



The building is known as " **MALATI - MANOHAR APARTMENT** " with it's postal address at situated at - **Mhasrul, Tal. & Dist-Nashik.**

The building construction work is done as per the sanctioned plans. The specifications of the units given herein below are at present final and without any alterations of amendments and to that extent, the grantors shall not use any option or discretion and they will abide by the present approved plans.

THIRD :-

That the said building is already constructed & is having the **Ground Floor** for parking And **First Floor To Four Floor**, Residential Flats.

All the units are capable of individual utilization on account of having their own independent access to the common areas and facilities of the building, each apartment unit is sold out to the respective owner independently. Each owner obtains a particular exclusive property thereof and each apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the state and also undivided interest in general and restrictive common areas and facilities of the building as listed hereinabove in this deed necessary for their adequate use and enjoyment and hereinafter referred to as general and/or restricted common areas and facilities all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

FOURTH :-

That the said building has **840.493** sq. mtrs. Carpet floor area as per plan. in Exh-A.

FIFTH :-

That this condominium shall be known as **MALATI - MANOHAR APARTMENT** " Condominium and that the Apartment and the common areas and facilities of the building will be as follows :-

APARTMENT UNITS :-

On the **1st Floor** Plus **4th Floor** there are **14** Residential (Flat unit bearing No.101,102,103,104,201,202,203,204,301,302,303,304,401,402.) The Apartment Units are Residential Units are described below fully.



नसम-५
दस्तावेज क्र. ८४४९ / २०२३
५-३५

RESIDENTIAL UNITS :-

RESIDENTIAL APARTMENT UNIT NO. 01 (Flat No. 101) :-

It is a Residential unit on **First Floor** having **Carpet Area of 62.245 Sq. Mtrs + parking 4.65 Sq. Mtrs.** and bounded as under:-

- ON OR TOWARDS EAST :- Flat No. 104 & Lift.
ON OR TOWARDS WEST :- Open Space.
ON OR TOWARDS SOUTH:- Open Space
ON OR TOWARDS NORTH :- Flat No. 102

RESIDENTIAL APARTMENT UNIT NO. 02 (Flat No. 102) :-

It is a Residential unit on **First Floor** having **Carpet Area of 50.98 Sq. Mtrs.** and bounded as under:-

- ON OR TOWARDS EAST :- Flat No. 103.
ON OR TOWARDS WEST :- Open Space
ON OR TOWARDS SOUTH:- Flat No. 101
ON OR TOWARDS NORTH :- Open Space

RESIDENTIAL APARTMENT UNIT NO. 03 (Flat No. 103) :-

It is a Residential unit on **First Floor** having **Carpet Area of 45.56 Sq. Mtr.s** and bounded as under:-

- ON OR TOWARDS EAST :- Open Space.
ON OR TOWARDS WEST :- Flat No. 102.
ON OR TOWARDS SOUTH:- Flat No. 104.
ON OR TOWARDS NORTH :- Open Space.

RESIDENTIAL APARTMENT UNIT NO. 04 (Flat No. 104) :-

It is a Residential unit on **First Floor** having **Carpet Area of 47.57 Sq. Mtrs.** and bounded as under:-

- ON OR TOWARDS EAST :- Open Space.
ON OR TOWARDS WEST :- Lift & Flat No.101.
ON OR TOWARDS SOUTH:- Open Space.
ON OR TOWARDS NORTH :- Flat No.103.

RESIDENTIAL APARTMENT UNIT NO. 05 (Flat No. 201) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 62.25 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

- ON OR TOWARDS EAST :- Flat No. 204 & Lift.
ON OR TOWARDS WEST :- Open Space
ON OR TOWARDS SOUTH:- Open Space.
ON OR TOWARDS NORTH :- Flat No. 202.



RESIDENTIAL APARTMENT UNIT NO. 06 (Flat No. 202) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 51.20 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST :- Flat No. 203.
 ON OR TOWARDS WEST :- Open Space.
 ON OR TOWARDS SOUTH:- Flat No. 201.
 ON OR TOWARDS NORTH :- Open Space.

RESIDENTIAL APARTMENT UNIT NO. 07 (Flat No. 203) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 45.83 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST :- Open Space.
 ON OR TOWARDS WEST :- Flat No. 202.
 ON OR TOWARDS SOUTH:- Flat No. 204.
 ON OR TOWARDS NORTH :- Open Space.

