



Registration and Stamp Department Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP059702020A1478615
Registration Date	14/08/2020
Date of Printing e-Registration Certificate	14/08/2020
Market Value of Property (If Applicable)	--
Consideration / Secured / Premium Amount (Rs.)	NA
Registration Fee (Rs.)	1000
Total Stamp Duty (Rs.)	10000
SR Name	yousuf mohammad
SRO Name	SUB REGISTRAR OFFICE BHOPAL 2

For common deeds

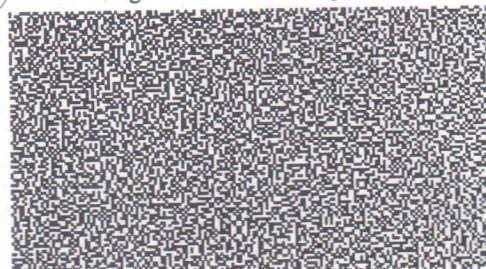
Organisation Name: M/s Pradhan Homes
Authorized Person's Name: Shailendra Pradhan
Address: Office at 4th Floor Pradhan Business Center Ansal Pradhan Enclave Near Dana Pani
E-8 Arera Colony Bhopal, BHOPAL, Madhya Pradesh, INDIA



Digitally signed
by MOHAMMAD
YOUSUF
Date: 2020.08.14
13:29:10 IST

Sub-Registrar
Bhopal-2

Signature of Sub-Registrar





Registration and Stamp Department Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code: 01010514082020002874
Total E-Stamp Amount: 10000
Govt. Stamp Duty (Rs.): 10000
Municipality Duty (Rs.): 0
Impact Duty (Rs.): 0
Upkar Amount (Rs.): 0
Exempted Amount (Rs.): 0
E-Stamp Type: NON-JUDICIAL
Issue Date & Time: 14/08/2020 12:26:23
Service Provider or Issuer Details: satish kumar apshankar/SP010541708201500256
SP/SRO/DRO/HO Details: 115 gomti colony Nehru nagar bhopal HUZUR BHOPAL

Deed Details

Deed Type: Declaration under Madhya Pradesh Prakoshtha Swamitva Adhiniyam, 2000
Deed Instrument: Declaration, under Madhya Pradesh Prakoshtha Swamitva Adhiniyam, 2000- Ten thousand rupees.
Purpose: declaration

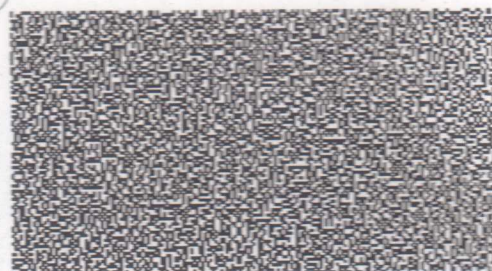
First Party Details

Organization Name: M/s Pradhan Homes
Address: Office at 4th Floor Pradhan Business Center Ansal Pradhan Enclave Near Dana Pani E-8 Arera Colony Bhopal
Number of Persons: 1

Second Party Details

Name: --
Address: --
Number of Persons: --

Declaration Under Madhya Pradesh Prakoshtha Swamitva Adhiniyam 2000 In the city of Bhopal on 14/08/2020 M/s Pradhan Homes Partner Mr. Shailendra Pradhan S/o Late P.D Pradhan, Office at 4th Floor Pradhan Business Center Ansal Pradhan Enclave Near Dana Pani E-8 Arera Colony Bhopal.





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

That the grantor own and posses a Land comprising area 1.40 Acre (0.57 Hectares) khasra no:13/1/1/1/0002 situated at Gram Ahmedpur Kalan Patwari Halka No 20, Teh, Huzur Bhopal is bounded as follows:-
East-Road

West-Others Land

North- Railway Over Bridge

South- Vishnu Hi Tech Colony

That the grantor will construct Ground and Upper floors in accordance with the approved Layout plan by town and country planning department & Permission for Construction from Competent Authority on the aforesaid land.

The said Campus shall be known as PRADHAN PRISTINE

The postal address of the building shall be as follows:-

Pradhan Pristine

Pradhan Nagar, Near Dana Pani

E-8 Arera Colony, Bhopal (M.P.)

