

27/1385

पावती

Original/Duplicate

Saturday May 04, 2019

नोंदणी क्र.: 39म

3:56 PM

Regn.: 39M

पावती क्र.: 2093 दिनांक: 04/05/2019

गावाचे नाव: नारा

दस्तऐवजाचा अनुक्रमांक: नमन8-1385-2019

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: विजय भाणिकराव चौधरी तर्फे अममुखत्यार स्मिता नितीश शेडे प्रोप्रायट्रीम मेसर्स धीपाद
बिल्डकॉन...

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 1200.00

आपणास मूळ दस्त, धवनेल प्रिंट, सुची-२ अंदाजे
4:22 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

DELIVEREDसहस्रद्वयम निबंधक, ४४४०६
नागपूर पत्रक-८

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001157466201920E दिनांक: 04/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0405201904953 दिनांक: 04/05/2019

बँकेचे नाव व पत्ता:

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DEED OF DECLARATION

IN FORM 'A'

IN THE CITY OF NAGPUR, Tahsil and District : NAGPUR, I **SHRI. VIJAY S/o MANIKRAO CHAUDHARY**, Aged about 53 Years, Occupation : Business, (INCOME TAX PAN No. AGFPC5291E, AADHAR CARD No. 7231 9998 0760 & MOBILE No. 9881068132), Resident of Plot No. 1, Vijay Nagar, Nara, Janpatka, Nagpur : 440014, Tahsil and District : NAGPUR, acting through my duly Constituted Attorney **MRS. SMITA W/o NITISH SHENDE**, Aged about 40 Years, Occupation : Business, (Proprietress of **M/s. SHRIPAD BUILDCON**), (INCOME TAX PAN No. DIMPS9674H, AADHAR CARD No. 3409 2859 1562 & MOBILE No. 9881068132), Resident of Plot No. 45, Ayodhya Nagar, Nagpur, Tahsil and District : Nagpur, hereinafter referred to as the **GRANTOR**, who is fully empowered and qualified to execute this **DEED** do hereby state.

FIRST : THAT the GRANTOR own the following land comprising ALL THAT Piece and parcel of land bearing Plot No. 4-B, containing by admeasurement 1,114.8620 Sq. Mtrs. (OR 12000.37 Sq. Ft.), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR, which is fully described as follows :-

THAT, ALL THAT Piece and parcel of land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District : NAGPUR, Originally belonged to Shri Hemraj Ganpatrao Chaudhary, being the recorded Owner thereof.

THAT, the aforesaid Shri Hemraj Ganpatrao Chaudhary lateron prepared a layout on the said Kh. No. 148/3 by carving out various Plots of different sizes therein.

THAT, the aforesaid Shri Hemraj Ganpatrao Chaudhary lateron in his turn through his Power of Attorney Holder Shri Manikrao Ganpatrao Chaudhary had transferred/sold Plot No. 4-B, out of his aforesaid layout containing by admeasurement 1115 Sq. Mtrs. (As per Regularization Letter of NIT area is 1114.8620 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR by way of sale to Shri. Vijay Manikrao Chaudhary, the Grantor hereinabovenamed, by a Sale Deed Dated 27/10/2015, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 3212 on even date. As a result therefore the Grantor hereinabovenamed has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey, Nagpur.

THAT, the aforesaid Plot No. 4-B is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the aforesaid Shri Vijay Manikrao Chaudhary lateron applied to the Nagpur Improvement Trust, Nagpur for Regularization and Development of the said Plot Nos. 4-B under its aforesaid Scheme. Considering his request and on receipt of the necessary Regularization and Development charges from him, the Nagpur Improvement Trust lateron Regularized the said Plot No. 4-B and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide its Permit No. BE (N)/1031 Dated 06/11/2017 in Case No. 201110312 and Layout No. 1900/Nara/5068 in favour of Shri Vijay Manikrao Chaudhary, the Grantor hereinabovenamed.

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THAT, as per the said Regularization Letter Dated 06/11/2017 the area of the said Plot No. 4-B is shown and declared as 1,114.8620 Sq. Mtrs. Thus the area of the said Plot No. 4-B is at present 1,114.8620 Sq. Mtrs.

THAT, the aforesaid Plot No. 4-B is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 08/11/2017 passed in Revenue Case No. 1446/NAP-34/2017-18.

THAT, the Grantor lateron decided to develop the said Plot No. 4-B into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

THAT, accordingly by an Agreement of Development Dated 31/03/2019 the Grantor has entrusted the entire work of development of the said Plot No. 4-B to Mrs. Smita Nitish Shende (Proprietress of M/s. Shripad Buildcon) upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1098 on 03/04/2019. The said Agreement is Adjudicated by Collector of Stamps, Nagpur on dated 25/03/2019.

