

AMRAPAL APARTMENT CONDINIUM is distributed, however, the stamps duty shall be paid upon execution & registration of flats/apartments individually as per law.

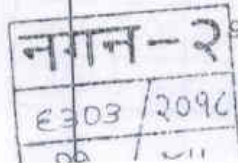
FOURTEENTH That the area of flats/Apartments as well as area of common areas, undivided share in land is approximate only. The GRANTOR reserves rights to revise the presently sanctioned plan and consume the full F.S.I. as presently available or which may be made available under any scheme and in case of increase in F.S.I., the area of undivided share in land shall stand reduced accordingly. The common facilities shall be at the separate propionate cost of all the flat owners.

FIFTEENTH That each apartments owner shall comply with the provisions of this deed and the provision of the bye laws, decision, resolution of the association of the apartments owners or their representatives and failure to comply with any such provision, decision, or resolution shall be a ground for action to recover the sums as damages and/or relief's of injunction.

SIXTEENTH That dedication of the property to the plan of Maharashtra Apartment Ownership Act, 1970 herein shall not be revoked from the plan of the Apartments Ownership or from any of the provisions herein be amended unless all the apartments owners have unanimously agreed and resolved to such revocation or amendment or removal of the property from the plan of the Apartment Ownership by duly registered Deed or Instrument. However, unless and until are the Apartment are sold out and sale deeds executed, the GRANTOR, shall be entitled to make any corrections/amendment in this deed.

SEVENTEENTH That the apartments owner shall not exempt himself/herself from the liabilities of his/her share of expenses towards the common maintenance of the building by waiver of use or enjoyment of any general common areas and facilities or by the amendment to his/her apartments.

EIGHTEENTH That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartments in the condominium shall constitute a charge on the apartments prior to all charges except (i) Charge of any payment of Govt. dues or Corporation



Taxes or both (ii) the charge of all unpaid sums on mortgage of apartments.

NINETEENTH That, all the present or future owners, tenants, or future tenants or any other persons who might be using the facilities of the building in any manner are subject to the provision of this deed and mere acquisition or rental value of any apartments the building or mere act of occupancy of any of the said apartments shall signify that the provisions of this deed and bye laws are accepted and ratified.

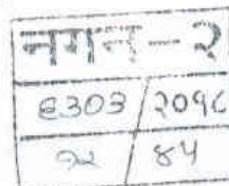
TWENTIEETH That, the apartments owner shall have absolute rights to lease out their respective apartments on lease, leave license, or on care taker basis provided he should incorporate a covenant in the said deed to the effect that the lease or licensee or care taker agreement is subject to the provisions of this deed and bye laws at EXHIBIT-B attached hereto.

TWENTY FIRST That, if the property which is dedicated and or submitted to the plan of the Maharashtra Apartment Ownership Act, 1970 by way of this Deed of declaration is totally or substantially destroyed or damaged, then in such event reconstruction or disposition of the property shall be in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970.

TWENTY SECOND That, in case if any apartments is sold by the mortgage in exercise of his powers of sale under the mortgage deed or by a court in execution of decree in the suit against the said Apartment owner, then the Mortgage or Purchaser who derived the title to such apartments at such shall be liable for the sum assessed by the association which are found due against such apartments owner and the Mortgage or the Purchaser shall not prevent the Association from claiming the same.

TWENTY THIRD That, the Association of Apartment owners shall be at liberty to obtain the property Insurance of the entire building of the apartments but without prejudice to the rights of the owner to obtained the individual apartments Insurance.

TWENTY FOURTH That, the Insurance premium for any blanket Insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of the apartments owners and that such payment shall be kept in a separate account of the Association and solely for the payment



of blanket Insurance premium which becomes due.

IN WITNESS WHEREOF The GRANTOR do hereby set his hand and signed this DEED OF DECLARATION on the day, month and year first above written in the presence of the following attesting witnesses.

WITNESSES

M/S. JARRY PROFITS, A partnership firm,

Through partner/s -



1.



i.

Woodrow



SHRI ANIL S/O. TARACHAND WADHWANI



2.



ii.

