

सूची क्र.2

दुय्यम निबंधक : दु.नि. नाशिक 1

दस्ता क्रमांक : 4471/2021

11/06/2021

नोदणी :

Regn:53m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	घोषणापत्र
(2) गोचरवस्था	0
(3) वाग्नरभाव(भाडेपट्टाक्या वाग्नरहितपट्टाकार अकारणी देतो की पट्टेदार ने मसुदा करावे)	1
(4) धू-भा(पन,पोटहिस्ता व घरक्रमांक(अमल्यास)	1) पातळिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी शालुका नाशिक पैकी नाशिक महावयर पालिका हद्दीतील सीजे नाशिक या गांवचे शिबारातील गळें नं. 163/2/22/प्लॉट/18,बांसी प्लॉट नं. 18,(गाचा जुना भव्दें नं. 163/2/22)याचे शेव हे. 0 - 7.08.22 आर प्शगजेच 708.22 पी.सी. या मिळकतीवर रहिवासी उपयोगाकरिता बांधण्यात आलेल्या 'व्ही. एन. स्पीडेन्सी अपार्टमेंट' या नावाने ओळखल्या जाणाऱ्या अपार्टमेंटगळील बांधीव भाग/फ्लॉट मिळकती,ह्या मिळकती. (Survey Number : 163/2/22/प्लॉट/18 ; Plot Number : 18 ;)
(5) क्षेत्रफळ	1) 708.22 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेले नैष्ठा.	
(7) दस्तऐवज वारन देण-या/मिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सेल्वुरी बिल्डर्स अँड डेव्हलपर्स वर्क भारीदार श्री. सचिन शंकरराव जाधव - - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- प्लॉट नं. 18, लक्ष्मीप्रभा बंगला, जुनी पंडित कॉम्पनी, नाशिक, प्लॉट नं:-, गेट नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422002 पॅज नं:-AAGFC7081F
(8)दस्तऐवज वारन घेण-या(पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	
(9) वस्तुसंज्ञक करन दिल्याचा दिनांक	11/06/2021
(10)दस्त बांदणी केण्याचा दिनांक	11/06/2021
(11)अमुकमांक,खंड व पृष्ठ	4471/2021
(12)घाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)घाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेना	

नोंदणी मंतररी प्रथम
सुदी प्र. 11 घटा
अस्तसल तर हुकुमनाम
राह. दुय्यम निबंधक वर्ग-२.
नाशिक-२

मुल्यांकनासाठी विचारत आलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजातुसार आवश्यक नाही शरणाचा तपशील दस्तऐवजातुसार आवश्यक नाही

मुद्रांक शुल्क आकारनास निशेडलेला अनुच्छेद :- Affidavit



Payment Details

Sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	XX 281990	103/2002	100	SD		
2		DHC		1006202111304	1200	RF	1006202111304D	11/06/2021
3		eChallan		MH002131992202122E	100	RF	0001026831202122	11/06/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Receipt (previ)

104/4471

Friday, June 11, 2021

4:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5877 दिनांक: 11/06/2021

गावाचे नाव: नमशिक शहर

दस्तऐवजाचा अनुक्रमांक: नरान-4471-2021

दस्तऐवजाचा प्रकार: घोषणापत्र

साक्षर करणाऱ्याचे नाव: सेन्चुरी विल्डर्स अँड डेव्हलपर्स वर्क भार्गीदार श्री. राधिन शंकरराय थासव - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1200.00

पुढांची संख्या: 60

एकूण:

रु. 1300.00

आपणास मूळ वग, संवत्सल प्रिंट, सूची-२ अंदाजे
4:48 PM ह्या वेळेस मिळेल.

सि. दुरवर्ग पत्रिका मंडळ, नमशिक-२

नामशिक-२

वाजोरा शुल्क: रु. 1/-

सोयदला रु. 0/-

अरबेचे मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/घनदेशी ऑर्डर क्रमांक: 1006202111304 दिनांक: 11/06/2021

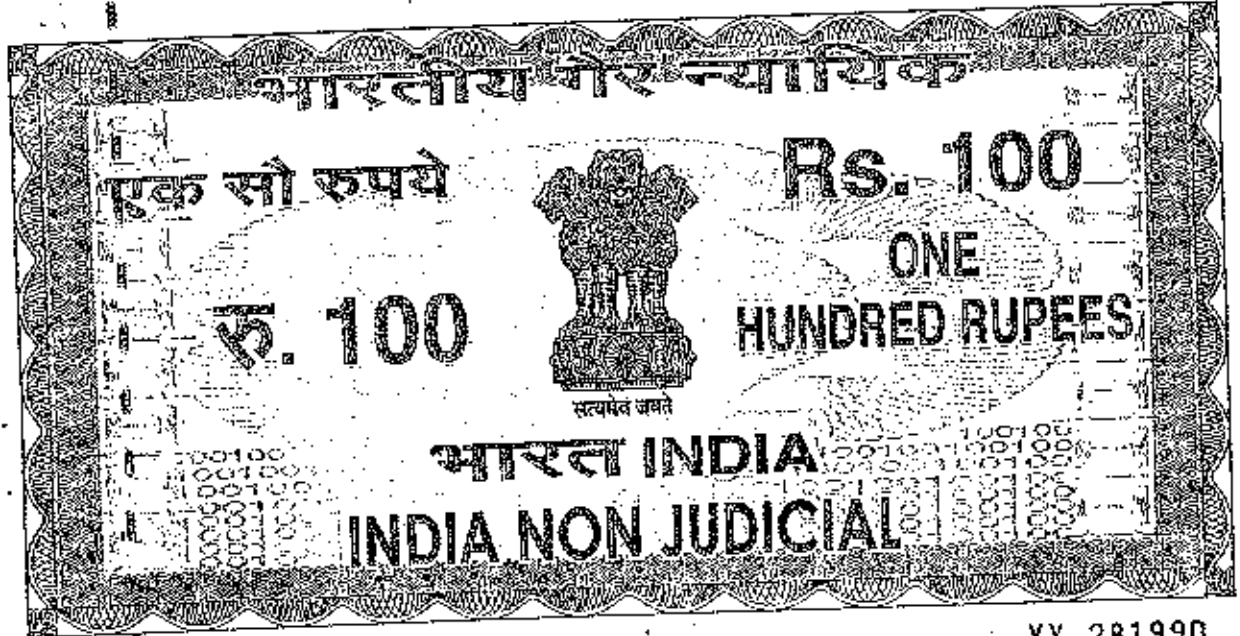
देविले नाव व पत्ता:

2) देयकाचा प्रकार: oChallan रकम: रु. 100/-

डीडी/घनदेशी ऑर्डर क्रमांक: MH002131892202122E दिनांक: 11/06/2021

देविले नाव व पत्ता:

Received Original Document
Date:- 14 JUN 2021



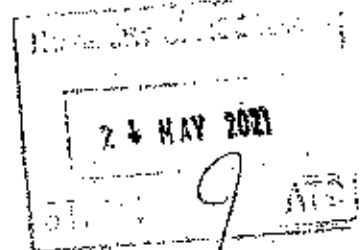
महाराष्ट्र MAHARASHTRA

© 2020 ©

XX 281990

अ. नं. 1862 दि. 10 JUN 2021
 श्री. / श्रीमती / सौ. मैथिली विरवार व. डेवलपमेंट
 पत्ता पं. वि. को. नं. 10/10 वा. नं. 10 को. नं. 10
 हस्ताक्षर अवत अवत
 सही B. R. Patil

श्री. स. र. अमृतकर
 स्टम्प वेंडर, नाशिक.
 (मु. वि. प्र. सं. - १०३/२००२)



नसम-१	
कतार	५५५७/२०२१
१	५५



|| Shree ||

DECLARATION OF APARTMENT

This Declaration of Apartment is made and executed at Nashik on this Friday of 11/06/2021.

जोड़पत्र-2/Annexure-II

दस्तावेज प्रकार / अनुच्छेद क्रमांक (Nature of document / Article No.)	डिक्लेरेशन
रजत नोंदणी करणार आहेत का ? (Whether it is to be Registered)	
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव (If Registrable Name of S.R.O.)	
मिळकतीचे वर्णन - (Property Description in brief)	
मोबदला रक्कम (Consideration Amount)	
मुद्रांक विकत घेणाऱ्याचे नाव (Stamp Purchaser's Name)	जे.एच.ए. विल्वर्न 8 डेवनापरा
दुसऱ्या पक्षाकराचे नाव (Name of the other party)	
हस्ती असल्यास त्याचे नाव व पत्ता (If through other person then Name & Address)	अ.व.ग. व.ग.व.व.व.
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	100/-
मुद्रांक विक्री नोंद वही अनुक्रमांक / दिनांक (Serial No./Date)	100/- 10 JUN 2021
मुद्रांक विकत घेणाऱ्याची सही Stamp Purchaser's Sign/Date	B. A. B. S. S.
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे दिनांक / पत्ता -	वी.म.स.अ.म.स.स. परवाना नं. 103/2002, एस.टी.कॉलनी, गंगापूर रोड, नाशिक

ज्या करणाऱ्याची नोंदणी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यासून 6 महिन्यांत यापरी अंमलबजावणी आहे.

नसल - ?
क्र.स. 68069/2021
2 - 44



नसम-१	
क्र.सं.	४४२९ (१०२९)
३ - २	५२



BY

CENTURY BUILDERS & DEVELOPERS

a registered Partnership firm having its registered address-

Plot No. 16, Laxmiprabha Bunglow,

Old Pandit Colony, Nashik, Tal. & Dist. Nashik

PAN - AAGFC7061F

through its Partner

SHRI. SACHIN SHANKARRAO JADHAV

Age : 46, Occu : Business,

Add: Plot No. 16, Laxmiprabha Bunglow,

Old Pandit Colony, Nashik, Tal. & Dist. Nashik-422005

PAN - ACZPJ4329G

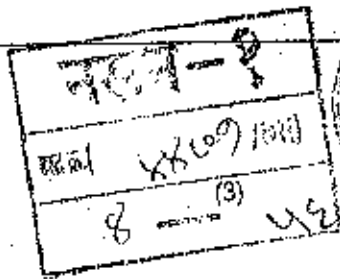
AADHAR -

Hereinafter referred to as the GRANTOR which expression shall unless it be repugnant to the context or meaning thereof mean and include all the partners, their heirs, successors-in-interest, executors, administrators, representatives, permitted assigns etc. and all the persons claiming through them, of the ONE PART;

FIRST Grantor, Century Builders & Developers Is a registered partnership firm having its registered office at mentioned hereinabove. The said partnership firm is carrying the activity of land development & construction work.

