®Sandesh
Infrastructures Pvt. Ltd.
Building Trust
An ISO 9001 : 2008 Certified Company

Registered Office : Plot No. 135, 1st Floor, House No. 143/A, Mohta Kunj, Canal Road, Opposite Shriram Bhawan, Ramdaspeth, Nagpur- 440010.
E-mail & Ph. : 0712- 3559484 | sandeshinfra123@gmail.com
accounts@sandeshcity.com | accounts@rsandeshgroupinfra.com
Website : www.rsandeshgroupinfra.com
CIN - U45200MH2005PTC155257

Ref. No.

Date : 28/09/2022

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

Reg. : conveyance of the Project Land on receipt of Occupancy Certificate

Sir,

That the project is submitted under the provisions of the Maharashtra Apartment Ownership Act, 1970 and hence on receipt of Occupancy Certificate / Completion Certificate, the PROMOTER will execute the Sale Deed / Conveyance of the Apartment in favour of the prospective buyers alongwith Proportionate share in land.

Please Check the Para as per Agreement For Sale

09. That the Promoter has dedicated the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing and registering a Deed of Declaration u/s 2 of the said Act by Deed of Declaration dt. 13.09.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 8222 dt. 13.09.2022. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the PURCHASER/S and her/his/their successors in title.

That the property is not under the MOFA Act and hence the conveyance of the Project Land will not be executed in favour of the Society since the property is dedicated to the provisions of The Maharashtra

Apartment Ownership Act, 1970 by executing and registering a Deed of Declaration u/s 2 of the said Act by Deed of Declaration dt. 13.09.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 8222 dt. 13.09.2022.

Thanking You

For Sandesh Infrastructures Pvt. Ltd.

(Director)

Receipt (pavti)

270/8222 | पावती | Original/Duplicate

Tuesday,September 13 ,2022 | नोंदणी क्र. :39म

4:42 PM | Regn.:39M

पावती क्र.: 9816 दिनांक: 13/09/2022

गावाचे नाव: **बेलतरोडी**

दस्तऐवजाचा अनुक्रमांक: **नगन7-8222-2022**

दस्तऐवजाचा प्रकार : **घोषणापत्र**

सादर करणाऱ्याचे नाव: **संदेश इन्फ्रास्ट्रक्चर्स प्रायव्हेट लिमिटेड तर्फे संचालक रामदेव प्रल्हादराय अग्रवाल किंवा दिलीप प्रल्हादराय अग्रवाल तर्फे कबुली जबाब देणार मोहम्मद आरिफ मोहम्मद सलिम शेख**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1140.00
पृष्ठांची संख्या: 57	
एकूण:	रु. 1240.00

DELIVERED

आपणास मूळ दस्त ,संबंधीत चिट,सूची-२ अशासह 4:57 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२ NGP7
नागपूर ग्रामिण क्र. ७

बाजार मूल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1209202202284 दिनांक: 13/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007585521202223E दिनांक: 13/09/2022

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007585521202223E	BARCODE		Date	12/09/2022-11:15:42	Form ID	35.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	SANDESH INFRASTRUCTURES PRIVATE LIMITED
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	MZ BELTARODI
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	NAGPUR RURAL
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=SANDESH INFRASTRUCTURES PRIVATE LIMITED~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022091273489	CKU7251456
Cheque/DD No.		Bank Date	RBI Date	12/09/2022-11:24:17	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7122767995

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 करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 12-09-2022 11:17:47

नागन-७
२२२३/२०२२
१/५७

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1209202202264	**Date**	12/09/2022
Received from SANDESH INFRASTRUCTURES PVT LTD, Mobile number 7122767995, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	12/09/2022
Bank CIN	10004152022091202018	**REF No.**	CHK4047820
This is computer generated receipt, hence no signature is required.			