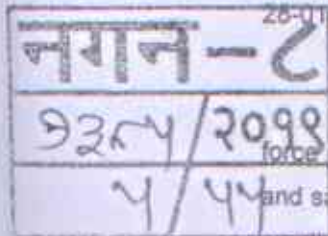
THAT, for completion of the said scheme in all respects the Grantor has executed General Power of Attorney on dated 03/04/2019 and thereby he appointed, authorized and empowered Mrs. Smita Nitish Shende (Proprietress of M/s. Shripad Buildcon) to dealing in respect of the aforesaid property and the said Power of Attorney is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1099 on 03/04/2019.

THAT, in pursuance of the said Agreement Dated 31/03/2019 the aforesaid M/s. Shripad Buildcon through its Proprietress Mrs. Smita Nitish Shende prepared a Plan of the Multistoried Building proposed to be constructed on the said Plot No. 4-B and to be known and styled as "MANIK ENCLAVE" and the same is duly sanctioned and approved by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE (NORTH)/ CASE No. AB-N-78/ Tracking No. 2018050571/1517, Dated 28-01-2019.

THAT the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from, dated 01/05/2017 is applicable to the said entire proposed project and same to come under RERA and thus all the Terms, Rules, conditions and Regulations mentioned in the said Act shall always remain applicable to the said proposed entire Project. The Grantor and Developer hereby assures that they shall get the aforesaid proposed Project registered with RERA within the stipulated period.

THAT, the aforesaid property is bounded as under :

ON THE EAST	:	PLOT NO. 4-C.
ON THE WEST	:	PLOT NO. 4-A.
ON THE NORTH	:	9.00 MTRS. WIDE ROAD.
ON THE SOUTH	:	PLOT NO. 5-D.



THAT the Grantor has submitted the said entire land described above containing by admeasurement 1,114.8620 Sq. Mtrs. to the provisions of the Maharashtra Apartment Ownership Act, 1970.

SECOND : THAT the Grantor has started the construction through M/s. Shripad Buildcon through its Proprietress Mrs. Smita Nitish Shende on the said Plot of land described above of a Multistoried Building to be known and styled as **"MANIK ENCLAVE"** according to the Plan attached hereto as EXHIBIT - A, which is duly sanctioned and approved by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE (NORTH)/ CASE No. AB-N-78/ Tracking No. 2018050571/1517, Dated 28-01-2019 and which is made a part hereof. The Corporation Ward Number is 57. The aforesaid property bears Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93 of Mouza : NARA.

The Postal Address of the Building is as Follows :-

"MANIK ENCLAVE"
PLOT NO. 4-B,
NARA, NAGPUR-440014,
TAHSIL AND DISTRICT : NAGPUR,
(MAHARASHTRA STATE)

THIRD : THAT the said Multistoried building to be known and styled as **"MANIK ENCLAVE"** consists of the Ground Floor and Four Upper Floors. The entire Ground Floor Premises is meant for Covered/Stilt Parking Area. There are 8 (EIGHT) Apartments each on FIRST, SECOND, THIRD & FOURTH FLOORS. Thus there are in all 32 (THIRTY TWO) independent and self contained separate Apartments in the said Building. All these Apartments shall be strictly used and utilized for Residential Purposes only. The Upper Floors are capable of individual utilization on account of having their common exit to common areas and facilities 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 common Area as Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as **"General Common Areas and Facilities"** all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

FOURTH : THAT the said Multistoried Building has a total Plinth Area, Total Built-up area of all the Floors and an Open Land on Ground Floor is as per sanctioned map by competent Authority in its behalf which constitutes the General Common Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as **"MANIK ENCLAVE"** and the family units and the Common Areas and Facilities of the Building are as follows :-



(1) FAMILY UNITS ON GROUND, FIRST, SECOND, THIRD AND FOURTH FLOOR :

The entire Ground Floor Premises is meant for Covered/Stilt Parking Area. There are 8 (EIGHT) Apartments each on FIRST, SECOND, THIRD & FOURTH FLOORS. Thus there are in all 32 (THIRTY TWO) independent and self contained separate Apartments in the said Building. The Family Units (Apartments) on First Floor are numbered as 101, 102, 103, 104, 105, 106, 107 & 108. The Family Units (Apartments) on Second Floor are numbered as 201, 202, 203, 204, 205, 206, 207 & 208. The Family Units (Apartments) on Third Floor are numbered as 301, 302, 303, 304, 305, 306, 307 & 308. and the Family Units (Apartments) on the Fourth Floor are numbered as 401, 402, 403, 404, 405, 406, 407 & 408. The Family Units are described herein below. The measures of a family unit include all the outside walls and $\frac{1}{2}$ (One-half) of the Block Partition Walls. Each Family unit is a rectangular shaped Apartment. The Family Units on First Floor have an access to the Common area land and the main door of the family units on the upper floors have an access to the Corridor of the respective floor. That all the following Apartments are numbered in anti clock wise direction.