SECOND the said Century Builders & Developers is the owner and well possessed and sufficiently entitled to the property non-agricultural property bearing Plot No. 18 admeasuring 708.22 Sq. Mtrs. assessed at Rs. 340=00 Ps. out of S. No. 163/2/22 situated at village Nashik, Tal. & Dist. Nashik which is more particularly described in Schedule No. I hereunder written.

THIRD the Grantor has purchased the said property which is described in Schedule I hereunder written from from Shri. Vilas & Rajendra Rasiklal Shah by a registered sale deed dated 22/11/2017 which is duly registered in the office of the Joint Sub-Registrar, Class-II, Nashik-5 at serial No. 6578/2017 and accordingly vide mutation entry No. 104557 the name of Promoter/Vendor Century Builders & Developers, a partnership firm through its partner has been mutated to the said plot No. 16 as an owner



of the said property. The said mutation entry is duly certified. The said property is in actual possession & enjoyment of the Grantor as an owner of the said property.

FOURTH the previous owners of S. No. 163 Shri. Vilas Rasiklal Shah & Others prepared the lay-out in respect of the S. No. 163, the said layout is duly finally approved by The Asstt. Director of Town Planning, Nashik Municipal Corporation, Nashik by its letter No. Nagarrachna Vibhag/Antim/C-1/24 dated 24/11/2015. The said land is duly converted into non-agricultural use as per the order of Collector of Nashik by its order No. Mah/Kaksh-3/4/Bl.She.Pra.Kra/149/2013 dated 30/5/2013 & accordingly the revenue record is prepared as per the final approved lay-out vide mutation entry No. A-501.

FIFTH the Grantor has appointed MRS. MADHURA DEVIDAS KULKARNI, Nashik as its Architect. for the project to be constructed on the property described in Schedule I hereunder written & have entered into standard agreement with them as per the Agreement prescribed by the Council of Architects;

SIXTH the Grantor has appointed a structural Engineer SHRI. YOGIN KULKARNI, Nashik for the preparation of the structural design and drawings of the building V N RESIDENCY APARTMENT.

SEVENTH, the Grantor has registered the Project under the provisions of The Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority & the said authority has issued the Registration Certificate vide Registration No. P51600023215 dated 6/12/2019.

EIGHTH the Grantor has prepared a building a plan for construction of the building for the work of construction residential premises under the name & style V N RESIDENCY APARTMENT to be constructed on the said Project land described in Schedule I hereunder written which is duly approved by the Nashik Municipal Corporation, Nashik & accordingly has issued the Sanction of Building Permit & Commencement Certificate by its letter No. LND/BP/Nashik/DCR/1011/2019 Dated 13/5/2019 & the said building plan is revised & Nashik Municipal Corporation, Nashik has issued the Sanction of Building Permit & Commencement Certificate by its letter No. LND/BP/Nashik/DCR/0502/2020 Dated 10/11/2020 &

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8809/2021
3-350

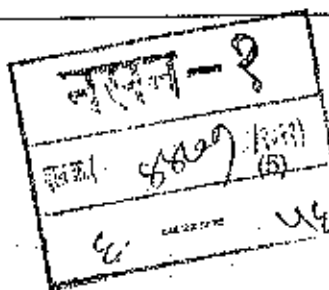


as per the said approved building plan the Grantor has constructed & completed the work of the said building V N RESIDENCY APARTMENT & has received the Completion/Occupancy Certificate from Nashik Municipal Corporation, Nashik by its letter No. NMC/TPD/Nashik/OC 0120/2021 dated 01/08/2021.

NINETH that Grantor as an exclusive owner of the said property has constructed a Building known as V N RESIDENCY APARTMENT (Hereinafter referred to as the said building) on the said property as per the building plan annexed to this Indenture.

TENTH that the Grantor has constructed the residential complex on the said property. On the ground floor of the said building the facility of parking has been provided to all the apartment holders as mentioned hereinafter. The V N RESIDENCY APARTMENT building consists of Ground + Four upper floors & the total residential area of the said building is admeasuring 1004.00 Sq. Mtrs. (Carpet) including the area of Balcony. The Grantor has constructed the V N RESIDENCY APARTMENT building & on Ground floor the space for parking is provided as per approved building plan & on first, second & third floor of the building four & on fourth floor three flats/apartments are constructed. The every flat/apartment is capable of individual utilisation on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular an exclusive property right thereto an each apartment constituting a heritable and transferable, immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the restricted common areas and facilities, all of the above are in accordance with The Maharashtra Apartment Ownership Act 1970.

ELEVENTH the aforesaid V N RESIDENCY APARTMENT building has a total area 906.26 Sq. Mtrs (Built up) as per the Completion certificate issued by The Nashik Municipal Corporation, Nashik.



Family Unit - Ground Floor - On the Ground floor the parking space is provided to each & every flat/apartment holder. There are fifteen flat/apartment family units in the said building. The Ground floor consists of parking space. The first floor consists of four family units, second floor consists of four family units, third floor consists of four family units, fourth floor consists of three family units. The fifteen flats/apartments have been constructed numbered as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15.

Ground Floor - On the Ground floor the parking space is provided to apartment holders.

Family unit - First floor - The First floor consists of residential premises bearing flat/apartment No. 1,2,3,4.

Family unit - Second floor - The Second floor consists of residential premises bearing flat/apartment No.5,6,7,8.

Family unit - Third floor - The Third floor consists of residential premises bearing flat/apartment No. 9,10,11,12.

Family unit - Fourth floor - The Fourth floor consists of residential premises bearing flat/apartment No. 13,14,15.

