भारतीय गैर न्यायिक
भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

U 265159

प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एन-६, सिडको, औरंगाबाद.
Licence No. 3181066

अ.क्र क्रमांक किंमत ५००

हस्ते कोणाकरिता

3 JUN 2015

प्रमुख लिपीक
सह दुय्यम निबंधक
औरंगाबाद

DEED OF DECLARATION

"Vastu Pratibha Residency"

DECLARATION DEED U/SEC. 2 Form – "A" OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

This **DEED OF DECLARATION** is made, executed and registered at Aurangabad District and within the limits of Aurangabad Municipal Corporation on this the 6th day of July- 2015.

1. **Dr. Mr. Anand S/o Amrutrao Deshpande (HUF)**
   Age : 54 years, Occ: Doctor,
   R/o :- Goda Nursing Home, Mohammad Ali Road, Nanded

Dr. Mr. Deepak S/o Anantrao Waghmare,
Age :- 58 years, Occ:- Doctor,
R/o:- Waghmare Hospital, Baba Nagar, Nanded

3. **Dr. Mr. Vilas S/o Narsingrao Tonge,**
   Age :- 53 years, Occ:- Doctor,
   R/o : Tonge Hospital, Pansari Chowk, Nanded

Seal of the Sub-Registrar Office औरंगाबाद क्र. ५ यांचे कार्यालय

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342/4534 ---- पावती ----Original/Duplicate

Monday,July 06 ,2015 नोंदणी क्र. :39म

5:43 PM Regn.:39M

पावती क्र.: 7113 दिनांक: 06/07/2015

गावाचे नाव: इटखेडा

दस्तऐवजाचा अनुक्रमांक: अगग5-4534-2015

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: विकासक - वास्तु प्रतिभा डेव्हलपर्स व बिल्डर्स तर्फे पो.प्रा. मुनिम पिता दयानंद ढिल्पे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1040.00
पृष्ठांची संख्या: 52	
एकूण:	रु. 1140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

5:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar
Aurangabad V

बाजार मुल्य: रु.0 /- मोबदला: रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002100447201516E दिनांक: 06/07/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1040/-

Hereinafter called **"THE PLOT OWNERS / THE PARTY OF FIRST PART"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors and administrators) of the One Part:

Mr. Sunil S/o Dayanand Dhilpe
Prop. of M/s Vastu Pratibha, Developers and Builders
Age:- 48 Yrs., Occ.:- Business
R/o: - Block No. E-25/2, Behind Rajiv Gandhi Stadium,
Gulmohar Colony, N-5, C.I.D.C.O., Aurangabad.

Hereinafter referred to as Owner / Grantor of FIRST PART

AND

VASTU PRATIBHA DEVELOPERS & BUILDERS
Through its Proprietor

Mr. Sunil S/o Dayanand Dhilpe
Age:- 48 Yrs., Occ.:- Business
(Prop. of M/s Vastu Pratibha, Developers and Builders)
R/o: - Block No. E-25/2, Behind Rajiv Gandhi Stadium,
Gulmohar Colony, N-5, C.I.D.C.O., Aurangabad

Hereinafter referred to as Builder / Developer / Grantor of SECOND PART

WHEREAS, the present Owners / Grantor of first part are the joint owners of plot of non agricultural land bearing No. Plot No. 02, Gut No. 24/P, Itkheda, Tq. & Dist. Aurangabad (Hereinafter referred to as "the said plot" for the sake of brevity). The aforesaid plot is forming the part of non agricultural land from Gut No. 24, Itkheda, Tq. & Dist. Aurangabad by virtue of order of Collector, Aurangabad bearing No. 91 / MA SHA / JAMIN - 1 / AKRUSHI / CR / Collector Office, Aurangabad dated 14/10/1992 accordingly the Collector Aurangabad has granted the permission for conversion of said land from Agricultural to Non Agricultural, subject to terms and conditions mentioned in the said order. On the other hand the layout is sanctioned as "suggested layout" by Aurangabad Municipal Corporation Sr. No. 4363 dated 27/09/1992.

AND WHEREAS, the present Owners / Grantor of first part have decided to develop the said plot of non agricultural land bearing No. 02, adm. 866.25 Sq. Mtrs., Gut No. 24/P, Itkheda, Tq. & Dist. Aurangabad, by constructing building/s having consists of residential apartments as detailed herein under.

AND WHEREAS the Executants / Owners / Grantors of first part were desirous to develop the aforesaid plot by constructing the residential apartments on the aforesaid plot as such they have entered in to development agreement with Mr. Sunil S/o Dayanand Dhilpe, M/s. Vastu Pratibha, Developers & Builders i.e. Builder / Developer / Grantor of second part, registered at daybook serial No. AGG - 5 - 9097/2011 dated 05/12/2011 and the said development agreement is coupled with the registered irrevocable General Power of Attorney bearing daybook serial No.

Seal of the Sub-Registrar, Aurangabad No. 4 ... AURANGABAD

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55) **SEAL OF THE ASSOCIATION**: The Association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the board and ecretary or any other person authorised by the Association in that behalf.

CHAPTER X
Amendments to Plan of Apartment Ownership

56) **AMENDMENTS OF BYE-LAWS**: These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75%. of the total value of all units in the "**Vastu Pratibha Residency**" Apartment Condominium as shown in the declaration.

IN WITNESSETH WHEREOF THIS DEED OF DECLARATION IS EXECUTED DAY AND DATE HEREINABOVE REFERRED WITH FREE WILL AND COSENT WITHOUT ANY PRESSURE OR COERCION.



1. **Dr. Mr. Anand S/o Amrutrao Deshpande (HUF)**

2. **Dr. Mr. Deepak S/o Anantrao Waghmare,**



3. **Dr. Mr. Vilas S/o Narsingrao Tonge.**
OWNERS / GRANTORS OF FIRST PART



VASTU PRATIBHA DEVELOPERS & BUILDERS
Through Its Proprietor

Mr. Sunil S/o Dayanand Dhilpe
BUILDER / GRANTOR OF SECOND PART





WITNESSES:-

1. **Mr. Mr. Deepak S/o Jagannath Sananse**
Age:- 23 Yrs. Occ:- Business
R/o:- Alankar Housing Society,
Aurangabad.



2. **Mr. Lakshman S/o Sudhirao Sirdeshpande**
Age:- 31 Yrs. Occ:- Private Job
R/o:- Sahakarnagr, Pedaon Road,
Parbhani.

Sub-Registrar
AURANGABAD

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