Red



SHRI RAJESH S/o. MULCHAND BATWANI
(THE GRANTOR)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI

ADVOCATE

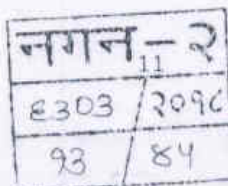
"HARIRAMANI ASSOCIATES"

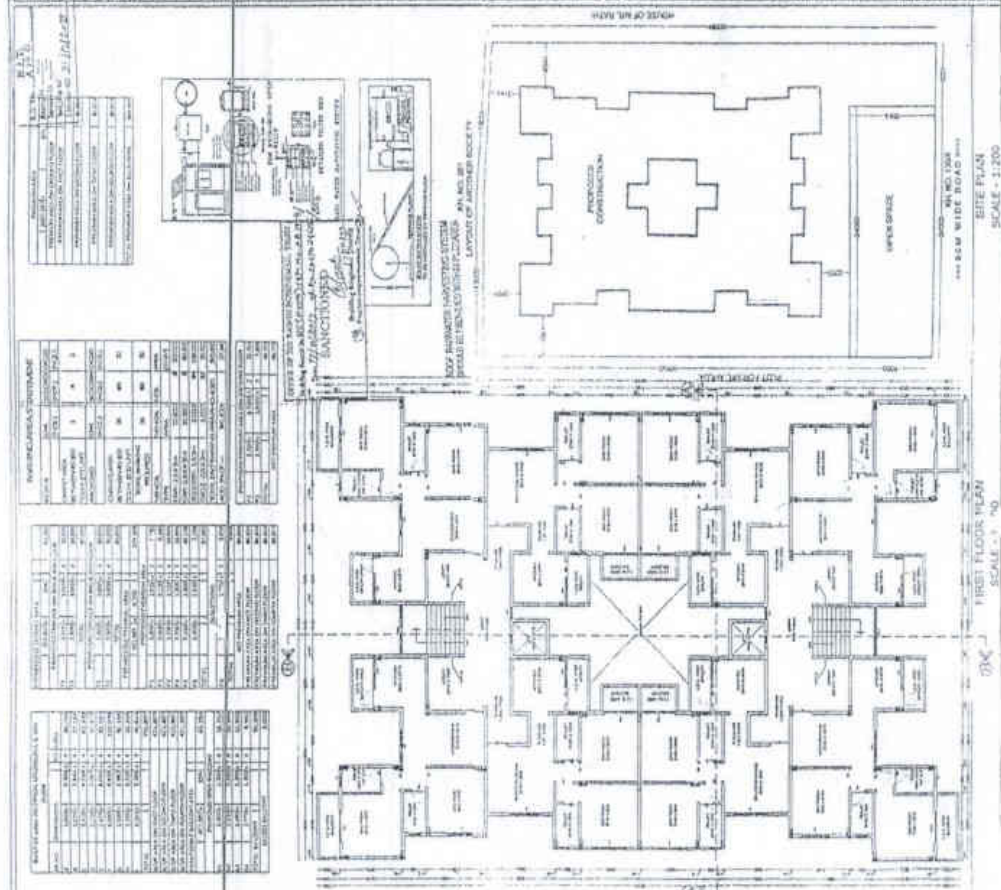
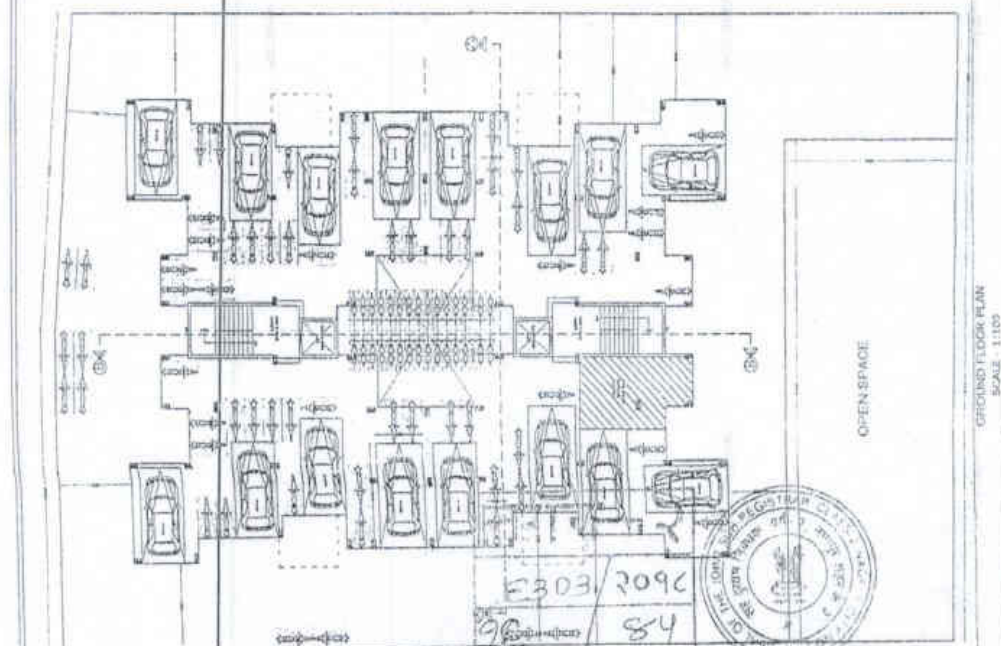
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 01.

