements on the combined 9th Floor slab of both the wings of the Apartment Building and each of the Single Room Tenements admeasures 85.637 Sq. Mtrs., 97.426 Sq. Mtrs. and 82.970 Sq. Mtrs. respectively, hence the cumulative carpet Area of all the 3 Single Room Tenements admeasures 266.033 Sq. Mtrs. The Promoter has earmarked these 3 Single Room Tenements for the exclusive common use of the members of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM and the user will be administered by the Board of Managers elected by the Apartment Owners as provided in the Byelaws of the Apartment Condominium.

The GRANTOR has included these three Single Room Tenements in the General and/or Restricted Common Areas and Facilities of the Apartment Building and the carpet area or built-up area of these three Single Room Tenements has been included in Common Built-up Area and which is proportionately apportioned to the respective Apartments.

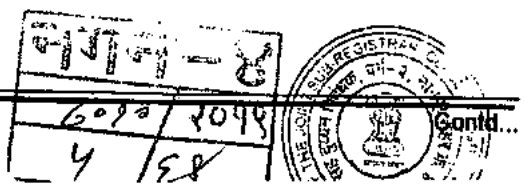
FOURTH: THAT the said Multistoried Building have a total Plinth Area of 1703.628 Sq. Mtrs. The total Built-up area of all the Floors (Excluding alternate terraces and Balconies but including common built-up area) is 11100.352 Sq. Mtrs. and an open land appurtenant to the Apartment Building is 2781.265 Sq. Mtrs. which constitutes the General and/or Restricted Common Areas and Facilities.

That the GRANTOR has got Building Plans sanctioned by NIT relates to 9 floors of the TULIP Wing and of the ORCHID Wing. Hence, Sanctioned Building plan and Building Permit of the said building shows only 128 Apartments consisting of 64 Apartments relating to TULIP Wing and 64 Apartment relating to ORCHID Wing.

That the Nagpur Improvement Trust Nagpur has sanctioned 3 Single Room Tenements on the combined 9th Floor slab of both the wings of the Apartment Building and each of the Single Room Tenement admeasures 85.637 Sq. Mtrs., 97.426 Sq. Mtrs. and 82.970 Sq. Mtrs. respectively, hence the cumulative carpet Area of all the 3 Single Room Tenements admeasures 266.033 Sq. Mtrs. The Promoter has earmarked these 3 Single Room Tenements for the exclusive common use of the members of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM and the user will be administered by the Board of Managers elected by the Apartment Owners as provided in the Byelaws of the Apartment Condominium.

The GRANTOR has included these three Single Room Tenements in the General and/or Restricted Common Areas and Facilities of the Apartment Building and the carpet area or built-up area of these three Single Room Tenements has been included in Common Built-up Area and which is proportionately apportioned to the respective Apartments.

FIFTH: THAT this Condominium shall be collectively known as THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM and the family Units/Apartments and the General Common Areas and Facilities of the 2 Wings of the Building Viz., ORCHID AND TULIP are as follows: -



1. FAMILY UNITS - UPPER FLOORS -

(a) FAMILY UNITS IN THE ORCHID WING ARE ON FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH AND THREE SINGLE TENEMENTS ON COMBINED NINTH FLOOR OF BOTH WINGS: -

There are 8 (Eight) Apartments each on FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH AND EIGHTH FLOOR AND THREE SINGLE ROOM TENEMENTS FOR COMMON USE ON THE NINTH FLOOR OF BOTH WINGS COMBINED. Thus there are in all 64 (SIXTY FOUR) independent and self-contained separate Apartments in the said ORCHID Wing. The Family Units (Apartments) on First Floor are numbered as 101 To 108. The Family Units (Apartments) on Second Floor are numbered as 201 To 208. The Family Units (Apartments) on Third Floor are numbered as 301 To 308. The Family Units (Apartments) on Fourth Floor are numbered as 401 To 408. The Family Units (Apartments) on Fifth Floor are numbered as 501 To 508. The Family Units (Apartments) on Sixth Floor are numbered as 601 To 608. The Family Units (Apartments) on Seventh Floor are numbered as 701 To 708. The Family Units (Apartments) on Eighth Floor are numbered as 801 To 808.

That the Nagpur Improvement Trust Nagpur has sanctioned 3 Single Room Tenements on the combined 9th Floor slab of both the wings of the Apartment Building and each of the Single Room Tenements admeasures 85.637 Sq. Mtrs., 97.426 Sq. Mtrs. and 82.970 Sq. Mtrs. respectively, hence the cumulative carpet Area of all the 3 Single Room Tenements admeasures 266.033 Sq. Mtrs. The Promoter has earmarked these 3 Single Room Tenements for the exclusive common use of the members of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM and the user will be administered by the Board of Managers elected by the Apartment Owners as provided in the Byelaws of the Apartment Condominium.