The principle structure of this building is of RCC type frame work, PCC blocks, walls, Marble frame doors, flush doors and such other material as per the consent of all the apartment-owners.

Description of each family unit is described as under -

FAMILY UNIT APARTMENT NO. 1 : It is constructed on the first floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

On or towards East : Side Margin Space

On or towards West : Staircase & flat No. 4

On or towards South : Flat No. 2

On or towards North : Side Margin Space

Name of the Owner : Yet to be sold

Purpose : Residential

The entrance for this unit is provided from the West side.

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FAMILY UNIT APARTMENT NO. 7 : It is constructed on the Second floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.34 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Flat No. 6 & Lift

On or towards West : Side Margin Space & 12 Mtr. Colony Road

On or towards South: Side Margin Space

On or towards North : Flat No. 8

Name of the Owner : Shri. Kunal Keda More & other 1

Purpose : Residential

The entrance for this unit is provided from the East side.

FAMILY UNIT APARTMENT NO. 8 : It is constructed on the Second floor area admeasuring 55.83 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Flat No. 5 & Staircase

On or towards West : Side Margin Space & 12 Mtr. Colony Road

On or towards South: Flat No. 7

On or towards North : Side Margin Space

Name of the Owner : Mrs. Swati Prasad Kapadne

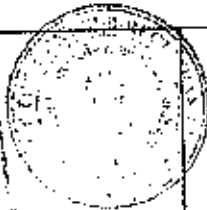
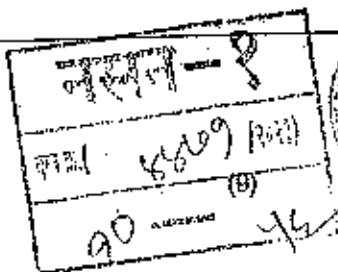
Purpose : Residential

The entrance for this unit is provided from the East side.

FAMILY UNIT APARTMENT NO. 9 : It is constructed on the Third floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Side Margin Space

On or towards West : Staircase & flat No. 12



On or towards South: Flat No. 10

On or towards North: Side Margin Space

Name of the Owner: Yet to be sold.

Purpose: Residential

The entrance for this unit is provided from the West side.

FAMILY UNIT APARTMENT NO. 10: It is constructed on the Third floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.26 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

On or towards East: Side Margin Space

On or towards West: Lift & Flat No. 11

On or towards South: Side Margin Space

On or towards North: Flat No. 09

Name of the Owner: Yet to be sold

Purpose: Residential

The entrance for this unit is provided from the West side.

FAMILY UNIT APARTMENT NO. 11: It is constructed on the Third floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.34 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

On or towards East: Flat No. 10 & Lift

On or towards West: Side Margin Space & 12 Mtr. Colony Road

On or towards South: Side Margin Space

On or towards North: Flat No. 12

Name of the Owner: Shri. Devendra Narayan Gore & other 1

Purpose: Residential

The entrance for this unit is provided from the East side.

नम-१
११-४६



FAMILY UNIT APARTMENT NO. 12 : It is constructed on the Third floor area admeasuring 55.83 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

- On or towards East : Staircase
- On or towards West : Side Margin Space & 12 Mtr. Colony Road
- On or towards South : Flat No. 11
- On or towards North : Side Margin Space
- Name of the Owner : Shri. Parth Baratkumar Rao & other 1
- Purpose : Residential

The entrance for this unit is provided from the East side.

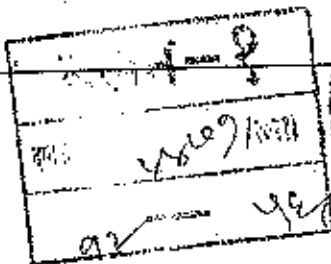
FAMILY UNIT APARTMENT NO. 13 : It is constructed on the Fourth floor area admeasuring 55.94 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. + area of Terrace 55.94 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

- On or towards East : Side Margin Space
- On or towards West : Lift & Flat No. 14
- On or towards South : Side Margin Space
- On or towards North : Side Margin Space
- Name of the Owner : Yet to be sold
- Purpose : Residential

The entrance for this unit is provided from the West side.

FAMILY UNIT APARTMENT NO. 14 : It is constructed on the Fourth floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.34 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

- On or towards East : Lift
- On or towards West : Side Margin Space & 12 Mtr. Colony Road



On or towards South: Side Margin Space

On or towards North: Flat No. 15

Name of the Owner: Smt. Pradnya Sudhir Deore alias Mrs. Pradnya Shrikant Kapadnis & other 1

Purpose: Residential

The entrance for this unit is provided from the East side.

FAMILY UNIT APARTMENT NO. 15: It is constructed on the Fourth floor area admeasuring 55.83 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundaries of this unit are as under-

On or towards East:

On or towards West:

On or towards South:

On or towards North:

Name of the Owner: Yet to be sold

Purpose: Residential

The entrance for this unit is provided from the East side.

2) COMMON AREAS AND FACILITIES:

- a) All that piece and parcel of the land as described in the schedule written hereunder.
- b) Following facilities are located throughout the building.
 - i) The staircase and staircase landing is separately provided to each flat/apartment which leads from the ground to the roof of the building.
 - ii) Plumbing network throughout the building.
 - iii) Sanitary network throughout the building and septic tank.
 - iv) Drainage line, water lines and electrical connections and also common water and electric meters including connections and electric motor

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FAMILY UNIT APARTMENT NO. 2 : It is constructed on the First floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.26 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Side Margin Space
 On or towards West : Flat No. 3 & Lift
 On or towards South : Side Margin Space
 On or towards North : Flat No. 1

Name of the Owner : Smt. Rekha Appasaheb Kadhane
 Purpose : Residential

The entrance for this unit is provided from the West side.

