

(3)

conditions mentioned therein. According to the said amalgamation order, the amalgamated area of Plot Nos. **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** is **1365.448 Sq. Mtrs.** As per the Amalgamation Plan issued by the Building Engineer (West), Nagpur Improvement Trust, the boundaries of the said One Unit after amalgamation.

AND WHEREAS, thereafter, **Mrs. RAJAMANI W/o VANSANTRAJ MODH & Mr. VASANTRAJ S/o SURAJPRASADJI MODH** in their turn sold the said Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 to **M/s PINNACLE CONSTRUCTION, A PROPRIETARY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** i.e grantor herein, the said Sale Deed dated **31/03/2021** which is duly executed and registered in the office of Sub-Registrar Nagpur-3 on **02/06/2021** at **Serial No.3178/2021** on even date and his name is also duly mutated in the records of City Survey as owner thereof vide Mutation Entry No. 49492.

AND WHEREAS, the GRANTORS has decided to develop the said property, by constructing multistoried building consisting of various self contained Apartments therein, as per the building plan to be sanctioned by the Nagpur Improvement Trust and to sale the same along with undivided share in the above said property to the prospective purchasers on the ownership basis, so that such persons purchasing such apartments will provide funds and contributions towards the cost of construction of the residential apartment/s chosen by them and have the exclusive ownership thereof along with the proportionate share in the common area, facilities and liabilities in the said proposed apartment scheme.

AND

WHEREAS, the GRANTORS being desirous of developing the above said property by constructing multistoried building consisting of various self contained Apartments therein, as per the building plan to be sanctioned by the Nagpur Municipal Corporation or Nagpur Improvement Trust and to sale the same along with undivided share in the above said property to the prospective purchasers on the ownership basis, so that such persons purchasing such apartments will provide funds and contributions towards the cost of construction of the residential apartment/s chosen by them and have the exclusive ownership thereof along with the proportionate share in the common area, facilities and liabilities in the said proposed apartment scheme.

AND

WHEREAS, the GRANTORS have submitted the said entire land described ALL THAT piece and parcel of land bearing Amalgamated **PLOT Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** having total regularized area admeasuring about **1365.448 Sq. Mtrs. (14697.68 Sq. Fts.)** in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1, of MOUZA - SOMALWADA**, situated at



(4)

SOMALWADA, City Survey No. 525, SHEET No. 696 Corporation House No. 3486/20 to 3486/29, WARD No. 15, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur to the provision of the Maharashtra Apartment Ownership Act, 1970.

SECOND: THAT, the GRANTORS have started construction of the multistoried building on the Piece and Parcel of land described above, to be known and styled as **“DURVANG VASANT IMPERIAL”** according according to the plan attached hereto as Exhibit “A” which is approved by the Building Engineer of the Nagpur Improvement Trust vide **Building Permit No. BE (WEST)/Case No. BUL-G-12548-/TRACKING No. 2021080678/655** dated **10/06/2022** and which is made a part thereof as EXHIBIT –A and which is made a part hereof.

The Postal Address of the Building is as Follows:-

“DURVANG VASANT IMPERIAL”

Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 in the layout
of New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur,
Manish Nagar, Mouza Somalwada Tahsil and District-Nagpur – 440015.

THIRD: THAT, the said Multistoried building consists of the **FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR & SIXTH FLOOR. THE FIRST FLOOR, SECOND FLOOR, THIRD FLOORS & FOURTH FLOOR CONSIST OF 7 RESIDENTIAL APARTMENTS, ON THE FIFTH FLOOR CONSIST OF 6 RESIDENTIAL APARTMENTS & ON THE SIXTH FLOOR CONSIST OF 5 RESIDENTIAL APARTMENTS.** All the Apartments are meant for residential purpose only. All the Floors are capable of individual utilization on account of having their own exit to common exit area and facilities of the building constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereafter referred to as Family Unit) and also an Undivided interest in the general Common Areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as General Common/Restricted Areas and Facilities all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

FORTH: THAT, the aforesaid building has a Total Built-up area of all the Floors (Excluding Balconies) and an Open land which consists the General common Area as per map attached herewith.