THAT the order no. of the layout from town and country planning is BPLLP5911/LP156/29(1) dated 10/01/2020

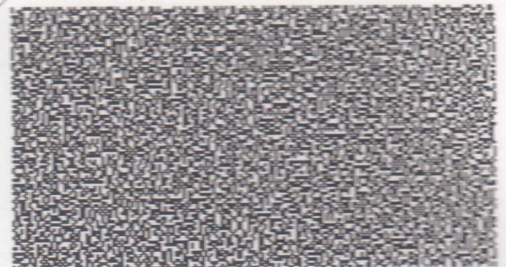
That the said building consist of Two Blocks named PRADHAN PRISTINE BLOCK-A and B which consist of Stilt Floor(Ground Floor), Podium Floor(Upper Ground Floor), First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eight Floor, Ninth Floor, Terrace Level, for independent Residential units for the purpose and including ground to upper floors capable of individual utilization on account of having their own exits to common areas and facilities of the building and the apartment will be sold to one or more than one owner each obtaining a particular and exclusive property right thereto. An apartment constitute a heritable and transferable immovable property within the meaning of law for the time being enforce in the state (hereinafter referred to as unit) and also undivided interest in the general and/or restricted areas and common facilities all the above in accordance with the Madhya Pradesh Swamitva Adhiniyam 2000.

That the aforesaid building has total Carpet area (BLOCK-A and B) of 7722 Sq.Mts, Built-up area 12868.4 Sq.Mts & Super Built-up area 22313.9 Sq.Mts.

That this condominium shall be known as PRADHAN PRISTINE BLOCK-A and B and the unit and common areas and facilities of the said building shall be as follows:-

That there are different types of Common Utility Areas on Stilt Floor(Ground

MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

प्रस्तुति मुद्रा :

M/s Pradhan Homes

प्रतिनिधित्व:- Shailendra Pradhan



Shailendra



के द्वारा उप जिला हुजूर जिला भोपाल के उप पंजीयक कार्यालय में तारीख 14/08/2020 को मध्याह्न पूर्व/मध्याह्न पश्चात
01:20:55 बजे प्रस्तुत किया गया।

M. Yousuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

Floor), Podium Floor(Upper Ground Floor), First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Terrace Level in the apartment Blocks. That the aforesaid flats on Different Floor of the Two Blocks are Numbered as follows:-

SCHEDULE OF UNITS AND AREAS OF PRADHAN PRISTINE BLOCK-A and B
SNO. FLOOR, UNITS, CPA, BUA, SBU, (AREA IN SQ.MTS)

1.FIRST FLOOR A 1013 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

2.FIRST FLOOR A 1033 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

3.FIRST FLOOR A 1041 BHK CARPET AREA (IN SQ.MT) 30.0 BUILT UP (IN SQ.MT) 43.8 SUPER BUILT UP (IN SQ.MT) 75.9

4.FIRST FLOOR A 1053 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

5.FIRST FLOOR A 1061 BHK CARPET AREA (IN SQ.MT) 30.0 BUILT UP (IN SQ.MT) 43.8 SUPER BUILT UP (IN SQ.MT) 75.9

6.FIRST FLOOR A 1073 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

7.FIRST FLOOR B 1013 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

8.FIRST FLOOR B 1023 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

9.FIRST FLOOR B 1033 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

10.FIRST FLOOR B 1043 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

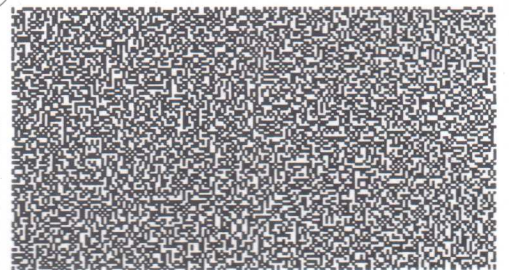
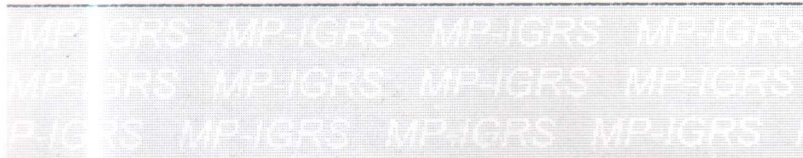
11.FIRST FLOOR B 1053 BHK CARPET AREA (IN SQ.MT) 66.4 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

12.FIRST FLOOR B 1063 BHK CARPET AREA (IN SQ.MT) 66.4 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

13.FIRST FLOOR B 1073 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

14.FIRST FLOOR B 1083 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 101.9 SUPER BUILT UP (IN SQ.MT) 176.7