नगन-७
८२२२/२०२२
२/५६

DEED OF DECLARATION
IN
FORM "A"

[UNDER MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970]

IN THE CITY OF NAGPUR TAHSIL AND DISTRICT NAGPUR within the limits of Nagpur Municipal Corporation, on this 13th th day of SEPTEMBER 2022 BY

SANDESH INFRASTRUCTURES PRIVATE LIMITED, {PAN : AAJCS2575A}, a Company incorporated under the provisions of the Companies Act, 1956, having registered Office at Ramdaspeth, Nagpur – 440010, having incorporation No. U45200MH2005PTC155257 acting through authorised Directors **SHRI RAMDEO S/O PRALHADRAI AGRAWAL,** {UID : 7154 4722 0310} aged about 52 years, and/or **SHRI DILIP S/O PRALHADRAI AGRAWAL,** {UID : 5373 1198 2607} aged about 47 years, being the owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR, herein after known and referred to as the **"GRANTOR"** who is fully empowered and qualified to execute this DEED do hereby state :

F I R S T :-

THAT, the GRANTOR owns the following land situated within the limits of Nagpur Metropolitan Region Development Authority, Nagpur, which is described as follows:

ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR.

That, the GRANTOR purchased the said land from (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh Radheshyam Banode, (v) Shri Dhirendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode by Sale Deed dt. 26.11.2008 registered with Sub Registrar, Nagpur – 10 (Gramin) at Book No. 1 at Sr. No. 6218 dt. 26.11.2008.

That the GRANTOR submitted a lay out plan to Nagpur Metropolitan Region Development Authority and the Nagpur Metropolitan Region Development Authority granted sanction to the said LAY Out submitted by Letter bearing No. का. अभि/ वि. प.क./नामप्रविप्रा/८०४ दि. २४.०७.२०१८, AND;

WHEREAS, the use of the said land is converted into non agricultural use / purposes by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Collector Nagpur in Revenue Case No. 174/NAP-34/Mauza : Beltarodi/2019-2020 dt. 12.02.2020 and net plotable area sanctioned is 7608.007 Sq. Mtrs. having applicable FSI, AND;



That the GRANTOR got the sanction of building plans of buildings/ apartment scheme to be erected on the said land from the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/Case No. MB-7778/2019071174 / 2787 dt. 22.08.2022.

The GRANTOR submits the said land to the provisions of the Maharashtra Apartment Ownership Act, 1970 wherein various independent Residential Apartments / Commercial Units of different sizes are constructed with all facilities. The said Residential Apartments / Commercial Units constructed thereon to be used for residential and commercial purposes respectively having independent heritable transferable rights thereon is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 under this Deed of Declaration by the owner of the said land, the GRANTOR hereinabove.

That for the Commercial Block – A, a separate Deed of Declaration is executed and submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970, while for the Residential Block – A and Block- B, a separate Deed of Declaration is executed and submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970

SECOND :-

That the GRANTOR is developing the said entire land into a building project comprising of Residential Apartments / Commercial Units, known as OFFICERS ENCLAVE according to the Layout plan and various typical plans of Units of different sizes attached hereto. The Layout Plan and the Building Plans duly approved and sanctioned by the Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/Case No. MB-7778/2019071174 / 2787 dt. 22.08.2022 as stated here-in and which are made a part hereof. The Postal Address of the scheme is as follows:

"OFFICERS ENCLAVE"
KH. NO. 36/2,
Mauza : BELTARODI,
Tahsil : NAGPUR (RURAL),
District : NAGPUR – 440015

THIRD : -

THAT, the said Building scheme Project is known and styled as OFFICERS ENCLAVE comprising of Two Blocks viz. One Commercial Wing on the Western portion and Two Residential Blocks on the Middle Part and on the Eastern portion there is Amenity area for Apartment Owners.



That there are 210 (Two Hundred Ten) Residential Apartments on the Residential Block. Thus in all 7811.00 Sq. Mtr. of the land is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970. All the Residential Apartments shall be used for Residential / legal purposes only. All these Apartments are capable of individual utilisation on account of having their own exits to the internal Road, the common areas and facilities of the building scheme. These Apartments will be sold to one or more owners each owners obtaining a particular and exclusive property right thereto and each Apartments constituting a heritable and transferable immovable property within the meaning of any law for the time being inforce in the state of Maharashtra (hereinafter referred to as "APARTMENT") and also Undivided interest in the General Common Areas and Facilities for benefit of all Residential Apartments owners of the said scheme as listed here-in-after in this Deed necessary for their adequate use and beneficial enjoyment and hereafter referred to as "GENERAL COMMON AREAS AND FACILITIES" all of the above in accordance with Maharashtra Apartment Ownership Act, 1970.

