Dnyapali

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पावती

Original/Duplicate

Thursday,August 23 ,2018
5:38 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 8510 दिनांक: 23/08/2018

गावाचे नाव: नारी
दस्तऐवजाचा अनुक्रमांक: नगन2-6303-2018
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मेसर्स जेरी प्रोफीट तर्फे भागिदार श्री अनिल ताराचंद बाधवानी 0 0

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 1000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:42 PM ह्या वेळेस मिळेल.

NGP2

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

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

DELIVERED

सह दुय्यम निबंधक वर्ग - २
नागपूर शहर क्र. २.

PAID

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E303/2096

CHALLAN
MTR Form Number-6

GRN	MH003056132201819E	BARCODE		Date	23/06/2018-16:04:33	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP2_JT NAGPUR SUB REGISTRAR	Full Name	MS JARRY PROFITS
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	130/5
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	NARI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 6
		Remarks (If Any)	SecondPartyName=ANIL WADHWANI~
Total	500.00	Amount In Words	Five Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018062329695	571186286
Cheque/DD No.		Bank Date	RBI Date	23/06/2018-16:05:57	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9373107039

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

नागन - २
E303/2096
9/84

SEAL OF THE SUB-REGISTRAR

Page 1/1

Print Date 23-06-2018 04:06:06


नगन - २
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DEED OF
DECLARATION

AS PER THE PROVISIONS OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

THIS DEED OF DECLARATION made and executed at Nagpur on this 23rd Day of August 2018, By;

M/S. JARRY PROFITS, A partnership firm,
Through partner/s –

i. **SHRI ANIL S/O. TARACHAND WADHWANI**
Aged about 43 years, Occupation – Business
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur.
(PAN NO. AAEPW1348P)

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**
Aged about 45 years, Occupation – Business
R/o. 28, Jaripatka, Nagpur. **(PAN ABRPB2521R).**

Hereinafter referred to and called the "**GRANTOR**" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said "**GRANTOR**" as well as it's/his heirs, legal representatives, successors, executors, assigns etc., which is fully empowered and qualified to execute this Deed, does here by state as under –

FIRST: The **GRANTOR** is the absolute owner of the following land within the limits of Nagpur Municipal Corporation Tahsil & District – Nagpur, described as follows.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of retainable land admeasuring 1090.500 Sq. Mts. (11738.142 Sq. Ft.) out of Khasra No. 130/5, Bhogwatdar class – 1, bearing city survey No. 280/1, sheet No. 888(65/1), of Mouza – Nari, corresponding to Municipal Corporation House No. 2452/B, Ward No. 57, situated at Sugat Nagar, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District – Nagpur, bounded as under:

TO THE EAST - PLOT OF MR. AHUJA
TO THE WEST - HOUSE OF MR. RATHI

नागन – २
२३०३ / २०१८
३ / ४५

TO THE NORTH - ROAD

TO THE SOUTH - LAYOUT OF ANOTHER SOCIETY

The GRANTOR purchased the said property/land from Shri Subhash Nanakram Talda as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 2969/2018 dated 20/04/2018.

SECOND : THE GRANTOR wants to develop the said land into residential estate by constructing multi-storied Building/s consisting of various self-contained residential apartments etc. A Building/s plan is also got sanctioned from Nagpur Improvement Trust for construction of multistoried Building/s in name and style as **"AMRAPALI APARTMENT"** as per the Building/s plan annexed herewith as Exhibit 'A' forming part and parcel of this deed, which is sanctioned by Nagpur Improvement Trust, vide Building plan/permit No. BE(NORTH)/Case No. AB-1954/Tracking case No. 20170324115/886 dated 17/10/2017 sanctioned in the name of previous owner. However, the GRANTOR reserves rights to get it revised, if required.

The Postal Address of the Building is as under –

"AMRAPALI APARTMENT"

Near Sugat Nagar Road, Near Rathi Bungalow, Nagpur – 440 014.

THIRD: The said building/complex consists of First, Second, Third & Fourth floors. All the floors are capable of individual utilization on account of having their own exit to common area and facilities of the Building. The Ground floor is meant for common parking.

FOURTH: The **GRANTOR** has started the construction work of proposed building after sanction of plan duly sanctioned and approved by the NMRDA, Nagpur as aforesaid reserving rights to revise/re-revise the building plan or design as the circumstances may require. The Flats/Apartments in the said proposed building shall be sold to and owned by one or more owner/s, each will have particular and exclusive property rights thereto, each apartment/flat constituting a heritable and transferable immovable property rights within the meaning of any law for the time being in force in the State of Maharashtra and also individual interest in the general and/or

नागपूर-२
6303 / 2096
४ / ४

restricted common areas and facilities of the said building as may it be required for adequate use and enjoyment as per list in accordance with the Maharashtra Apartment Ownership Act, 1970. The **GRANTOR** further reserve right to allow any block/flat/apartment purchaser to use open space or open terrace of any Apartment/Flat exclusively as herein after contained or otherwise. Each flat/apartment so constituting a heritable and transferable rights therein shall be referred as 'Family Unit' The **GRANTOR** shall also be entitled to retain one or more apartment in the said building/complex.