15.SECOND FLOOR A 2013 BHK CARPET AREA (IN SQ.MT) 64.8 BUILT UP (IN SQ.MT) 105.4 SUPER BUILT UP (IN SQ.MT) 182.8





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

निष्पादन की मुद्रा :

M/s Pradhan Homes

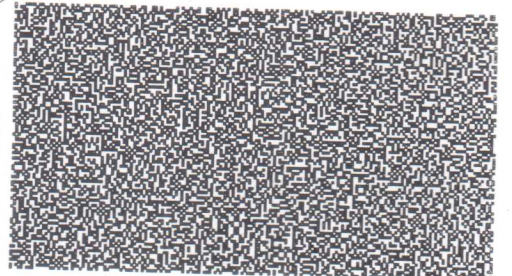
प्रतिनिधित्व:-

Shailendra Pradhan

पता: Office at 4th Floor Pradhan Business
Center Ansal Pradhan Enclave Near Dana Pan
E-8 Arera Colony Bhopal

स्वीकार करते हैं कि कथित मध्यप्रदेश प्रकोष्ठ स्वामित्व अधिनियम, 2000 (क्रमांक 15 सन् 2001) के अधीन विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख 14/08/2020

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



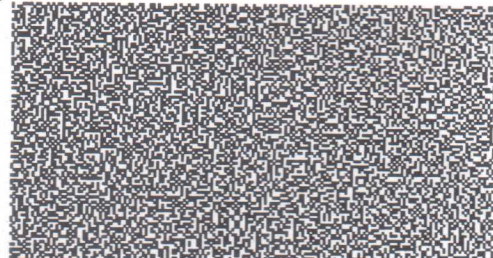


रजिस्ट्रीकरण एवं स्टाम्प विभाग

मध्य प्रदेश

16. SECOND FLOOR 2033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
17. SECOND FLOOR 2033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
18. SECOND FLOOR 2042 BHK CARPET AREA (IN SQ. MT) 60.0 BUILT UP (IN SQ. MT) 100.5 SUPER BUILT UP (IN SQ. MT) 174.3
19. SECOND FLOOR 2053 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
20. SECOND FLOOR 2061 BHK CARPET AREA (IN SQ. MT) 30.0 BUILT UP (IN SQ. MT) 43.8 SUPER BUILT UP (IN SQ. MT) 75.9
21. SECOND FLOOR 2073 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
22. SECOND FLOOR 2013 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
23. SECOND FLOOR 2023 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
24. SECOND FLOOR 2033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
25. SECOND FLOOR 2043 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
26. SECOND FLOOR 2053 BHK CARPET AREA (IN SQ. MT) 66.4 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
27. SECOND FLOOR 2063 BHK CARPET AREA (IN SQ. MT) 66.4 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
28. SECOND FLOOR 2073 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
29. SECOND FLOOR 2083 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8
30. THIRD FLOOR 3013 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
31. THIRD FLOOR 3023 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
32. THIRD FLOOR 3033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
33. THIRD FLOOR 3042 BHK CARPET AREA (IN SQ. MT) 60.0 BUILT UP (IN SQ. MT) 100.4 SUPER BUILT UP (IN SQ. MT) 174.1
34. THIRD FLOOR 3053 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.4 SUPER BUILT UP (IN SQ. MT) 182.8

MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS





Registration and Stamp Department
Madhya Pradesh

Witness Seal:

NEELESH TIWARI

S/O NIRBHAY TIWARI

Address: 14 KHUSHIPURA BHOPAL

AKASH KUSHWAHA

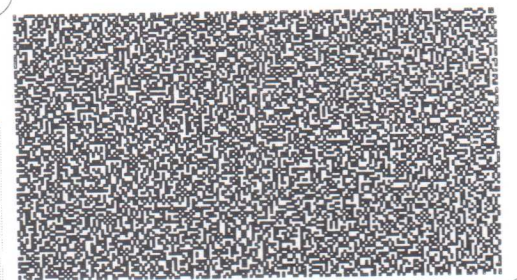
S/O MOHAN KUSHWAHA

Address: I-52/14 SOUTH T T NAGAR
BHOPAL

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 14/08/2020

M. Yusuf

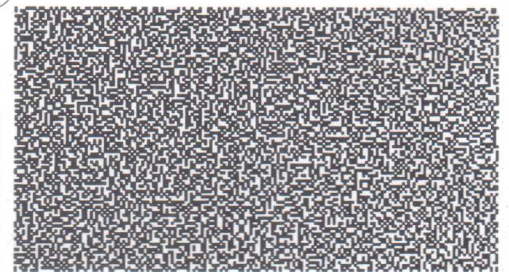
yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