F O U R T H :-

That under this Deed of Declaration the plotable land admeasuring about 7811.00 related to the said Residential Block out of entire land is submitted.

THAT, the aforesaid Residential Block A and Residential Block B building has total Built-up area of all the floors is 17816.80 Sq. Mts. including total built-up area of all the floors and common area like common area, Passage Staircase, Landing, open space for parking etc. Balcony is provided in front of each of the Apartment which shall be of each Apartment owner's exclusive ownership. THAT, in the Building the parking area is provided on Basement, Ground Floor and Podium Floor.

F I F T H : -

[1] THAT, this Condominium shall be known as "OFFICERS ENCLAVE" and that the various Residential Apartments and Common Areas and facilities of the scheme are as under:

FAMILY APARTMENTS IN RESIDENTIAL BLOCK A

That in "RESIDENTIAL BLOCK A", the parking is provided on Ground and Podium Floor. The Residential Apartments on the Second Floor are numbered as 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212. The Residential Apartments on the Third Floor are numbered as 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 and 312. The Residential Apartments on the Fourth Floor are numbered as 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412. The Residential Apartments on the Fifth Floor are numbered as 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511 and 512. The Residential Apartments on the Sixth Floor are numbered as 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611 and 612. The Residential Apartments on the Seventh Floor are numbered as 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711 and 712. The Residential Apartments on the Eighth Floor are numbered as 801, 802, 803, 804, 805, 806, 807,

नगन-७
८२२२/२०२२
५/५६

809, 810, 811 and 812. The area of the Apartment No. 808 is Refuge Area. The Residential Apartments on the Nineth Floor are numbered as 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911 and 912. The Residential Apartments on the Tenth Floor are numbered as 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 and 1012. The Residential Apartments on the Twelfth Floor are numbered as 1201, 1202, 1303, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211 and 1212. The Residential Apartments on the Thirteenth Floor are numbered as 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311 and 1312. The Residential Apartments on the Fourteenth Floor are numbered as 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1409, 1410, 1411 and 1412. The area of the Apartment No. 1408 is Refuge Area.

FAMILY APARTMENTS IN RESAIDENTIAL BLOCK B

That in "RESIDENTIAL BLOCK b", the parking is provided on Ground and Podium Floor. The Residential Apartments on the First Floor are numbered as 113, 114, 115 and 116. The Residential Apartments on the Second Floor are numbered as 213, 214, 215 and 216. The Residential Apartments on the Third Floor are numbered as 313, 314, 315 and 316. The Residential Apartments on the Fourth Floor are numbered as 413, 414, 415 and 416. The Residential Apartments on the Fifth Floor are numbered as 513, 514, 515 and 516. The Residential Apartments on the sixth Floor are numbered as 613, 614, 615 and 616. The Residential Apartments on the Seventh Floor are numbered as 713, 714, 715 and 716. The Residential Apartments on the Eighth Floor are numbered as 813, 814, 815 and 816. The Residential Apartments on the Nineth Floor are numbered as 913, 914, 915 and 916. The Residential Apartments on the Tenth Floor are numbered as 1013, 1014, 1015 and 1016. The Residential Apartments on the Eleventh Floor are numbered as 1113, 1114, 1115 and 1116. The Residential Apartments on the Twelfth Floor are numbered as 1213, 1214, 1215 and 1216. The Residential Apartments on the Thirteenth Floor are numbered as 1313, 1314, 1315 and 1316. The Residential Apartments on the Fourteenth Floor are numbered as 1413, 1414, 1415 and 1416.

That the wall between the two Apartments shall be Common Wall. The measurements of Units / Apartments include all the outside Wall and Centre of the Block Partition Walls, All the Units / Apartments have an access to the Common area land and main door of each Unit / Apartment on First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Nineth, Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Floor having access to lift and staircase. The Measurement of the all the Apartments/Units is as shown below.