FIFTH: A. The First Floor of the building consists of 8 Flats/Apartments as follows:

i) Flat/Apartment No. 101
ii) Flat/Apartment No. 102
iii) Flat/Apartment No. 103
iv) Flat/Apartment No. 104
v) Flat/Apartment No. 105
vi) Flat/Apartment No. 106
vii) Flat/Apartment No. 107
viii) Flat/Apartment No. 108

B. The Second Floor of the building consists of 8 Flats/Apartments as follows:

i) Flat/Apartment No. 201
ii) Flat/Apartment No. 202
iii) Flat/Apartment No. 203
iv) Flat/Apartment No. 204
v) Flat/Apartment No. 205
vi) Flat/Apartment No. 206
vii) Flat/Apartment No. 207
viii) Flat/Apartment No. 208

C. The Third Floor of the building consists of 8 Flats/Apartments as follows:

i) Flat/Apartment No. 301
ii) Flat/Apartment No. 302
iii) Flat/Apartment No. 303
iv) Flat/Apartment No. 304

नगन-२
६३०३ / २०९८
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v) Flat/Apartment No. 305
vi) Flat/Apartment No. 306
vii) Flat/Apartment No. 307
viii) Flat/Apartment No. 308

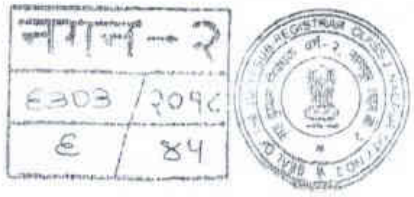
D. The Fourth Floor of the building consists of 8 Flats/Apartments as follows:

i) Flat/Apartment No. 401
ii) Flat/Apartment No. 402
iii) Flat/Apartment No. 403
iv) Flat/Apartment No. 404
v) Flat/Apartment No. 405
vi) Flat/Apartment No. 406
vii) Flat/Apartment No. 407
viii) Flat/Apartment No. 408

The numbering positions of the flats/apartments are as depicted in the floor plan map annexed herewith.

Total 32 flats/apartments. The boundaries of individual flats/apartments and the opening of front doors in open space/corridor of individual Flats/Apartments/Units shall be as shown in sanctioned or revised plan. The GRANTOR reserves rights to club any two or more apartments or divide any of the apartment/s as may be required and in case of any sub divided part/portion of any apartment shall be identified as part/portion A, B of that main apartment. The entire ground floor is meant for common parking only. The boundaries of individual flats/apartments and the opening of front doors in open space/corridor of individual flats/apartments shall be as shown in sanctioned plan subject to such changes and modification as may be deemed fit. The GRANTOR reserves rights to allot and sale each of the divided portion to individual buyers. In case allotment/sale of divided part/portion in favour of deferent individuals, that particular part/portion shall constitute a separate family unit but in case of allotment/sale of two part/portions of the same main apartment in favour of same buyer/s, both the part/portions shall constitute one single family unit.

SIXTH: All the apartments shall be for residential use only. Each flat/apartment will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land



pertaining to F.S.I. and all common facilities, subject to reservations, made as per this deed or to be made otherwise.

SEVENTH: That, each Flats/Apartments will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. subject to such reservations as made in this deed or which may be made by the GRANTOR at any time.

EIGHTH : That the right, title and interest of each owner of the apartment in the general common area and facilities and their proportionate share in the profits and common expenses in the general common area and facilities, built up area as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment Owners of the "**AMRAPALI APARTMENT**" Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentages as follows :-

FLAT NO.	CARPET AREA	B/UP AREA	BALCONY AREA		TERRACE	TOTAL COMMON AREA (SQM.)		SUP. B/UP AREA	UNDIVIDED SHARE IN LAND
			OPEN	COVERED		LIFT, STAIRS, LOBBY AREA	PARKING AREA		
	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(%)
FIRST FLOOR									
101 2BHK	46.898	52.243	7.074	0.000	0.000	12.015	7.723	79.054	3.071
102 2BHK	46.898	52.243	7.074	0.000	0.000	12.015	7.723	79.054	3.071
103 9HK	48.551	53.220	5.477	0.000	0.000	12.240	7.867	78.804	3.179
104 2BHK	48.551	53.220	5.477	0.000	0.000	12.240	7.867	78.804	3.179
105 2BHK	46.898	52.243	7.074	0.000	0.000	12.015	7.723	79.054	3.071
106 2BHK	46.898	52.243	7.074	0.000	0.000	12.015	7.723	79.054	3.071
107 2BHK	48.551	53.220	5.477	0.000	0.000	12.240	7.867	78.804	3.179
108 2BHK	48.551	53.220	5.477	0.000	0.000	12.240	7.867	78.804	3.179
SECOND FLOOR									
201 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
202 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
203 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
204 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
205 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071

नमन-2
E303/2096
6/84

206 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
207 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
208 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
THIRD FLOOR									
301 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
302 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
303 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
304 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
305 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
306 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
307 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
308 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
FOURTH FLOOR									
401 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
402 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
403 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
404 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
405 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
406 2BHK	46.898	52.243	7.074	0.000	7.500	12.015	7.723	86.554	3.071
407 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179
408 2BHK	48.551	53.220	5.477	0.000	7.500	12.240	7.867	86.304	3.179

That the measures of the apartment includes the outside walls and one half of internal walls, internal dimensions of all rooms, drawing, dining, kitchen, w.c., bath room, passages, space, open terrace if any, as well as proportionate undivided share and interest in the stair case, passages, parking and all others common areas and facilities which comes to super built up area against each of the Apartment as described above. The sale of apartment in favour of prospective buyer/s and consideration amount payable shall be as per carpet area as shown in the building plan, however, the other additional areas are mentioned only for the purpose of calculation of share in common areas, services etc.