- .MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
35.THIRD FLOORA 3061 BHKCARPETAREA (IN SQ.MT)30.0BUILT UP(IN SQ
.MT)43.8SUPER BUILT UP(IN SQ.MT)75.9
36.THIRD FLOORA 3073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
37.THIRD FLOORB 3013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
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38.THIRD FLOORB 302 3 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
39.THIRD FLOORB 3033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
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40.THIRD FLOORB 3043 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
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41.THIRD FLOORB 3053 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ
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42.THIRD FLOORB 3063 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ
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43.THIRD FLOORB 3073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
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44.THIRD FLOORB 3083 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
45.FOURTH FLOORA 4013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
46.FOURTH FLOORA 4023 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
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47.FOURTH FLOORA 4033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
48.FOURTH FLOORA 4042 BHKCARPETAREA (IN SQ.MT)60.0BUILT UP(IN SQ
.MT)100.5SUPER BUILT UP(IN SQ.MT)174.3
49.FOURTH FLOORA 4053 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
50.FOURTH FLOORA 4061 BHKCARPETAREA (IN SQ.MT)30.0BUILT UP(IN SQ
.MT)43.8SUPER BUILT UP(IN SQ.MT)75.9
51.FOURTH FLOORA 4073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
52.FOURTH FLOORB 4013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ
.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8





Thumb Impression Seal:



Shailendra



इस दस्तावेज के निष्पादक Shailendra Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 14/08/2020 को लिया गया ।

Y. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

Witness Seal:



Neelesh Tiwari



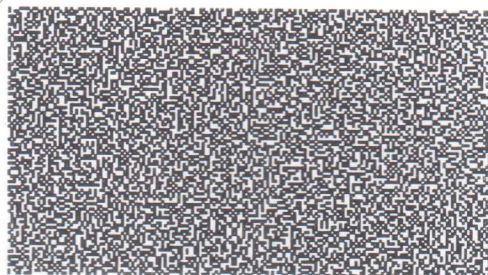
NEELESH TIWARI



Akash



AKASH KUSHWAHA





Thumb Impression Seal:



Shailendra Pradhan



इस दस्तावेज के निष्पादक Shailendra Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 14/08/2020 को लिया गया ।

Yousuf Mohammad

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

Witness Seal:



Neelesh Tiwari



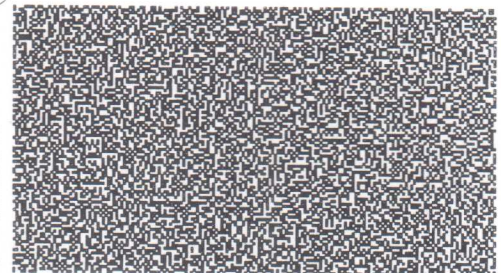
NEELESH TIWARI



Akash Kushwaha



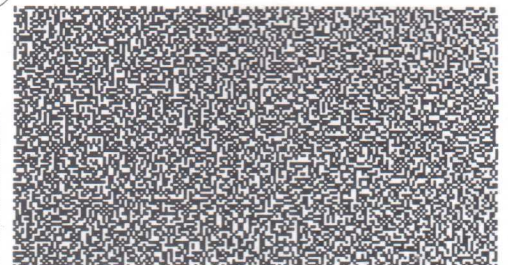
AKASH KUSHWAHA





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

- 53.FOURTH FLOORB 4023 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 54.FOURTH FLOORB 4033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 55.FOURTH FLOORB 4043 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 56.FOURTH FLOORB 4053 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 57.FOURTH FLOORB 4063 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 58.FOURTH FLOORB 4073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 59.FOURTH FLOORB 4083 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.4SUPER BUILT UP(IN SQ.MT)182.8
- 60.FIFTH FLOORB 5013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 61.FIFTH FLOORB 5023 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 62.FIFTH FLOORB 5033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 63.FIFTH FLOORB 5042 BHKCARPETAREA (IN SQ.MT)60.0BUILT UP(IN SQ.MT)100.4SUPER BUILT UP(IN SQ.MT)174.1
- 64.FIFTH FLOORB 5053 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
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- 67.FIFTH FLOORB 5013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 68.FIFTH FLOORB 5023 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 69.FIFTH FLOORB 5033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 70.FIFTH FLOORB 5043 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ.MT)105.3SUPER BUILT UP(IN SQ.MT)182.6
- 71.FIFTH FLOORB 5053 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ





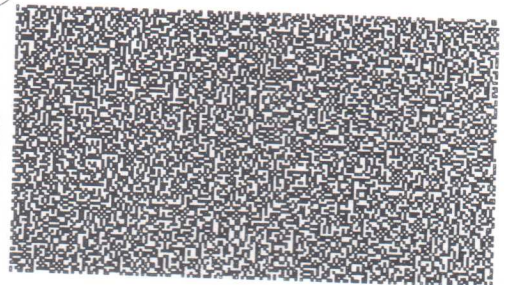
Registration and Stamp Department
Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	10000
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	10000

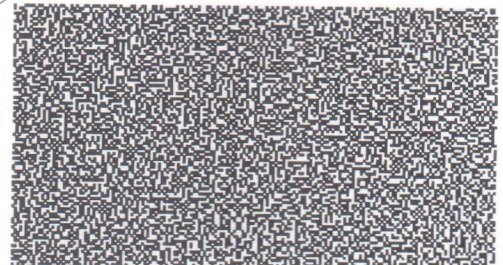
M. Yousuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2





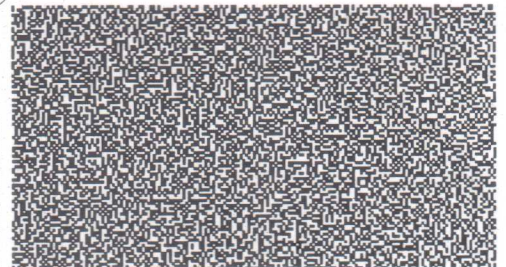
.MT)105.3SUPER BUILT UP(IN SQ .MT)182.6
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 73.FIFTH FLOORB 5073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.3SUPER BUILT UP(IN SQ .MT)182.6
 74.FIFTH FLOORB 5083 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.3SUPER BUILT UP(IN SQ .MT)182.6
 75.SIXTH FLOORA 6013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 76.SIXTH FLOORA 6023 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 77.SIXTH FLOORA 6033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 78.SIXTH FLOORA 6042 BHKCARPETAREA (IN SQ.MT)60.0BUILT UP(IN SQ .MT)100.5SUPER BUILT UP(IN SQ .MT)174.3
 79.SIXTH FLOORA 6053 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 80.SIXTH FLOORA 6061 BHKCARPETAREA (IN SQ.MT)30.0BUILT UP(IN SQ .MT)43.8SUPER BUILT UP(IN SQ .MT)75.9
 81.SIXTH FLOORA 6073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 82.SIXTH FLOORB 6013 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 83.SIXTH FLOORB 602 3 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 84.SIXTH FLOORB 6033 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 85.SIXTH FLOORB 6043 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 86.SIXTH FLOORB 6053 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 87.SIXTH FLOORB 6063 BHKCARPETAREA (IN SQ.MT)66.4BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 88.SIXTH FLOORB 6073 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8
 89.SIXTH FLOORB 6083 BHKCARPETAREA (IN SQ.MT)64.8BUILT UP(IN SQ .MT)105.4SUPER BUILT UP(IN SQ .MT)182.8