AREA STATEMENT (RESIDENTIAL)

BLOCK A GROUND + PODIUM + 2ND - 14TH FLOOR - 154 APARTMENTS

APARTMENT NO.	BUILDING NAME	BHK	FLOOR	CARPET AREA	BUILT UP AREA (I)	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRCASE + PASSAG	PARKING AREA	TOTAL SUPER BUILT UP AREA IN SQ.M	TOTAL SUPER BUILT UP AREA IN SQ.FT	LAND SHARE AREA	LAND SHARE %
201	RESIDENTIAL BLOCK A	3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
202		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
203		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
204		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
205		2BHK	2ND FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
206		2BHK	2ND FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
207		2BHK	2ND FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
208		2BHK	2ND FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
209		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
210		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
211		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
212		3BHK	2ND FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
301	RESIDENTIAL BLOCK A	3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
302		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
303		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
304		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
305		2BHK	3RD FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
306		2BHK	3RD FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
307		2BHK	3RD FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
308		2BHK	3RD FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
309		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
310		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
311		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
312		3BHK	3RD FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
401	RESIDENTIAL BLOCK A	3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
402		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
403		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
404		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
405		2BHK	4TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
406		2BHK	4TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
407		2BHK	4TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
408		2BHK	4TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
409		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
410		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
411		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
412		3BHK	4TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
501	RESIDENTIAL BLOCK A	3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
502		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
503		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
504		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
505		2BHK	5TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
506		2BHK	5TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
507		2BHK	5TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
508		2BHK	5TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
509		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
510		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
511		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
512		3BHK	5TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401



APARTMENT NO	BUILDING NAME	BHK	FLOOR	CARPET AREA	BUILT UP AREA	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRC	PARKING AREA	TOTAL SUPER BUILT	TOTAL SUPER BUILT	LAND SHARE AREA	LAND SHAR E %
601		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
602		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
603		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
604		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
605		2BHK	6TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
606	RESIDENTIAL BUILDING A	2BHK	6TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
607		2BHK	6TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
608		2BHK	6TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
609		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
610		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
611		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
612		3BHK	6TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
701		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
702		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
703		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
704		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
705		2BHK	7TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
706	RESIDENTIAL BUILDING A	2BHK	7TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
707		2BHK	7TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
708		2BHK	7TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
709		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
710		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
711		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
712		3BHK	7TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
801		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
802		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
803		2BHK	8TH FLOOR	59.445	66.614	8.52	75.134	16.52	15	106.652	1147.997	29.2039	0.324
804		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
805		2BHK	8TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
806	RESIDENTIAL BUILDING A	2BHK	8TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
807		2BHK	8TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
808		REFUGE AREA											
809		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
810		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
811		3BHK	8TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
812		2BHK	8TH FLOOR	59.445	66.614	8.52	75.134	16.52	15	106.652	1147.997	29.2039	0.324
901		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
902		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
903		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
904		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
905		2BHK	9TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
906	RESIDENTIAL BUILDING A	2BHK	9TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
907		2BHK	9TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
908		2BHK	9TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
909		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
910		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
911		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
912		3BHK	9TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401

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APARTMENT NO.	BUILDING NAME	DIR	FLOOR	CARPET AREA	BUILT UP AREA (I)	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRCASE +	PARKING AREA	TOTAL SUPER BUILT UP AREA	TOTAL SUPER BUILT UP AREA	LAND SHARE AREA	LAND SHARE %
1001		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1002		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1003		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1004		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1005		2BHK	10TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1006	RESIDENTIAL BLOCK A	2BHK	10TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1007		2BHK	10TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1008		2BHK	10TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1009		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1010		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1011		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1012		3BHK	10TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1101		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1102		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1103		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1104		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1105		2BHK	11TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1106	RESIDENTIAL BLOCK A	2BHK	11TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1107		2BHK	11TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1108		2BHK	11TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1109		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1110		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1111		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1112		3BHK	11TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1201		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1202		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1203		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1204		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1205		2BHK	12TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1206	RESIDENTIAL BLOCK A	2BHK	12TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1207		2BHK	12TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1208		2BHK	12TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1209		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1210		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1211		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1212		3BHK	12TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1301		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1302		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1303		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1304		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1305		2BHK	13TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1306	RESIDENTIAL BLOCK A	2BHK	13TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1307		2BHK	13TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1308		2BHK	13TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1309		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1310		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1311		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1312		3BHK	13TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401