FAMILY UNIT APARTMENT NO. 3 : It is constructed on the First floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.34 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Flat No. 2 & Lift
 On or towards West : Side Margin Space & 12 Mtr. Colony Road
 On or towards South : Side Margin Space & Plot No. 17
 On or towards North : Flat No. 4

Name of the Owner : Smt. Sarika Pandurang Jorwar alias Mrs. Sarika Ramesh Benke & other 1

Purpose : Residential

The entrance for this unit is provided from the East side.

FAMILY UNIT APARTMENT NO. 4 : It is constructed on the first floor area admeasuring 55.83 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Staircase & flat No. 1
 On or towards West : Side Margin Space & 12 Mtr. Colony Road



On or towards South : Flat No. 3

On or towards North : Side Margin Space

Name of the Owner : Yet to be sold.

Purpose : Residential

The entrance for this unit is provided from the East side.

FAMILY UNIT APARTMENT NO. 5 : It is constructed on the Second floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.25 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Side Margin Space

On or towards West : Staircase & Flat No. 8

On or towards South : Flat No. 6

On or towards North : Side Margin Space

Name of the Owner : Shri. Bhagwan Bhaskar Bodhai & other 1

Purpose : Residential

The entrance for this unit is provided from the West side.

FAMILY UNIT APARTMENT NO. 6 : It is constructed on the Second floor area admeasuring 55.81 Sq. Mtrs. (carpet area) + area of Balcony 9.26 Sq. Mtrs. which consists of Two bedroom + hall & kitchen as specially shown in exhibit 'A' of this deed. The boundries of this unit are as under-

On or towards East : Side Margin Space

On or towards West : Lift & Flat No. 7

On or towards South : Side Margin Space

On or towards North : Flat No. 5

Name of the Owner : Mrs. Jyotsna Khandu Pawar

Purpose : Residential

The entrance for this unit is provided from the West side.

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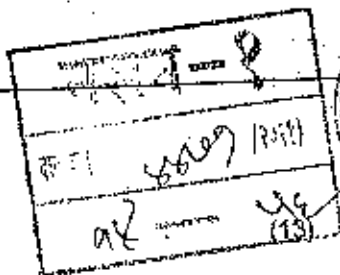


and other equipment's and incidental things in general all apparatus and installation.

- v) The facility of rain water harvesting is provided.
- vi) Electric wiring network throughout the building.
- vii) The foundations and main walls, columns, beams, roof, as described in the plan attached hereto.
- viii) Separate septic tank & soak pit is provided to the building.
- vix) The separate underground & overhead water tank is provided & plumbing network is provided.
- x) One lift of six passengers capacity of Power Link company with battery backup are provided & lift room is also provided.
- xi) Common gate is provided at the entrance of the building.
- xii) Borewell is provided with electric motor to the North-East corner of the said plot.
- xiii) One Common electric meter of three phase connection is provided.
All the apartment holders shall pay the electric bills in common.
- xvi) Water supply connection from Nashik Municipal Corporation is provided.
- xvii) Common toilet room is also provided.
- xviii) Common area of top terrace admeasuring 195.42 Sq. Mtrs. is provided.
- xix) Compound wall is erected to the plot area described in Schedule hereunder written.
- xx) Common entrance lobby is provided.

RESTRICTED RIGHTS :

- 1) That, the area of the top terrace area admeasuring 55.94 Sq. Mtrs. is provided to the Flat No. 13 situated on fourth floor & the said terrace is adjacent to the flat No. 13 & the entrance to the said terrace is provided from the hall area of the said flat/apartment No. 13. The owner of Flat/ Apartment No. 13 shall have right to use & enjoy the said area of top terrace as per their own wish & choice. No other member of the V N



Residency Apartment has any right over the top terrace area sold to the owner of Apartment No. 13. No any other apartment owner shall claim any right to use, occupy & enjoy the same. The said area of top terrace allotted to flat/Apartment No. 13 is closed by a constructed parapet wall.

The parking facility for all the apartment holders is provided as under -

- 1) The owner of the flat/apartment No. 1 has been allotted the parking No. 1.
- 2) The owner of the flat/apartment No. 2 has been allotted the parking No. 2.
- 3) The owner of the flat/apartment No. 3 has been allotted the parking No. 3.
- 4) The owner of the flat/apartment No. 4 has been allotted the parking No. 4.
- 5) The owner of the flat/apartment No. 5 has been allotted the parking No. 5.
- 6) The owner of the flat/apartment No. 6 has been allotted the parking No. 6.
- 7) The owner of the flat/apartment No. 7 has been allotted the parking No. 7.
- 8) The owner of the flat/apartment No. 8 has been allotted the parking No. 8.
- 9) The owner of the flat/apartment No. 9 has been allotted the parking No. 9.
- 10) The owner of the flat/apartment No. 10 has been allotted the parking No. 10.
- 11) The owner of the flat/apartment No. 11 has been allotted the parking No. 11.
- 12) The owner of the flat/apartment No. 12 has been allotted the parking No. 12.