The GRANTOR has included these three Single Room Tenements in the General and/or Restricted Common Areas and Facilities of the Apartment Building and the carpet area or built-up area of these three Single Room Tenements has been included in Common Built-up Area and which is proportionately apportioned to the respective Apartments.

The Family Units are described herein below in the chart under SIXTH Paragraph. The measures of a family unit include all the outside walls and $\frac{1}{4}$ (One-Half) of the Block Partition but exclude bearing walls. Each Family Unit is a rectangular shaped Apartment. The main door of the Family Units on First Floor and on the upper floors have an access to the Corridor of the respective floor. The total area in square meters of each family unit is given in tabular form in the chart below.

THAT, the family units consist of Dining-cum- Living Hall, Kitchen including sink and cooking platform, 2 bedrooms, 2 toilets. In addition, the family unit consist of three open balconies. That the total area in square meters of each room, hall, kitchen, balcony or terrace is as per sanctioned building map attached as Exhibit A.

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(b) FAMILY UNITS IN THE TULIP WING ARE ON FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH AND THREE SINGLE ROOM TENEMENTS ON COMBINED NINTH FLOOR OF BOTH WINGS: -

There are 8 (Eight) Apartments each on FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH AND EIGHTH FLOOR AND THREE SINGLE ROOM TENEMENTS ON THE NINTH FLOOR OF BOTH WINGS COMBINED. Thus there are in all 64 (SIXTY FOUR) independent and self-contained separate Apartments in the said TULIP Wing. The Family Units (Apartments) on First Floor are numbered as 101 To 108. The Family Units (Apartments) on Second Floor are numbered as 201 To 208. The Family Units (Apartments) on Third Floor are numbered as 301 To 308. The Family Units (Apartments) on Fourth Floor are numbered as 401 To 408. The Family Units (Apartments) on Fifth Floor are numbered as 501 To 508. The Family Units (Apartments) on Sixth Floor are numbered as 601 To 608. The Family Units (Apartments) on Seventh Floor are numbered as 701 To 708. The Family Units (Apartments) on Eighth Floor are numbered as 801 To 808.

That the Nagpur Improvement Trust Nagpur has sanctioned 3 Single Room Tenements on the combined 9th Floor slab of both the wings of the Apartment Building and each of the Single Room Tenements admeasures 85.637 Sq. Mtrs., 97.426 Sq. Mtrs. and 82.970 Sq. Mtrs. respectively, hence the cumulative carpet Area of all the 3 Single Room Tenements admeasures 266.033 Sq. Mtrs. The Promoter has earmarked these 3 Single Room Tenements for the exclusive common use of the members of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM and the user will be administered by the Board of Managers elected by the Apartment Owners as provided in the Byelaws of the Apartment Condominium.

The GRANTOR has included these three Single Room Tenements in the General and/or Restricted Common Areas and Facilities of the Apartment Building and the carpet area or built-up area of these three Single Room Tenements has been included in Common Built-up Area and which is proportionately apportioned to the respective Apartments.

The Family Units are described herein below in the chart under SIXTH Paragraph. The measures of a family unit include all the outside walls and $\frac{1}{2}$ (One-Half) of the Block Partition but exclude bearing walls. Each Family Unit is a rectangular shaped Apartment. The main door of the Family Units on First Floor and on the upper floors have an access to the Corridor of the respective floor. The total area in square meters of each family unit is given in tabular form in the chart below.

THAT, the family units consist of Dining-cum- Living Hall, Kitchen including sink and cooking platform, 2 bedrooms, 2 toilets. In addition, the family unit consist of three open balconies. That the total area in square meters of each room, hall, kitchen, balcony or terrace is as per sanctioned building map attached as Exhibit A.

2. COMMON AREAS AND FACILITIES: -

- The parcel of land described in paragraph FIRST of this Deed.
- A stilt parking for vehicles as provided in Two wings of the building as shown in Exhibit A attached hereto and consisting of 1703.628 square meters.
- Parking facilities under sheds along the periphery in land appurtenant to Apartment Building as shown in Exhibit A attached hereto.