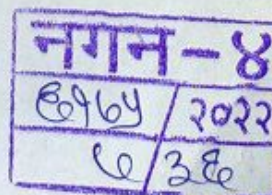
FIFTH : THAT, the Condominium shall be known and styled as “**DURVANG VASANT IMPERIAL**”. The Family Units and the Common/ Restricted Areas and Facilities of the Building Area as Follows:

The Building consists of **FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR & SIXTH FLOOR** The on **FIRST FLOOR** numbers as 101, 102, 103, 104, 105, 106 & 107 Family Units,. The Family Units on **SECOND FLOOR** numbered as 201, 202, 203, 204, 205, 206 & 207. The Family Units on **THIRD FLOOR** numbered as 301, 302, 303, 304, 305, 306 & 307. The Family Units on **FOURTH FLOOR** numbered as 401, 402, 403, 404, 405, 406 & 407. The Family Units on **FIFTH FLOOR** numbered as 501, 502, 503, 504, 505 & 506. The Family Units on **SIXTH FLOOR** numbered as 601, 602, 603, 604 & 605. The Family units are described herein below. The measurers of Family units include all the outside walls and ½ (One-Half) of the Block Partition Walls. Each Family units unit is a rectangular shaped. The Floor has an access to the common/Restricted area land and the main doors of the Family units on the upper floors have an access to the Corridor of the respective floor.

(2) COMMON AREAS AND FACILITIES:

- a) The parcel of land described in paragraph FIRST of this Deed (Excluding the Restricted)
- b) Covered Parking Facility provided to the said building.
- c) Common passage leading to the Stair Ways.
- d) Compound wall on all sides and Two Grill Gate are provided to the said building for ingress and egress of Apartment Owners.
- e) The Following facilities located throughout the building
 - i) 1 (One) Staircase is provided to the said Building.
 - ii) Bore Well with Electric Motor and Pump
 - iii) A Sump with Electric Motor and Pump
 - iv) Plumbing network, throughout the building
 - v) Electric wiring network throughout the building
 - vi) Necessary light and public water connections
 - vii) Overhead 2 Water Tank
 - viii) 2 Lifts in the said building.
 - ix) The foundation and main walls, columns, beams and roof of the building as described in the plan which forms a part of this deed as Exhibit-A hereof.

SIXTH: (A) THAT the right, title and interest of each owner of Family Unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-paragraph (2) of para FIFTH and their proportionate shares in the profits and common expenses in the said General Common/Restricted areas and facilities for voting purposes in the meeting of the association of Apartment Owners of “**DURVANG VASANT IMPERIAL**” shall be as follows:



"DURVANG VASANT IMPERIAL" AREA CALCULATIONS FOR MANISH NAGAR PLOT NO. 20 TO 29

FLOOR	FLAT NOS.	TYPOLGY	CARPET AREA (SQ.M.)	B/UP AREA (SQ.M.)	COMMON AREA (SQ.M.)	SUPER B/UP AREA (SQ.M.)	SUPER B/UP AREA (SQ.FT)	UNDIVIDED SHARE IN %
FIRST FLOOR 	101	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	102	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	103	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	104	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	105	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	106	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	107	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
SECOND FLOOR 	201	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	202	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	203	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	204	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	205	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	206	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	207	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
THIRD FLOOR 	301	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	302	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	303	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	304	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	305	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	306	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	307	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
FOURTH FLOOR	401	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	402	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	403	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	404	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	405	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	406	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	407	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
FIFTH FLOOR	501	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	502	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	503	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	504	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	505	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	506	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	507	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
SIXTH FLOOR	601	3BHK	71.282	105.654	25.980	131.634	1416.900	2.676%
	602	3BHK	69.634	104.483	25.980	130.463	1404.300	2.626%
	603	3BHK	78.160	119.570	25.980	145.880	1570.250	2.956%
	604	3BHK	78.931	104.965	25.980	130.945	1409.491	2.676%
	605	3BHK	79.977	106.118	25.980	132.098	1421.902	2.626%
	606	2BHK	54.071	77.680	25.980	103.660	1115.796	2.116%
	607	2BHK	53.336	74.720	25.980	100.700	1083.934	2.015%
TOTAL	39 FLATS	3BHK-30 & 2BHK-9.						100%