Ph. 9326444422, 9325557700,

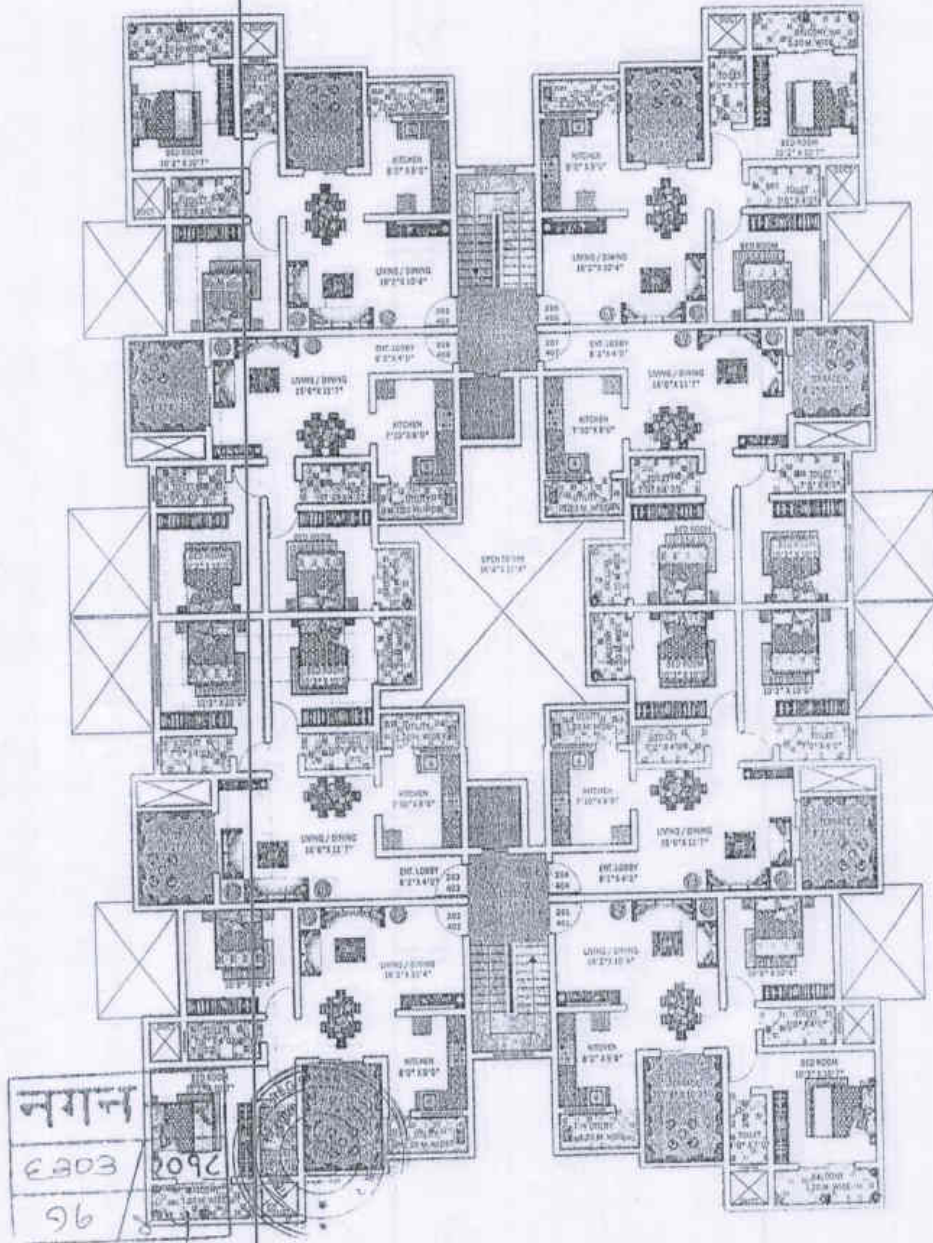
Mo. - 9373107039.

