

FIRST:

THAT, the GRANTORS own the following land situate at Mauza Takli Sim, within the limits of the Nagpur Municipal Corporation Ward No. 74, in Tahsil and District – NAGPUR, which is fully described as follows:-

THAT, All that piece and parcel of land , admeasuring 18536 Sq. Ft. (OR 1722 Sq. Mtrs.) of Kh. No. 28/2 and 29/1, P. H. No. 7, City Survey 107, Sheet 190/B(72) of MOUZA TAKLI (SIM) situate at Municipal Corporation Ward No. 74(Old) Tahsil and District – NAGPUR and bounded as under :

ON THE EAST : Remaining Portion of Kh.No.28/2 & 29/1
Survey No. 108
ON THE WEST: Pandhan Survey No. 106
ON THE NORTH : Road and Beyond that Kh.No.10/2 & 11
ON THE SOUTH : Kh.No.36

THAT, the GRANTORS have constructed a Multistoried building on the piece and parcel of land described above, and to be known and styled as "RACHANA TARANGAN APARTMENTS" according to the Plans which were duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit dated 09.06.2003 and which is made a part hereof.

THAT, the GRANTORS have submitted the said entire land described above containing by admeasurements 1722 Sq.mt to the provisions of The Maharashtra Apartment Ownership Act, 1970, by executing a Deed of Declaration under Section "2" thereof, which was duly registered at the office of the Sub Registrar Nagpur 1, at Sr.No.04527 on 29.07.2003.

THAT, the Building is now complete in all respects and to ensure that the entire structure, as per the Revised Plans Sanctioned and Approved by the Building Engineer of Nagpur Improvement Trust vide his Building Permit dated 03.06.2004 (as annexed hereto), and as actually standing thereon is properly covered under the provisions of the Maharashtra Apartment Ownership Act, 1970, it has now become expedient to correct and ratify the principal Deed of Declaration dated 29.07.2003 in the following manner :

THAT THE PRINCIPAL DEED AND THIS DEED OF CORRECTION SHALL BE SO READ AS CONSTRUCTED AS IF :

1. THAT, the said Multistoried Building has a total Plinth Area of 433.866 Sq. Mtrs., on Ground Floor. The total Built-up area of all the Floors is 2136.073 Sq. Mtrs. and an open land of 1288.134 Sq. Mtrs. which constitutes the General Common Area and exclusive land area.

2. THAT, the areas of the Units on the Ground, First, Second and the Third Floor as appearing in the Principal Deed on pages 3 to 10 are rectified and modified as under :

FAMILY UNITS ON GROUND FLOOR

BEARING NO. G-1 & G-8

These Family Units have a Built –Up area of 24.740 Sq. Mtrs., and consists of the rooms of following dimensions.

a) Kitchen/Living - 3.811 x 5.830 Mtrs
b) Toilet - 1.800 x 1.200 Mtrs

Share in Common area - Nil
Undivided Share of Land Area - 0.978 %

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