

**Q4)** What are 'Common Areas & Facilities'. What is the nature of ownership & status of Common Areas & Facilities? Discuss the relevant provisions of Maharashtra Ownership of Apartment Act, 1970 relating to 'Common Areas & Facilities'. [16]

OR

What is 'Deed of Declaration' & what are the contents of Deed of Declaration? Why the Deed of Declaration shall be compulsorily registered?

**Q5)** Write short Notes on - (Any Two): [16]

- Doctrine of Lis-pendens.
- Usufructuary Mortgage.
- Apartment, Its Status & Ownership.
- Customary Easement.