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

90. SEVENTH FLOOR A 7013 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
91. SEVENTH FLOOR A 7023 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
92. SEVENTH FLOOR A 7033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
93. SEVENTH FLOOR A 7042 BHK CARPET AREA (IN SQ. MT) 60.0 BUILT UP (IN SQ. MT) 100.4 SUPER BUILT UP (IN SQ. MT) 174.1
94. SEVENTH FLOOR A 7053 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
95. SEVENTH FLOOR A 7061 BHK CARPET AREA (IN SQ. MT) 30.0 BUILT UP (IN SQ. MT) 43.8 SUPER BUILT UP (IN SQ. MT) 75.9
96. SEVENTH FLOOR A 7073 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
97. SEVENTH FLOOR B 7013 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
98. SEVENTH FLOOR B 7023 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
99. SEVENTH FLOOR B 7033 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
100. SEVENTH FLOOR B 7043 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
101. SEVENTH FLOOR B 7053 BHK CARPET AREA (IN SQ. MT) 66.4 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
102. SEVENTH FLOOR B 7063 BHK CARPET AREA (IN SQ. MT) 66.4 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
103. SEVENTH FLOOR B 7073 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
104. SEVENTH FLOOR B 7083 BHK CARPET AREA (IN SQ. MT) 64.8 BUILT UP (IN SQ. MT) 105.3 SUPER BUILT UP (IN SQ. MT) 182.6
105. EIGHTH FLOOR A 801 DUP CARPET AREA (IN SQ. MT) 86.4 BUILT UP (IN SQ. MT) 170.9 SUPER BUILT UP (IN SQ. MT) 296.3
106. EIGHTH FLOOR A 802 DUP CARPET AREA (IN SQ. MT) 86.0 BUILT UP (IN SQ. MT) 169.9 SUPER BUILT UP (IN SQ. MT) 294.6
107. EIGHTH FLOOR A 803 DUP CARPET AREA (IN SQ. MT) 86.4 BUILT UP (IN SQ. MT) 170.9 SUPER BUILT UP (IN SQ. MT) 296.3
108. EIGHTH FLOOR A 804 DUP CARPET AREA (IN SQ. MT) 86.0 BUILT UP (IN SQ. MT) 169.9 SUPER BUILT UP (IN SQ. MT) 294.6





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

.MT)169.9SUPER BUILT UP(IN SQ.MT)294.6
109.EIGHTH FLOOR A 805DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
110.EIGHTH FLOOR A 8061 BHKCARPETAREA (IN SQ.MT)30.0BUILT UP(IN SQ
.MT)43.8SUPER BUILT UP(IN SQ.MT)75.9
111.EIGHTH FLOOR A 807DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
112.EIGHTH FLOOR B 801DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
113.EIGHTH FLOOR B 802 DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
114.EIGHTH FLOOR B 803DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
115.EIGHTH FLOOR B 804DUPCARPETAREA (IN SQ.MT)86.0BUILT UP(IN SQ
.MT)169.9SUPER BUILT UP(IN SQ.MT)294.6
116.EIGHTH FLOOR B 805DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
117.EIGHTH FLOOR B 806DUPCARPETAREA (IN SQ.MT)86.0BUILT UP(IN SQ
.MT)169.9SUPER BUILT UP(IN SQ.MT)294.6
118.EIGHTH FLOOR B 807DUPCARPETAREA (IN SQ.MT)86.4BUILT UP(IN SQ
.MT)170.9SUPER BUILT UP(IN SQ.MT)296.3
119.EIGHTH FLOOR B 808DUPCARPETAREA (IN SQ.MT)86.0BUILT UP(IN SQ
.MT)169.9SUPER BUILT UP(IN SQ.MT)294.6
120.NINTH FLOOR A 9061 BHKCARPETAREA (IN SQ.MT)30.0BUILT UP(IN SQ
.MT)43.8SUPER BUILT UP(IN SQ.MT)75.9

TOTAL CARPET AREA (IN SQ.MT) 7722 BUILT UP(IN SQ.MT)12868.4 SUPER
BUILT UP(IN SQ.MT)22313.9

GROUND FLOOR/STILT LEVEL - PARKING/UTILITY HALLS/SERVICE TOILETS

UPPER GROUND FLOOR/PODIUM LEVEL - PARKING/UTILITY HALLS

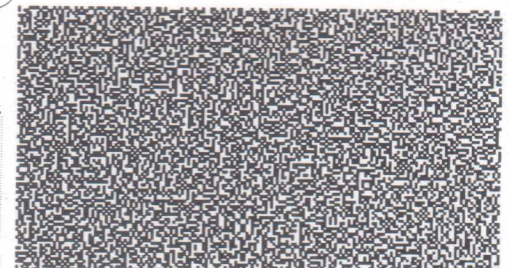
FIRST FLOOR CLUBHOUSE/COMMON GREEN/RESIDENTIAL

CA= CARPET AREA, BUA= BUILT-UP AREA, SUBA= SUPER BUILT-UP AREA,
SQ= SQUARE METER

TOTAL CARPET AREA (BLOCK-A and B) -7722 Sq.Mts.

TOTAL BUILT-UP AREA (BLOCK-A and B) - 12868.4 Sq.Mts.

TOTAL SUPER BUILT-UP AREA (BLOCK-A and B) -22313.9 Sq.Mts.