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APARTMENT NO.	BUILDING NAME	[illegible]	FLOOR	CARPET AREA	BUILT UP AREA	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRC	PARKING AREA	TOTAL SUPER BUILT	TOTAL SUPER BUILT	LAND SHARE AREA	LAND SHARE %
1401		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1402		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1403		2BHK	14TH FLOOR	59.445	66.614	8.52	75.134	16.52	15	106.652	1147.997	29.2039	0.324
1404		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1405		2BHK	14TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1406	RESIDENTIAL BLOCK A	2BHK	14TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1407		2BHK	14TH FLOOR	63.886	71.44	11.118	82.558	18.52	15	116.074	1249.424	31.3196	0.348
1408		REFUGE AREA											
1409		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1410		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1411		2BHK	14TH FLOOR	73.132	82.238	11.994	94.232	20.63	20	134.858	1451.609	36.0535	0.401
1412		2BHK	14TH FLOOR	59.445	66.614	8.52	75.134	16.52	15	106.652	1147.997	29.2039	0.324

AREA STATEMENT (RESIDENTIAL)
BLOCK B GROUND + PODIUM + 1ST - 14TH FLOOR - 56 APARTMENTS

APARTMENT NO.	BUILDING NAME	[illegible]	FLOOR	CARPET AREA	BUILT UP AREA (I)	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRCASE + PASSAG	PARKING AREA	TOTAL SUPER BUILT UP AREA IN SQ.M	TOTAL SUPER BUILT UP AREA IN SQ.FT	LAND SHARE AREA	LAND SHARE %
113		3BHK	1ST FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
114	RESIDENTIAL BLOCK B	3BHK	1ST FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
115		3BHK	1ST FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
116		3BHK	1ST FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
213		3BHK	2ND FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
214	RESIDENTIAL BLOCK B	3BHK	2ND FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
215		3BHK	2ND FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
216		3BHK	2ND FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
313		3BHK	3RD FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
314	RESIDENTIAL BLOCK B	3BHK	3RD FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
315		3BHK	3RD FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
316		3BHK	3RD FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
413		3BHK	4TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
414	RESIDENTIAL BLOCK B	3BHK	4TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
415		3BHK	4TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
416		3BHK	4TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
513		3BHK	5TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
514	RESIDENTIAL BLOCK B	3BHK	5TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
515		3BHK	5TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
516		3BHK	5TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
613		3BHK	6TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
614	RESIDENTIAL BLOCK B	3BHK	6TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
615		3BHK	6TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
616		3BHK	6TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
713		3BHK	7TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
714	RESIDENTIAL BLOCK B	3BHK	7TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
715		3BHK	7TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
716		3BHK	7TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
813		3BHK	8TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
814	RESIDENTIAL BLOCK B	3BHK	8TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
815		2BHK	8TH FLOOR	83.99	96.213	6.021	102.234	15.45	15	132.681	1428.174	42.1802	0.469
816		3BHK	8TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
913		3BHK	9TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
914	RESIDENTIAL BLOCK B	3BHK	9TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
915		3BHK	9TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
916		3BHK	9TH FLOOR	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502

नगन-७
८२२२/२०२२
१०/५६

APARTMENT NO.	BUILDING NAME	DIR.	FLOOR	CARPET AREA	BUILT UP AREA (I)	BALCONY AREA	TOTAL (I + II)	COMMON AREA (STAIRCASE +	PARKING AREA	TOTAL SUPER BUILT UP AREA	TOTAL SUPER BUILT UP AREA	LAND SHARE AREA	LAND SHARE %
1013	RESIDENTIAL BLOCK B	[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1014		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1015		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1016		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1113	RESIDENTIAL BLOCK B	[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1114		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1115		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1116		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1213	RESIDENTIAL BLOCK B	[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1214		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1215		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1216		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1313	RESIDENTIAL BLOCK B	[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1314		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1315		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1316		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1413	RESIDENTIAL BLOCK B	[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1414		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502
1415		[illegible]	[illegible]	83.99	96.213	6.021	102.234	15.45	15	132.681	1428.174	42.1802	0.469
1416		[illegible]	[illegible]	90.172	103	9.072	112.072	17.24	20	149.314	1607.212	45.1556	0.502