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- d) The ground floor as shown in Exhibit A attached hereto and consisting of an open appurtenant land, open parking, Built-Up Area for common use on the ground floor.
- e) Three Single Room Tenements admeasuring 85.637 Sq. Mtrs., 97.426 Sq. Mtrs. and 82.970 Sq. Mtrs. respectively, hence the cumulative carpet Area of all the 3 Single Room Tenements admeasures 266.033 Sq. Mtrs., on the Ninth Floor combining both the Wings.
- f) The following facilities are located throughout the 2 wings of the building and as shown in Exhibit A, attached hereto: -
- i) 2 Elevators each in each of the 2 Wings of Building viz., ORCHID AND TULIP, thus in all 4 Elevators provided.
 - ii) An Elevator shaft for all the 4 elevators located in 2 wings of the buildings.
 - iii) 2 stairways each (one stairway for fire escape) in each of the 2 wings viz., ORCHID AND TULIP, which leads from Stilts to the roof of each of the wing, thus in all there are 4 stairways provided in the Building referred to in this Deed.
 - iv) A refuse chute in each of the 2 Wings of Building viz., ORCHID AND TULIP.
 - v) Water tanks each on roof of each of the 2 wings of the Building.
 - vi) 2 Elevator penthouses (if any) with corresponding elevator equipment's located each on roof of each of the 2 wings of the Building, thus in all there are 4 Elevator penthouses (if any) with corresponding elevator equipment's provided.
 - vii) Plumbing and sanitary network throughout 2 wings of the building.
 - viii) A Well or Bore Well with Electric Pump and pump house.
 - ix) A Water Sump with Electric Pump located on the ground of Apartment Building.
 - x) Electric wiring network throughout 2 wings of the building.
 - xi) Necessary street and common lighting around the building and public water connections.
 - xii) Power back-up for common utility area.
 - xiii) Entry and Exit gate with security cabin and Wicket Gate exiting in the Himalaya Sunshine Layout.
 - xiv) Space for Transformer in open ground to made available to MSEDCL.
 - xv) The foundation and main walls, columns, girders, beams and roofs of each of the 2 wings of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
 - xvi) Tanks, pumps, motors, fans, firefighting equipment's, and in general all apparatus and installations existing for common use.
- g) I. There are NO facilities located in each one of the upper floors in each of the 2 wings of the building as shown in Exhibit A, attached hereto, which are restricted common areas and facilities restricted to the family units of each respective floor of building.
- II. That the GRANTORS on completion or during the course of the construction

of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM will allocate, the covered parking spaces under the stilts or under the sheds erected along the

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periphery of the land appurtenant to Apartment Building, to specific family units which will be restricted common areas and facilities attached to such family units for their perpetual use and occupation to the exclusion of other family units. The Grantor shall on such allocation incorporate such change by executing and registering an amendment deed of the Deed of Declaration.

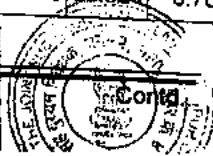
SIXTH :- (a) THAT the right, title and interest of each Owner of a Family Unit in the General Common Areas and Facilities listed under letters (a) to (h) of Sub-paragraph (2) of Para FIFTH and their proportionate shares in the profits and common expenses in the said General Common areas and facilities, as well as proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM, based on the proportionate carpet area of each family unit to the total carpet area of all family units as follows :-

**THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM CHART OF
PROPORTIONATE UNDIVIDED SHARE IN GENERAL COMMON AREAS AND
FACILITIES.**

Wing - ORCHID

Sr. No.	Floor	Apartment No.	Apartment Carpet Area (As per RERA Regulation) Sq.Mtrs.	Apartment Built-up Area (Sq. Mtrs.)	Common Built up Area	Total Built up Area (Apartment Built up Area + Common Built up Area)	Open Balcony Area (Sq. Mtrs.)	Open Terrace Area adjoining to Apartment Sq.Mtrs.	Undivided Share In Sq.Mtrs	Undivided Share In (%)
1	First	101	59.86	65.165	21.592	86.757	11.252	15.376	35.053	0.782
2	First	102	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
3	First	103	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
4	First	104	59.86	65.165	21.592	86.757	11.252	32.698	35.053	0.782
5	First	105	59.86	65.165	21.592	86.757	11.252	32.698	35.053	0.782
6	First	106	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
7	First	107	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
8	First	108	59.86	65.165	21.592	86.686	11.252	15.376	35.053	0.782
9	Second	201	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
10	Second	202	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
11	Second	203	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
12	Second	204	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
13	Second	205	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
14	Second	208	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781

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15	Second	207	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
16	Second	208	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
17	Third	301	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
18	Third	302	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
19	Third	303	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
20	Third	304	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
21	Third	305	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
22	Third	306	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
23	Third	307	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
24	Third	308	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
25	Fourth	401	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
26	Fourth	402	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
27	Fourth	403	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
28	Fourth	404	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
29	Fourth	405	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
30	Fourth	406	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
31	Fourth	407	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
32	Fourth	408	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
33	Fifth	501	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
34	Fifth	502	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
35	Fifth	503	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
36	Fifth	504	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
37	Fifth	505	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
38	Fifth	506	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
39	Fifth	507	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
40	Fifth	508	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
41	Sixth	601	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
42	Sixth	602	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
43	Sixth	603	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
44	Sixth	604	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
45	Sixth	605	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
46	Sixth	606	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
47	Sixth	607	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
48	Sixth	608	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
49	Seventh	701	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
50	Seventh	702	59.918	65.094	21.592	85.164	11.323	0	35.024	0.781
51	Seventh	703	59.918	65.094	21.592	85.164	11.323	0	35.024	0.781
52	Seventh	704	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
53	Seventh	705	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
54	Seventh	706	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781