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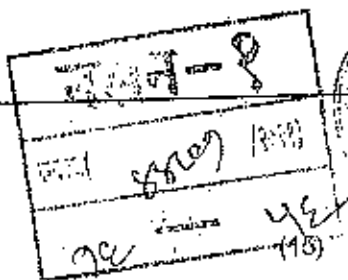
- 13) The owner of the flat/apartment No. 13 has been allotted the parking No. 13.
- 14) The owner of the flat/apartment No. 14 has been allotted the parking No. 14.
- 15) The owner of the flat/apartment No. 15 has been allotted the parking No. 15.

The owner of the each flat/apartment holder as mentioned herein above alone shall have right to use, occupy & enjoy the said parking space. No any other apartment holder shall claim any right title interest in the said parking space provided to the apartment as above.

TWELVTH a) That the right title and interest of each owner of a family unit in the general common area and facilities as listed above and their proportionate share in the profits and common expenses in the restricted common areas and facilities, as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of V N RESIDENCY APARTMENT Condominium is based on the proportionate area of each family unit of the total area of the all family units. The individual right of each apartment owner in the common area and facilities shall be as follows:

Voting & Ownership %

Flat/Apartment No. 1	6.48 %
Flat/Apartment No. 2	6.48 %
Flat/Apartment No. 3	6.49 %
Flat/Apartment No. 4	6.48 %
Flat/Apartment No. 5	6.48 %
Flat/Apartment No. 6	6.48 %
Flat/Apartment No. 7	6.49 %
Flat/Apartment No. 8	6.48 %
Flat/Apartment No. 9	6.48 %



Flat/Apartment No. 10	6.48 %
Flat/Apartment No. 11	6.49 %
Flat/Apartment No. 12	6.48 %
Flat/Apartment No. 13	9.24 %
Flat/Apartment No. 14	6.49 %
Flat/Apartment No. 15	6.48 %
TOTAL	<u>100 %</u>

b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto as Exhibit B.

c) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment, (each Apartment) are not encumbered in any manner whatsoever on the date of this Declaration.

13) That, the Administration of V N RESIDENCY APARTMENT Condominium consisting as aforesaid of the building and parcel of land described in the schedule and para 8 of this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto.

14) That, as appear above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act 1970. So that the family units of the said apartment may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

15) That for the purposes of the registration of this Declaration and Deed of Apartment under Sec. (5) the value of the V N RESIDENCY APARTMENT

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Condominium is distributed as follows :

- a) Parcel of land described in Schedule hereunder written is valued approximately at Rs. 65,00,000/- (Rs. Sixty Five Lacs Only).
- b) The condominium described in this deed hereof V.N RESIDENCY APARTMENT is valued approximately at Rs. 3,80,00,000/- (Rs. Three Crores Eight Lacs only).

16) That the restricted common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

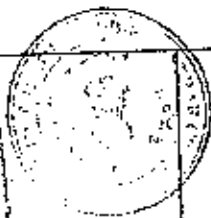
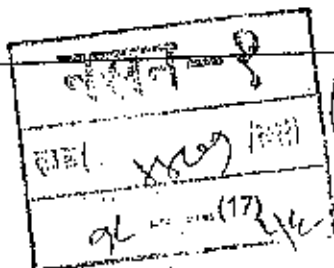
17) That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be charged except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

18) That the undivided interest in the restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

19) That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damage, or for Injunctive relief.

20) That the dedication of the property to the plan of apartment 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 apartment owner and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

21) That no apartment owner of a family unit may exempt himself from liability for contribution towards the common expenses by waiver of the



use or enjoyment of any of the general and/or common areas and facilities or by the abandonment of his family unit.

22) All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

23) 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 provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and rectified.

24) That if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by The Maharashtra Apartment Ownership Act 1970.

25) That where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall can be liable for assessments by the association which become due prior to the acquisition of title by such acquirer, it being understood, however that the above shall not be constructed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by law, and such charge shall be subordinate to such mortgage.

26) That, the one lift has been provided by the Grantors to the said V N RESIDENCY APARTMENT. The said lift is of Power Link Company. The maintainance of the said lift & day to day/monthly expenses/electric bills regarding the said lift are to be borne by the members of the V N RESIDENCY APARTMENT.

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27) That, all the apartment holders of V N RESIDENCY APARTMENT shall pay the one time maintainance as under -

Amount	Particulars
Rs. 75,000/-	for 2BHK

i.e. the amount of one time maintainance of V N RESIDENCY APARTMENT comes to Rs. 11,25,000/- & the said amount shall be deposited by the Grantor in any Nationalise Bank in the account of V N RESIDENCY APARTMENT as soon as the amount of maintainance is paid by each apartment holder.

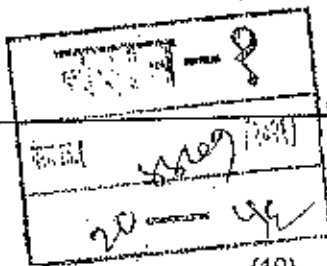
28) The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of all the Apartment Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

29) The service of the notice and/or summons or any type of the correspondence will be made at the address above mentioned of the persons concerned and/or the addresses subsequently informed by the apartment Owners to the Board of Managers in writing.