नगन – ७
८२२२/२०२२
99/46

TOTAL RES BLOCK A	CARPET AREA	BUILT UP AREA	BALCONY AREA	TOTAL (I + II)	COMMON AREA	PARKING AREA	TOTAL SUPER BUILT UP AREA	TOTAL SUPER BUILT UP	LAND SHARE	LAND SHARE %
2ND FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
3RD FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
4TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
5TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
6TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
7TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
8TH FLOOR	749.3	840.98	122.358	963.334	222.38	195	1370.674	14753.920	368.7	4.098
9TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
10TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
11TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
12TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
13TH FLOOR	840.6	943.66	140.424	1084.09	239.12	220	1543.160	16610.568	413.7	4.6
14TH FLOOR	749.3	840.98	122.358	963.334	222.38	195	1370.674	14753.920	368.7	4.098
	10745	12062	1789.38	13851.6	3075.1	2810	19716.109	########	5288	58.796

RESI. BLOCK B	CARPET AREA	BUILT UP AREA	BALCONY AREA	TOTAL (I + II)	COMMON AREA	PARKING AREA	TOTAL SUPER BUILT	TOTAL SUPER BUILT	LAND SHARE	LAND SHARE %
1ST FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
2ND FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
3RD FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
4TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
5TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
6TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
7TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
8TH FLOOR	354.5	405.41	33.237	438.45	67.17	75	580.623	6249.81	177.6	1.975
9TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
10TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
11TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
12TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
13TH FLOOR	360.7	412	36.288	448.288	68.96	80	597.256	6428.85	180.6	2.008
14TH FLOOR	354.5	405.41	33.237	438.45	67.17	75	580.623	6249.81	177.6	1.975
	5037	5754.8	501.93	6256.36	961.86	1110	8328.318	89645.8	2523	28.046

नगन-७
८३२७१/२०२२
१२/५७

[2] COMMON AREAS AND FACILITIES

i) That Parcel of land as described in Paragraph FIRST of this Deed.
ii) Parking Facility provided to the said Block.
iii) Common Passage leading to the Stairways.
iv) The following facilities are located throughout in the buildings and shown in Exhibit - A attached hereto :-
v) Stair Cases referred to in this Deed, have stairways which lead from Ground Floor to the roof of the Block.
vi) Lifts in the Building
vii) Bore - Well with Electric Motors and Pumps.
viii) Electric wiring net work throughout the building.
ix) Plumbing network throughout the buildings.
x) Common facilities in the building / Blocks.
xi) Necessary light and public water connections.
xii) Overhead water tanks over all the buildings.
xiii) The foundations and main walls, columns, girders, beams and roof of the building as described in the plans which form part of the Deed as Exhibit - A attached hereto.

SIXTH :-

(A) That the right, title and interest of each owner of a Family Apartment (Residential Apartments) in the General Common Areas and Facilities listed under Numbers (i) to (v) of Sub-Paragraph (2) of Paragraph FIFTH and their proportionate share in the profits and common expenses in the said restricted common areas and facilities, as well as the 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 OFFICERS ENCLAVE is based on the proportion of one vote for one Apartment.

(B) The Proportionate representation for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT - B.

(C) Apartments and the percentage of Undivided interest in the Common Areas and Facilities appertaining to the Apartments are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH :-

THAT administration of "OFFICERS ENCLAVE" consisting as aforesaid scheme of Building for Residential Apartments and parcel of land described in Paragraphs FIRST of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made a part of this Deed and are attached hereto as EXIHIBIT-B.