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55	Seventh	707	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
56	Seventh	708	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
57	Eighth	801	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
58	Eighth	802	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
59	Eighth	803	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
60	Eighth	804	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
61	Eighth	805	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
62	Eighth	806	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
63	Eighth	807	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
64	Eighth	808	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782

Wing - TULIP

Sr. No.	Floor	Apartment No.	Apartment Carpet Area (As per RERA Regulation) Sq.Mtrs.	Apartment Built-up Area (Sq. Mtrs.)	Common Built-up Area	Total Built up Area (Apartment Built up Area + Common Built up Area)	Open Balcony Area (Sq. Mtrs.)	Open Terrace Area adjoining to Apartment Sq.Mtrs.	Undivided Share In Sq.Mtrs.	Undivided Share In (%)
1	First	101	59.86	65.165	21.592	86.757	11.252	15.376	35.053	0.782
2	First	102	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
3	First	103	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
4	First	104	59.86	65.165	21.592	86.757	11.252	32.698	35.053	0.782
5	First	105	59.86	65.165	21.592	86.757	11.252	32.698	35.053	0.782
6	First	106	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
7	First	107	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
8	First	108	59.86	65.165	21.592	86.757	11.252	15.376	35.053	0.782
9	Second	201	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
10	Second	202	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
11	Second	203	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
12	Second	204	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
13	Second	205	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
14	Second	206	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
15	Second	207	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
16	Second	208	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
17	Third	301	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
18	Third	302	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
19	Third	303	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
20	Third	304	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782

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21	Third	305	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
22	Third	306	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
23	Third	307	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
24	Third	308	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
25	Fourth	401	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
25	Fourth	402	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
27	Fourth	403	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
28	Fourth	404	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
29	Fourth	405	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
30	Fourth	406	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
31	Fourth	407	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
32	Fourth	408	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
33	Fifth	501	59.86	65.165	21.592	86.757	11.25	0	35.053	0.782
34	Fifth	502	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
35	Fifth	503	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
36	Fifth	504	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
37	Fifth	505	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
38	Fifth	506	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
39	Fifth	507	59.918	65.094	21.592	86.164	11.323	0	35.024	0.781
40	Fifth	508	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
41	Sixth	601	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
42	Sixth	602	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
43	Sixth	603	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
44	Sixth	604	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
45	Sixth	605	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
46	Sixth	606	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
47	Sixth	607	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
48	Sixth	608	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
49	Seventh	701	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
50	Seventh	702	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
51	Seventh	703	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
52	Seventh	704	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
53	Seventh	705	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
54	Seventh	706	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
55	Seventh	707	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
56	Seventh	708	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
57	Eighth	801	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
58	Eighth	802	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
59	Eighth	803	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
60	Eighth	804	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
61	Eighth	805	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782
62	Eighth	806	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
63	Eighth	807	59.918	65.094	21.592	86.686	11.323	0	35.024	0.781
64	Eighth	808	59.86	65.165	21.592	86.757	11.252	0	35.053	0.782

(b) THAT the right, title and interest of each Owner of a Family Unit in the Restricted Common Areas and Facilities listed under letters (h) of Sub-paragraph (2) of Para FIFTH and their proportionate shares in the profits and common expenses in the said Restricted Common areas and facilities, as well as proportionate representation for voting purposes with respect to the said restricted common areas and facilities in the meeting of the Association of Apartment Owners of **THE HIMALAYA SUNSHINE APARTMENTS II CONDOMINIUM**, based on the proportionate carpet area of each family unit to the total carpet area of all family units located on its respective floor/wing/building as follows :- NIL

(c) THAT the proportionate representations for voting purposes as provided in (a) and (b) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.

(d) Apartment(s) and the percentage of undivided interest in the Common areas and facilities appertaining to each Apartments are not encumbered in any manner whatsoever on the date of this Declaration."

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

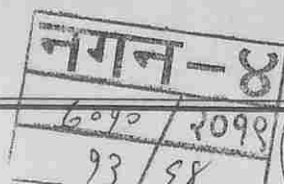
IN WITNESS WHEREOF the GRANTOR hereinabove named have hereto set their respective hands and signed this DEED OF CORRECTION at NAGPUR in presence of the attesting witnesses signing as such on the day, date and year first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			<u>GRANTOR</u>  SUNIL RAMKRISHNA DUDDALWAR) Member of AOP Himalaya Infraprojects Sunshine Unit II, As a duly Constituted Attorney for other two members of the AOP

WITNESSES :

(1) 
Nilesh B. Neware

(2) 
Ashwin G. Sharma



Contd...