SCHEDULE - I OF THE PROPERTY

All that piece and parcel of land bearing Non-agriculture plot No. 18 admeasuring H 0-7.08.22 R i.e. 708.22 Sq. Mtrs. assessed at Rs. 340=00 Ps. out of Survey No. 163/2/22/plot/18 (its old Survey No. 163/2/22) situated at village Nashik within the limits of Nashik Municipal Corporation, Nashik, Tal & Dist. Nashik within the limits of Sub Registrar of Nashik, Tal. & Dist. Nashik which is bounded as under-

East	-	Plot No. 11
West	-	12 Mtr. Colony Road
South	-	Plot No. 17
North	-	Plot No. 19



IN WITNESS WHEREOF GRANTOR HEREINABOVE NAMED HAS SET HIS RESPECTIVE HANDS AND SIGNED THIS DECLARATION DEED AT NASHIK IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.



Sachin Shankarrao Jadhav

SIGNED, SEALED &
DELIVERED BY THE WITHIN NAMED
CENTURY BUILDERS & DEVELOPERS
a registered Partnership firm through its Partner
SHRI. SACHIN SHANKARRAO JADHAV
GRANTOR

WITNESSES :

Rushikesh Kale

1

Rushikesh Kale
Kazipura, Sant Namdev Path
H.No. 2697, old Nashik.

2

Vikram Dayal

Hirawadi, Pancharati,
Nashik-422003

महाराष्ट्र	
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EXHIBIT "B"
BYELAWS OF V N RESIDENCY APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called the Bye-laws of the V N RESIDENCY APARTMENT Condominium. The provisions of these bye laws apply to the V N RESIDENCY APARTMENT Condominium.

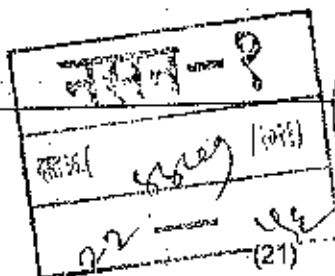
All present or future owners, tenants, future tenants or their employees or any other persons that might use the facilities of the building in any manner, are subject to the regulations set forth in these bye laws.

The mere acquisition or rental or taking on licence of any of the family units (Hereinafter referred to as the "Units") of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted ratified and will be complied with.

2) DEFINITIONS :

1) In these bye laws, unless the context requires otherwise.

- a) "Act" means the Maharashtra Apartment Ownership Act 1970.
- b) "Association" means the association of all the apartment Owners constituted by such owners for the purpose of the V N RESIDENCY APARTMENT Condominium.
- c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the V N RESIDENCY APARTMENT Condominium.
- d) "Building" means the building located at plot No. 18 admeasuring H 0-7.08.22 R i.e. 708.22 Sq. Mtrs. assessed at Rs. 340=00 Ps. out of Survey No. 163/2/22/plot/18 (its old Survey No. 163/2/22) situated at village Nashik within the limits of Nashik Municipal Corporation, Nashik, Tal & Dist. Nashik and known as the V N RESIDENCY APARTMENT Condominium and includes the land forming part thereof.
- e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have executed



and registered as provided in the Section 2.

- f) "Majority of Owners" means those owners holding 51 percent of the votes in the accordance with the percentages assigned in the Declaration.
- g) "Owner" or "Apartment Owner" mean the person owning an apartment in the V N RESIDENCY APARTMENT Condominium.
- h) "Section" means a Section of the Act.
- i) "Unit" means a family unit in the V N RESIDENCY APARTMENT Condominium.
- k) "Registrar" means the Registrar of the Co-op Societies.
- l) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the Act.

3) **APARTMENT OWNERSHIP :**

The building located on the Plot No. 18 out of Survey No. 163/2/22/plot/18 (its old Survey No. 163/2/22) situated at village Nashik, Meri-Adgaon link road, within the limits of Nashik Municipal Corporation, Nashik, Tal & Dist. Nashik known as the V N RESIDENCY APARTMENT Condominium is submitted to the provisions of the Act.

4) **OBJECT OF ACCOCIATION :**

- 1) The objects of the association shall be :

- a) To be and act as the association of the Apartment Owners of the building called V N RESIDENCY APARTMENT, Address -Plot No. 18 out of Survey No. 163/2/22/plot/18 (its old Survey No. 163/2/22) situated at village Nashik, Meri-Adgaon link road, within the limits of Nashik Municipal Corporation, Nashik, Tal & Dist. Nashik (Hereinafter called the "Said Building".) who have filed their respective Declarations submitting their apartments to the provisions of the Act.
- b) To invest or deposit moneys.
- c) To provide for the maintenance, repair & replacement of the

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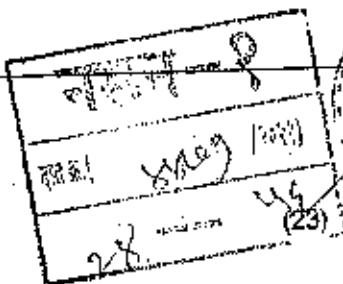
common areas & facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose.

- d) To retain & rent or licence if possible, suitable portions of the common area to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.
- e) To provide for all & do all & any of the matters provided in the Sub Section (2) of Section 18.
- f) To advance, with the consent of the Apartment owners, any short term loans to any apartment owners in case of emergent necessity & to provide for the repayment thereof in lumpsum or in instalments.
- g) To establish & carry on, on its own accounts or jointly within individuals or institutions, educations, physical, social & recreative activities for the benefits of the Apartment Owners.
- h) To frame rules, within the approval of the general meeting of the Associations & after consulting the Competant Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association.
- i) To do all the things necessary or & otherwise provide for thier welfare expedient for the attainment of the objects specified by the bye-laws.