EIGHTH :-

THAT as appears above Plan of Maharashtra Apartment Ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, so that the Residential Apartments of the scheme may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common areas and facilities of the said scheme, each Residential Apartments owner having an exclusive and particular right, title and interest over his respective family Apartment and in addition the specified undivided interest in the common areas and facilities.

NINETH :-

THAT for the purpose of Stamp Duty and Registration Fees to be imposed on registration of this Deed in Register of Declaration and Deed of Apartment Under Section 13[5] the value of "OFFICERS ENCLAVE CONDOMINIUM" shall be taken as per valuation of ready recknor.

TENTH :-

THAT so long as the GRANTOR owns one or more of the / Residential Apartments, the GRANTOR shall be subject to the provisions of this Deed and of the Exhibit-A and B attached hereto, and the GRANTOR covenants to take no action which will adversely affect the rights of the Association of plot with Residential Apartments owners with respect to assurances against latent defects in the said Layout and various Residential Apartments thereon or other rights, assigned to the Association by reason of the establishment of "OFFICERS ENCLAVE".

ELEVENTH :-

THAT the General common areas and Facilities shall remain Undivided and no owner shall bring any action for partition or division thereof.

TWELVETH :-

THAT the percentage (%) of the Undivided interest in General Common Areas and Facilities established herein shall not be changed except with unanimous consent of all Apartments, Residential Apartments owners expressed in amendment of this Deed duly registered.

THIRTEENTH :-

THAT the Undivided interest in the General Common Areas and Facilities shall not be separated from the Residential Apartments to which it appertains, and shall be deemed conveyed or encumbered with the Apartment even though such interest is not expressly mentioned or described in the conveyance or other instrument.



FOURTEENTH :-
THAT each Residential Apartments Owners shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Residential Apartments Owners or its representative and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due for damages or for injunctive relief.

FIFTEENTH :-
THAT the dedication of the property to the plan of Residential Apartments Ownership herein shall not be revoked or the property removed from the Plan of Apartment Ownership or any of the provisions herein amended unless all of the Residential Apartments Owner and the Mortgagees of all the Mortgages covering the Apartments unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instruments.

SIXTEENTH :-
THAT no Residential Apartments owner may exempt him/herself from liability for his/her contribution towards the common expenses by waiver of use or enjoyment of any of General Common Areas and Facilities or by abandonment of his/her Family Apartment.

SEVENTEENTH :-
THAT all sums assessed by Association but unpaid for share of common areas expenses chargeable to any family Apartment, shall constitute a charge on such family Apartments prior to all other charges except only [1] charge, if any, on the family Apartment for payment of Govt. Or local body Taxes or both, and [2] all sums unpaid on first mortgages of Apartments .

EIGHTEENTH :-
THAT all present or future owners, tenants, future tenants or any other person that might use the facilities of the Residential Apartments in any manner are subject to the provisions of this Deed and that mere acquisition or rental of any of the Residential Apartments in the Scheme or the mere act of occupancy of any of the said Apartments shall signify that the provisions of this Deed are accepted and ratified. The respective family Apartment shall not be rented or given on lease/leave and licence or care taker basis by the Residential Apartments owners thereof for transient or hotel purposes, which shall be defined as :

[a] rental compensation or compensation for any period less than thirty days or

[b] any rental or if the occupants of the Family Apartment are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the Residential Apartments owners of the respective Residential Apartments shall have the absolute right to lease such Apartment or give it on lease/leave and licence or care taker basis provided that the said lease or leave and licence or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to bye-laws in EXHIBIT-B attached hereto.



NINETEENTH :-
THAT if the property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repairs, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTYTH :-
THAT where family Apartment is sold by a Mortgagee in exercise of his power of sale under an English Mortgage or by a court in execution of a Decree in a suit brought by a Mortgagee against the owner of such family Apartment then neither the mortgagee nor the purchaser who derives title to the family Apartment at such sale, or his successors or assigns shall be liable for assessment by the Association which becomes due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Residential Apartments owners from filing and claiming charge for such assessments and enforcing same as provided by law and that such charge shall be subordinate to such mortgage.