FAMILY UNITS (APARTMENTS) ON FIRST – SECOND – THIRD AND FOURTH FLOOR BEARING NOS. 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 & 408 –

The details of the aforesaid Apartments, its Numbers, Floor, Built-up areas, Parking Areas, Common Areas, Super Built-up area and Undivided share in land are more specifically described and shown in the following chart :

S.R. NO.	FAMILY UNIT APARTMENT NO.	FLOOR	CARPET AREA IN SQ. MTRS.	SUPER BUILT-UP AREA IN SQ. MTRS.	UNDIVIDED SHARE IN LAND (%)
(1)	101	FIRST	49.000	86.036	3.06
(2)	102	FIRST	49.000	87.085	3.06
(3)	103	FIRST	47.127	78.283	3.03
(4)	104	FIRST	47.127	78.283	3.03
(5)	105	FIRST	46.368	89.451	3.26
(6)	106	FIRST	46.368	91.135	3.49
(7)	107	FIRST	47.127	78.283	3.03
(8)	108	FIRST	47.127	78.283	3.03
(9)	201	SECOND	49.000	77.945	3.06
(10)	202	SECOND	49.000	78.994	3.06
(11)	203	SECOND	47.127	82.396	3.03
(12)	204	SECOND	47.127	82.396	3.03
(13)	205	SECOND	46.368	81.360	3.26
(14)	206	SECOND	46.368	83.044	3.49
(15)	207	SECOND	47.127	82.396	3.03
(16)	208	SECOND	47.127	82.396	3.03

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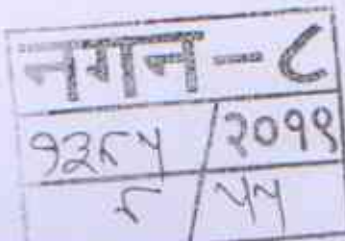


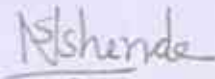
(17)	301	THIRD	49.000	86.036	3.06
(18)	302	THIRD	49.000	87.085	3.06
(19)	303	THIRD	47.127	78.283	3.03
(20)	304	THIRD	47.127	78.283	3.03
(21)	305	THIRD	46.368	89.451	3.26
(22)	306	THIRD	46.368	91.135	3.49
(23)	307	THIRD	47.127	78.283	3.03
(24)	308	THIRD	47.127	78.283	3.03
(25)	401	FOURTH	49.000	77.945	3.06
(26)	402	FOURTH	49.000	78.994	3.06
(27)	403	FOURTH	47.127	82.396	3.03
(28)	404	FOURTH	47.127	82.396	3.03
(29)	405	FOURTH	46.368	81.360	3.26
(30)	406	FOURTH	46.368	83.044	3.49
(31)	407	FOURTH	47.127	82.396	3.03
(32)	408	FOURTH	47.127	82.396	3.03
				TOTAL	100%

Out of the aforesaid Family Units (Apartments), Apartment Nos. 101, 102, 103, 104, 105, 106, 107 & 108 all on the FIRST FLOOR are retained by the Grantor for his exclusive use and occupation as mentioned in Agreement of Development Dated 31/03/2019.

(2) COMMON AREAS AND FACILITIES:

- a) The parcel of land described in paragraph FIRST of this Deed. (Excluding the restricted area described hereinabove).
 - b) Stilt/Covered Parking Facility is provided on Ground Floor and uncovered parking facility provided on available open land to the said Building.
 - c) Common passage leading to the Stair Way.
 - d) Compound wall on all 4 (Four) sides and Grill Gate is provided to the said Building for ingress and egress of Apartment Owners.
 - e) The following facilities located throughout the building.
 - i) 1 (one) Staircase is provided to the said Building.
 - ii) A Sump on ground floor with Electric Motor and Pump.
 - iii) A Bore well with Electric Motor and Pump.
 - iv) Plumbing net work, throughout the building.
 - v) Electric wiring network throughout the building.
 - vi) Necessary lights and public water connections.
 - vii) Overhead Water Tank.
 - viii) 1 (One) Lift is provided for the said building.
- for the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
- AND general all apparatus and installations existing for common



SR. NO.	PASSPORT SIZE PHOTO	FINGER PRINT (LEFT THUMB)	SIGNATURE & FULL NAME
01			FOR "MANIK ENCLAVE" ASSOCIATION  (MRS. SMITA NITISH SHENDE) (Proprietress of M/s. SHRIPAD BUILDCON) & also as a duly Constituted Attorney for the Grantor abovenamed <u>GRANTOR</u>
WITNESSES :-			
02			 (Amit S Raimkhan)
03			 (Adv. Paritosh Pathak)

महान-८
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