2) The association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

5) MEMBER OF THE ASSOCIATION

1) All persons who have purchased apartments in the V N RESIDENCY APARTMENT Condominium & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & may purchase at least one share of the face value of Rs. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of One Hundred Rupees.



2) Upon any Apartment Owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or donee shall automatically become a member of the Association & shall be admitted as member on payment of the entrance of Rs. One. The shares held by the Apartment owner shall be transferred to the name of such purchaser or donee on payment of one rupee to the association.

3) On the death of an Apartment Owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the apartment. The name of the legatee or the names of the legal representatives jointly shall be entered same, in the register of apartment owners maintained by the Secretary for the purpose of Administration of the V N RESIDENCY APARTMENT Condominium as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) **JOINT APARTMENT OWNERS :**

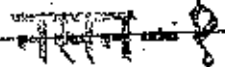
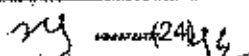
Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7) **HOLDING OF ONE SHARE COMPULSORY :**

Every apartment owner must hold at least one share of the Association. (Joint apartment owners holding the shares jointly).

8) **DISQUALIFICATIONS :**

No apartment owner shall be entitled to vote on the questions of the election of the members of the Board or the President, Secretary, Treasurer or any other office bearer or to be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his contributions for common expenses, for more than sixty days / Sixty days on the last day of the year preceding the years in which the elections to the Board would take place.



CHAPTER - II

VOTING QUORUM AND PROXIES

9) VOTING :

Voting shall be on a percentage basis and the percentage of vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10) QUORUM :

Except as otherwise provided in these bye-laws the presence in person of a majority of owners shall constitute a quorum.

11) VOTES TO BE CAST IN PERSON :

Votes shall be cast in person.

CHAPTER - III

ADMINISTRATION

12) POWERS & DUTIES OF THE ASSOCIATION :

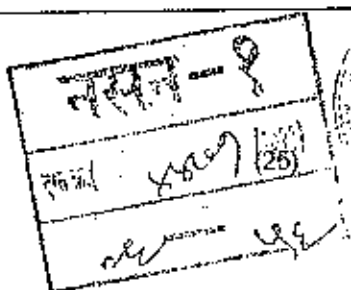
The association shall have the responsibility of administering the V N RESIDENCY APARTMENT Condominium, approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of the owners, casting votes in person.

13) PLACE OF MEETINGS :

Meeting of the association shall be held at suitable place convenient to owners as may from time to time be designated by the Association.

14) ANNUAL MEETING :

The first annual meeting of the association shall be held within a period of two months from the date of registration of the declaration. Thereafter the annual meetings of the association shall be held on the 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in



accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

15) SPECIAL MEETING :

It shall be the duty of the President to call a special meeting of the Apartment Owners as directed by the resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorised by him in his behalf. The notice of special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four fifths of the owners present in person.

16) NOTICE OF MEETING :

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye-law shall be considered notice served. Notices of all the meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17) ADJOURNED MEETINGS :

If any meetings of any owners cannot be organised because a quorum has not attended the owner who are present, may adjourned the meeting to a time not less than 48 hours from the time the original the meeting was called. If at such adjourned meetings also, no quorum is present the owners present in person been not less than two shall form a quorum.

18) ORDER OF BUSINESS :

The order of business at all meetings of the owners of a units shall be as follows :

- a) Roll Call
- b) Proof of notice of meeting or waiver of notice

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- c) Reading of minutes of preceeding meeting
- d) Report of Offloers
- e) Report of the Housing Commissioner, or the Registrar or of the Officer duly authorised by them If present.
- f) Report of Committees
- g) Election of Board of Managers.
- h) Unfinished Business If any.
- i) New Business

CHAPTER IV BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION :

The affairs of the association shall be governed by a Board of Managers.

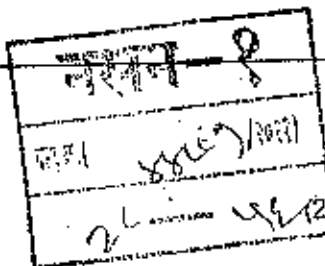
20) POWERS & DUTIES OF THE BOARD :

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the association and may do all such acts and things as are not by law or these bye laws directed to be exercised & done by the owners.

21) OTHER DUTIES :

In addition to duties imposed by these bye-laws or by the solution of the association the Board shall be responsible for the following that is to say :

- a) Care, upkeep and surveillance of the V N RESIDENCY APARTMENT Condominium and the common areas and facilities and the restricted common areas and facilities.
- b) Collection of monthly assessment from the owners.
- c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the V N RESIDENCY APARTMENT Condominium and the common areas and facilities and the restricted common areas and the facilities.



- d) To provide for the manner in which the audit and the account of the association shall be carried out.
- e) To inspect the accounts kept by the secretary and/or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
- f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- g) To see that cash written up promptly and is signed duly by one of the members of the Board authorised in this behalf.
- h) To hear and deal with complaints.

22) MANAGER :

The Board may comply for the association a Manager at a compensation determined by the Board to perform such duties and services as the Board shall authorised including but not limited to the duties listed in the bye laws 21.

23) ELECTION & TERM OF THE OFFICE :

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, A Successor shall be elected to serve a term of three years. The Manager shall hold office until their successor have been elected and hold their first meeting (If a larger Board is contemplated, the terms of office shall or should be established in a similar manner so that they will expire in different years.

24) VACANCIES :

Vacancies in the Board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitute less than quorum and each person so elected shall be a manager until a successors is elected at the next annual meeting of the association.