Email: adv.om_hariramani@rediffmail.com

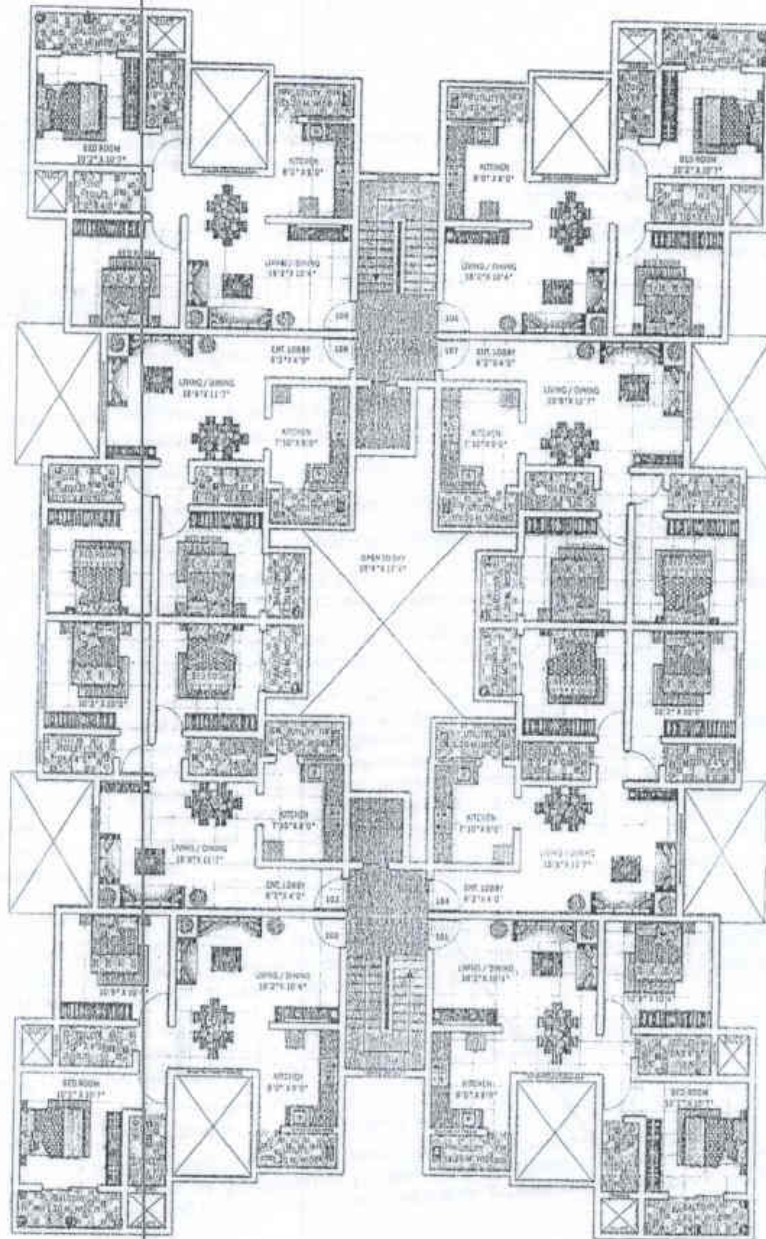


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SECOND & FOURTH FLOOR PLAN



FIRST FLOOR PLAN



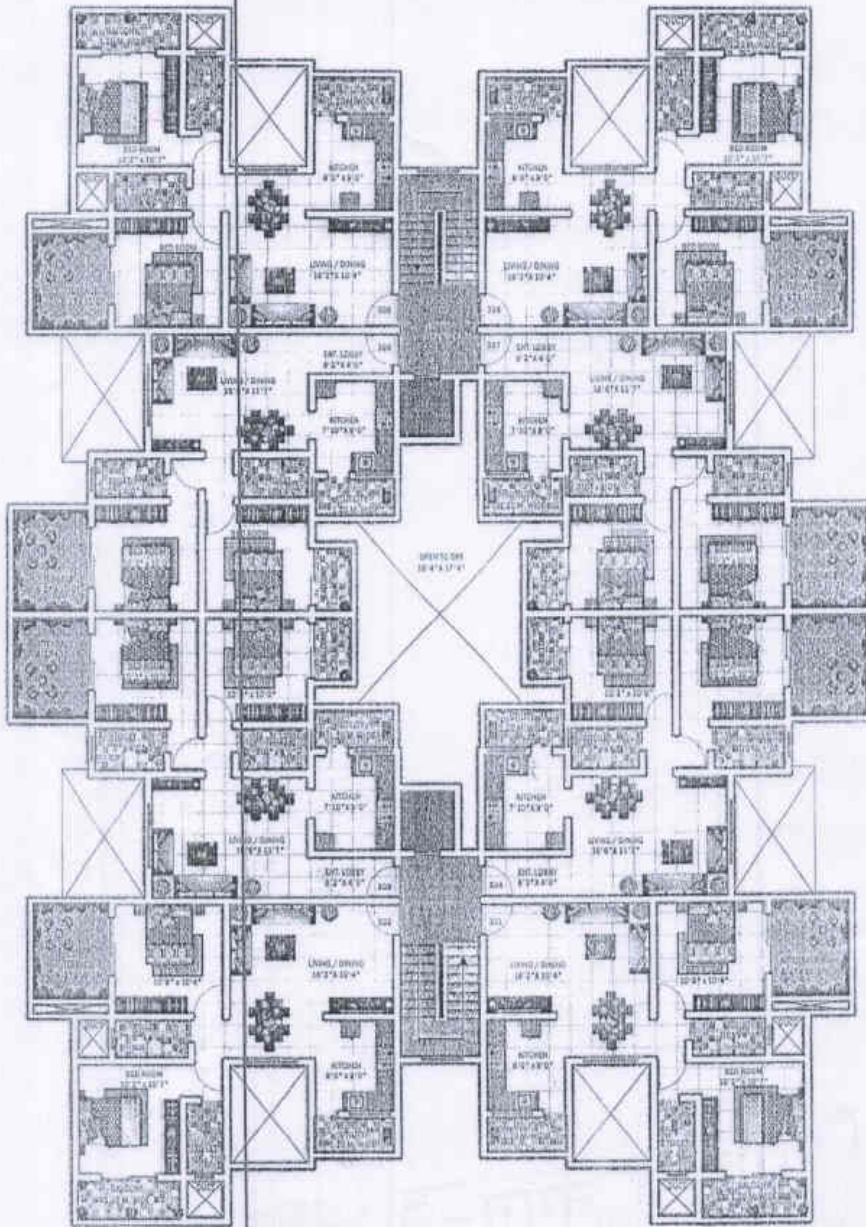
anipama
Anirapali
2 BHK Premium Apartment



6303 2096



THIRD FLOOR PLAN



Architectural Firm



नगन-२



नगन-२
E303/२०१८
२०/४५





Nagpur Improvement Trust

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2890/CR-366/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTP Act 1966)

APPENDIX 'D'

(Regulation No.6.6.1)

PBX No. 2531431
2531432



20170324115

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	✓ श्री. सुभाष नानकराम तलडा
Address of Applicant	एन्क्लेव डिजाइन ९ ए ब्लॉक ३ रा माळा ए विंग मंगलवारी कॉम्प्लेक्स सदर नागपूर ४४००१०
Permit No. :	B.E (NORTH) Case No. AB-1954/ Tracking No. 20170324115/ 886 Date : 17/10/2017
Site of Proposed Work, Plot No. :	LAND नगन-२
Mouza & Khasra :	Nari-130/5 ६३०३ / ३०९८
Layout Name :	MZ-NARI, KH NO 130/5 २९ / ४५

Sir, With reference to your application number AB-1954 dated 18-MAR-2017 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the form as in Appendix "G" to the NIT. Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J". This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C. Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 15 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Necessary arrangement for rain water harvesting shall be done.

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956.

Enclosure : One Copy / One Set of Sanctioned Plan



20170334115

Date of Generation : 16/10/2017

Copy to :-

1. The Divisional Officer, North Division Vaishali Nagar Nagpur,
Nagpur Improvement Trust for information with a copy of sanction
plan (enclosed herewith) for record

(L.Y.Raut)

Building Engineer (N)

Nagpur Improvement Trust

Nagpur, Dated

(L.Y.Raut)

Building Engineer (N)

Nagpur Improvement Trust

Nagpur