NINETH: COMMON AREAS & FACILITIES AND RESTRICTED AREAS

(i) Notwithstanding anything contained in para SIXTH above, the piece and parcel of land described in the para one above in this deed shall be common property of all the unit/apartment owners each having appropriate undivided share in the

सब-रजि-2
E303/2046

said land as mentioned in this deed without prejudice to any rights of the GRANTOR to allot any particular part/portion of Ground Floor to any person/s.

(ii) The Ground floor, is meant for common parking for all apartment owners from first to fourth floor, however, the GRANTOR shall be free and at liberty to make suitable arrangement of parking space by allotting specific parking area to each of the said apartments.

(iii) The staircase/s, lift, passages etc. for approaching apartments shall be common.

(iv) One Sump and Overhead water storage tanks with pump arrangement and water sources, well, including corporation supply shall be common for this apartment scheme.

(v) Electric wiring arrangement throughout the building and necessary electric points, equipments in common areas.

(vi) Borewell, Tanks, motor pump, main walls, columns, beams, roofs of the building as shown in the building plan.

(vii) The foundation and main walls, columns, girders, beans and top roof of the building as described in the plan with founds the part of this deed as exhibit 'A' attached hereto.

(viii) Any other equipments, machinery, assets for common use and beneficial enjoyment by all the apartment owner/s commonly shall be common.

(ix) The top most terrace/s (above Fourth floor Flats/Apartments) is and shall be retained by the GRANTOR with liberty to use or allot to any person/s for any purpose including installation of tele-communication system, machinery, equipments etc. and no apartment owner/s shall have any rights, claim or interest in the Top terrace or any beneficial enjoyment of the same. Similarly, the GRANTOR shall be at liberty to reserve any portion of land or ground for allotment to any person for any purpose to which no apartment owner shall have any claim or objection. The adjoining/connected open terrace with any particular flat/apartment shall be exclusively usable open terrace by the owners of that particular flat/apartment only. The GRANTOR and/or his agents, authorized person/s shall have full rights to approach the terrace and/or any specific part/portion of ground floor for any purpose by using common passages, staircase etc. The rights to use the open space and/or the terrace herein before contained, if allotted by the GRANTOR to any person/s, shall be used as open space/open terrace only and nobody shall be entitled to make any construction work of permanent nature. The respective owner/s or occupant/s shall be liable to allow access to the GRANTOR or his agents or any other authority in or to such open space/terrace for clearing of chock up of lines, water supply, electricity arrangement or for any other purpose as may it be required from time to time.

नगन-२
E303/2096

The GRANTOR, besides such reservation, shall be further free and entitled to make any reservation as to use of open space or terrace in any other way as may be deemed suitable at any time. The area of flats, common services, undivided share, terrace, open space etc., is only approximate which may be somewhat more or less. The GRANTOR reserves rights to club/combine any one or more apartments or divide any apartment in to several apartments, accordingly the undivided share shall be worked out.

TENTH: Each of the Flat/Apartment owner shall have right, title and interest in the general common areas and facilities of the building listed in above paras, subject to reservations made here in before or to be made otherwise by the GRANTOR. That each apartment owners have right of vote in meeting of the AMRAPALI APARTMENT OWNERS ASSOCIATION and the value of the vote of each apartment owners shall be taken to the one for the purpose of representation in the general as well as in all the meeting of the association. The representation in the all meetings shall be in accordance with the provisions of the bye laws of the association attached herewith as EXHIBIT-'B'.

ELEVENTH: That the administration of the "AMRAPALI APARTMENT Owners Association" consisting of the building described in the para 8 above and the parcel of the land described in para 1 above shall be in accordance with the provisions of this deed and the bye laws attached herewith as EXHIBIT-'B'.

TWELVETH: That the parcel of land and building consisting of various self-contained residential apartments as declared and submitted to the plan of Maharashtra Apartment Ownership Act,1970 and the plan of Apartment ownership is hereby constituted under and subject to the provision of the said Act, so that the apartments on all the floors may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to the common area and the facilities of the building and each apartment owners will have exclusive and particular rights, title and interest over his/her apartments in addition to the specified undivided interest in the common area and facilities.

THIRTEENTH: That for the purpose of stamp duty and registration fees to be imposed on this deed in the registrar of Deed of Declaration and the Deed of Apartment under section 13(5) of the said Act, upon the value of the

E303/2040
90/84