TWENTYFIRST:-
THAT, in a voluntary conveyance of a Family Apartment, the grantee of the Apartment shall be jointly and severally liable with the GRANTOR for all unpaid assessments by the Association of Residential Apartments owners against the latter for their share of the common expenses upto the time of the Grant or conveyance without prejudice to the Grantee's right to recover from the GRANTOR the amounts paid by the Grantee therefor. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association as the case may be setting forth the amount of the unpaid assessments against the GRANTOR due to the Association and such grantee shall not be liable for, nor shall family Apartment conveyed be subject to a change for, any unpaid assessment made by Association of Apartment owner against GRANTOR in excess of amount therein set forth.

TWENTYSECOND :-
THAT the manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to Mortgages holding first mortgages covering family Apartments but without prejudice to the right of the owners of a family Apartment to obtain individual family Apartment insurance.

TWENTYTHIRD :-
THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of apartment and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premiums become due.



IN WITNESS WHEREOF THE GRANTOR above named who are fully empowered and qualified to execute this DEED have hereto set their respective hands and signed this DEED OF DECLARATION at NAGPUR in presence of the attesting witness signing as such on the day first hereinabove written.

WITNESSES :

01. (Adv. S.M. Kheotkar)

FOR SANDESH INFRASTRUCTURES PVT. LTD.



~~SHRI RAMDEO P. AGRAWAL~~
SHRI DILIP P. AGRAWAL
DIRECTOR
[GRANTOR]



02. P.P. Gatkine
(Prajwal Pandit Gatkine)

नगन-७
२२२२/२०२३
96/46

Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ 461		Dispatch Date : 22/8/22
To,		[redacted] 2019071174
Name of the Person	मे. सदेश इंफ्रास्ट्रक्चर प्रा लि तर्फे दिलीप प्रल्हादराय अग्रवाल	
Adress of the Applicant	४ था माळा लॅडमार्क बिल्डींग रामदासपेठ नागपूर ४४००१२	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. MB-7778/2019071174/ 2787	Date : 22-Aug-2022
Site of Proposed Work, Plot No. :	LAND	
Mouza & Khasra :	Beltarodi-36/2	
Layout Name :	MALIK MAKBUJA-BELTARODI-36/2	

Sir, With reference to your application number MB-7778 dated 11-JUL-2019 for the grant of sanction of Commencement Certificate under section 44 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 contrivence any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 12/04/2022 As per the Provisions of UDCPR-2020 The Commencement Certificate / Building permit is granted subject to the following conditions :-

1. The sanction once accorded through this 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 Metropolitan Commissioner 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, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. 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 new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. 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 intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" to the NMRDA.

नगन-७
८/३/२०२२
१८/५६

8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G".This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate.The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued.The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravences 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 applicances 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 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

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 Metropolitan Commissioner"s order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

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 Metropolitan Region Development Authority 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 Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner 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 hinderance 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 Metropolitan Region Development Authority land without 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 Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 122 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 Metropolitan Region Development Authority.

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. Neccessary arrangement for rain water harvesting shall be done.

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 12/02/2020

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 05/03/2021 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competant Authority Dated 25/10/2021, 13/08/2022
Letter No MFS(S)/2021/5511
MFS 52/2022/1455

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated ___/___/____

नगन-७
२२३/२०२२
१९/46

27. This sanction is subject to the conditions of NOC from Gram Panchayat Beltarodi dated __/__/____

28. Neccessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated __/__/____

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated 15/07/2022.

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

Enclosure :

One Copy / One Set of Sanctioned Plan

2019071174

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

Copy To:

1. The Divisional Engineer-I, NMRDA
with a copy of sanction building permit ,building plan (enclosed herewith) for necessary action

39) SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 9/5/2022 OF STRUCTURAL DESIGNER AND APPLICANT

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

40) This Sanction is Subject to Condition that Flats shall be released as per Condition No. 17(a-1) of the Development Agreement Dt. 5-2-2022

41) **Subject to the provisions of structural drawings submitted by applicant.**

42) **Subject to Compliance of terms and Conditions of Environment clearance Letter dated** 10/1/2022

43) **condition that Developer/applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.**

44) **Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.**

45) Occupation Certificate Shall be issued only after payment of full Premium amount

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