RESIDENTIAL APARTMENT UNIT NO. 08 (Flat No. 204) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 60.87 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

ON OR TOWARDS EAST :- Open Space.
 ON OR TOWARDS WEST :- Lift & Flat No. 201.
 ON OR TOWARDS SOUTH:- Open Space.
 ON OR TOWARDS NORTH :- Flat No. 203.

RESIDENTIAL APARTMENT UNIT NO. 09 (Flat No. 301) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 62.245 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

ON OR TOWARDS EAST :- Lift and Flat No. 304
 ON OR TOWARDS WEST :- Open Space
 ON OR TOWARDS SOUTH:- Open Space
 ON OR TOWARDS NORTH :- Flat No. 302.

RESIDENTIAL APARTMENT UNIT NO. 10 (Flat No. 302) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 51.20 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST :- Flat No. 303.
 ON OR TOWARDS WEST :- Open Space.
 ON OR TOWARDS SOUTH:- Flat No. 301.
 ON OR TOWARDS NORTH :- Open Space.



RESIDENTIAL APARTMENT UNIT NO. 11 (Flat No. 303) :-

It is a Residential unit on **Third Floor** having **Carpets Area of 45.83 Sq. Mtrs.** and bounded as under:-

- ON OR TOWARDS EAST :- Open Space.
ON OR TOWARDS WEST :- Flat No. 302.
ON OR TOWARDS SOUTH:- Flat No. 304.
ON OR TOWARDS NORTH :- Open Space.

RESIDENTIAL APARTMENT UNIT NO. 12 (Flat No. 304) :-

It is a Residential unit on **Third Floor** having **Carpets Area of 61.781 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

- ON OR TOWARDS EAST :- Open Space.
ON OR TOWARDS WEST :- Flat No. 301 & Passage.
ON OR TOWARDS SOUTH:- Open Space.
ON OR TOWARDS NORTH :- Flat No. 303.

RESIDENTIAL APARTMENT UNIT NO. 13 (Flat No. 401) :-

It is a Residential unit on **Fourth Floor** having **Carpets Area of 96.466 Sq. Mtrs + Terrace area-34.00 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

- ON OR TOWARDS EAST :- Lift & Flat No. 402.
ON OR TOWARDS WEST :- Open Space.
ON OR TOWARDS SOUTH:- Open Space.
ON OR TOWARDS NORTH :- Open Space.

RESIDENTIAL APARTMENT UNIT NO. 14 (Flat No. 402) :-

It is a Residential unit on **Fourth Floor** having **Carpets Area of 96.466 Sq. Mtrs + Terrace area-34.00 Sq. Mtrs + Parking area - 4.65 sq. mtrs** and bounded as under:-

- ON OR TOWARDS EAST :- Road.
ON OR TOWARDS WEST :- Flat No. 401 & Lift.
ON OR TOWARDS SOUTH:- Road.
ON OR TOWARDS NORTH :- Open Space.



COMMON AREA AND FACILITIES

1. All that piece and parcel of land described in clause first above.
2. The Stair case column leading on to above Forth floor terrace and over head tanks on terrace.
3. The setback pace in the front of the building and passage space falling on the all side of the plot and staircase leading unto above Fourth Floor terrace of the building.
4. Foundation and main walls.
5. Drainage, water lines and electrical connection as also the common meters, including connections and electric motors and the other incidental things, if any.
6. Water storage tank on the Ground floor and the pump unit with connections and electric motors and the other incidental things, if any.
7. Lift.

RESTRICTED AREAS AND FACILITIES

1. Partition walls common between such two apartment shall be restricted and be common between the same two units only.
2. Terrace over the building on above Forth floor.
3. The passage portion lying between staircase and apartment units (landing) at various floors and at various stages shall be for the use & enjoyment of all apartment.
4. The staircase leading from ground floor level to floor shall be for the enjoyment of all the unit holders.
5. Open space around the building shall be common for all and shall be used all apartment owners.

SIXTH :-

The Completion Certificate was obtained from Nashik Municipal Corporation vide No. Nanivi / C 2/ 30080 / 2022, Dated :- 20/07/2022.

That the right and interest of each owner of the units in the general areas and facilities described in sub- paras 1 to 6 of (B) of clause fifth as well as the proportionate share in the profits and common expenses as well as proportionate representation for voting purpose in the meeting of the Associating of the Apartment unit owner in "MALATI - MANOHAR APARTMENT " Condominium is based on the proportionate area. The table of the areas and the percentage of voting rights is given hereunder :-