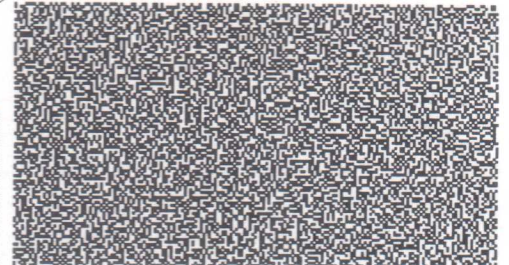
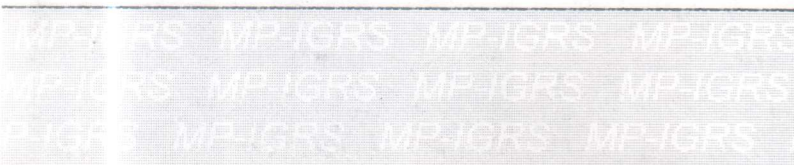


रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

Top terrace shall remain the property of the builder and builder will construct over the terrace at any time if he has taken the permission from competent authorities or may give the exclusive rights to any particular or a set of individuals.

COMMON AREAS AND FACILITIES WHICH WILL BE ALLOWED BY THE GRANTOR IN THE PROJECT:

1. There will be common staircase and common lift for all the units in particular blocks.
2. There shall be provision of allotted covered and open car parking space for each general category Flat (Except EWS/LIG Houses) which the individual allottees will be purchasing exclusively or may be a standard part of the allotment depending on the terms of the deal at the time of allotment.
3. Fitting of electricity arrangement, sewerage and rain water arrangement shall be in proportionate share of undivided interest.
4. There will be separate tank of PVC for fresh water and a common tank for treated water which will be used only in flushing of toilet.
5. There is one allocated two wheelers parking for each EWS/LIG flats and no car parking for EWS/LIG flats. The allottees of these EWS/LIG flats shall also have a right to purchase open/covered Car parking according to the availability in the campus as every other general category buyer.
6. Open entrance on ground and subsequent floors which leads to the staircase shall be in proportionate shares of undivided interest.
7. Open areas, circulation areas, covered parking, staircase throughout the building.
8. Tube well, overhead tanks, sump tank, and septic tank. Sewage treatment plant, Maintenance office and temporary sheds for maintenance staff.
9. Plumbing and water supply network of fresh water and treated water & Fire Fighting System throughout the building and project.
10. Electric wiring work throughout the building, lift, electric rooms and transformer, panel board, street light poles etc.
11. Foundation main walls, columns, pillars, beams and slabs in the building.
12. Club House, Green Lawns, Children Park.
13. Covered and stilt parking which will be allotted by the grantor.
14. That the right title interest and profit and expenses of each owner of a unit the general common areas and facilities in paragraph above shall be as per the provisional of M.P. Prakoshta Swamitva Adhiniyam 2000. Percentage on





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

undivided interest in common areas and facilities in respect of unit has no encumbrance till date of this declaration.

15. That the administration of condominium consisting as aforesaid building and parcel of the land described in provision of this deed and with the provision of bye laws which are made a part of this deed and facilities of the building, the unit owner having exclusive and particular, right title and interest over his/respective units and addition to the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

16. That for the purpose of stamp duty and registration fees to be imposed in the registration of this deed in the registrar of this deed in the register of declaration and deeds of apartment U/S 13(5) the value of the apartment shall finally be decided when the complete possession of units given to the owner thereof.

17. That so long the grantor owns for sale one or more than one of the units, the grantor shall be subject to the provision of this deed and the exhibit attached hereto and the grantor covenants to take no actions which will adversely affect the rights of the apartment owners with respect of assurance against the defect in the building or other rights assigned to associate by reason of the established of the apartment condominium.

18. That the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

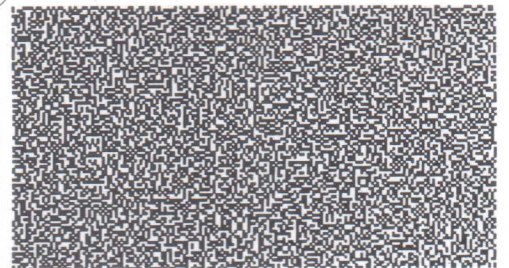
19. That the percentage of the general and common areas and facilities shall not be changes except with the unanimous consent of the entire apartment owner expressed in amendent to his deed duly registered.

20. That undivided interest in the general and/or restricted common areas and facilities shall not be separated from the unit to which is appurtenant and shall be deemed conveyed or encumbered with, even though such interest is not expressly mention or described in the conveyance or other instrument.

21. That each apartment owner shall comply with the provision of this deed. Any bye laws which may be framed subsequently and decided in accordance with the resolution of the association of apartment owners. Failure to comply with any such provision or decision or resolution shall be the ground for an action to recover sum due for damage and/or for injunctive relief.

22. That no apartment owner of a unit may exempt from the liabilities for the contribution towards the common areas and facilities or by the abondent of his unit.

23. All sum/s assessed by the association but unpaid for the share of the



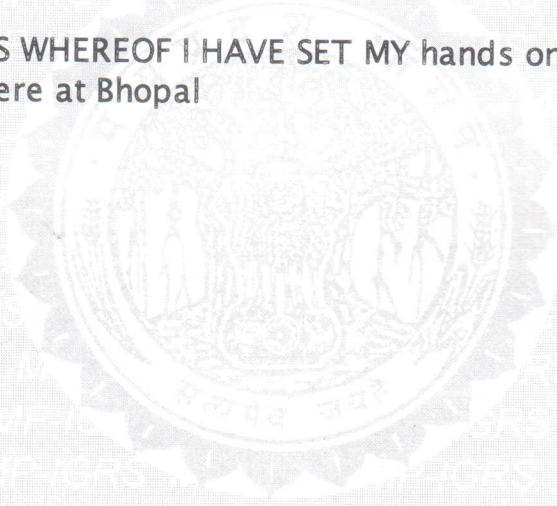


रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

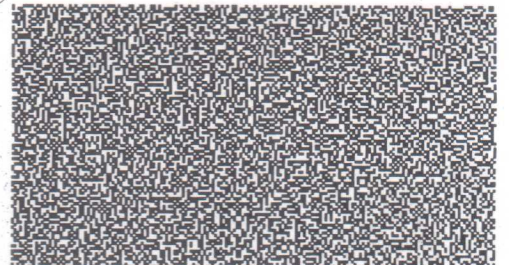
common expenses chargeable to any unit shall constitute a share on such unit prior to all other charges except only (i) charge, if any on the unit for payment of Govt. or Municipal taxes of both and (ii) all sums unpaid on a first mortgage of apartment.

24. That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner are subject to the provision in any manner of this deed and that more acquisition or rental of any of the units of the building or the more act or occupant of any on the said unit shall signify that the provisions of this deed are accepted and ratified. That if the property subjects to the plot apartment ownership is totally or substantially damaged or destroyed the repair, reconstruction or deposition of the property shall be as provided by the Madhya Pradesh Prakoshtha Swaitvav Adhiniyam 2000.

IN THE WITNESS WHEREOF I HAVE SET MY hands on this deed on dated 14/08/2020 here at Bhopal



MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS





I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 18444592 and e-Stamp code 01010514082020002874 , and also execute the deed with my/our signatures below.

James Bhopal
James Bhopal

M/s Pradhan Hones Partner Mr. Shailendra Pradhan
s/o Lt. Shai. P. D. Pradhan.

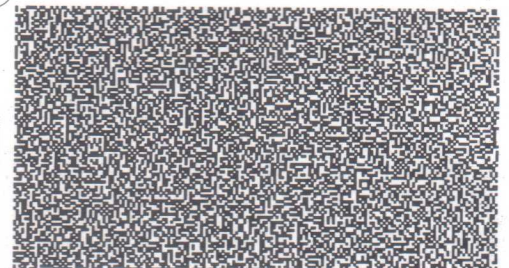
Witness 1 Name Shash Kulkarni
Address F-52/14 South T.T. Nagar Bhopal
Signature Shash
ID Proof type and number P.L.

Witness 2 Name Neelash Tiwari
Address H. No. 14 Khushipura Bhopal
Signature Neelash Tiwari
ID Proof type and number Voter ID
U R 2617694

MP04 N-2017-0502394

U I R 26176 94

MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS
MP-IGRS MP-IGRS MP-IGRS MP-IGRS





Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 14/08/2020 को क्रमांक
MP059702020A1478615 दे कर किया गया है। जिसमें 28 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	10000
पंजीयन शुल्क	1000
प्रतिलिपि शुल्क	0
अधिक	0
योग	1000



U. Yousof

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2