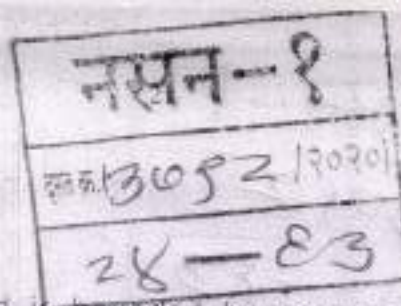




adm.13.43 sq.mtrs. and is bounded by as per approved building plan.

Residential Apartment Unit No. 1001 :- It is a residential unit on tenth floor Carpet area of this apartment is 30.91 sq mtrs + balcony adm.8.61 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 1002 :- It is a residential unit on tenth floor Carpet area of this apartment is 46.97 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 1003 :- It is a residential unit on tenth floor Carpet area of this apartment is 46.97 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 1004 :- It is a residential unit on tenth floor Carpet area of this apartment is 31.92 sq mtrs + balcony adm.8.76 sq.mtrs, and is bounded by as per approved building plan.

Residential Apartment Unit No. 1005 :- It is a residential unit on tenth floor Carpet area of this apartment is 46.62 sq.mtrs. + balcony adm.13.97 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 1006 :- It is a residential unit on tenth floor Carpet area of this apartment is 49.14 sq mtrs + balcony adm.13.43 sq.mtrs., and is bounded by as per approved building plan.

Common Areas and Facilities-

- 1) All that piece and parcel of land described in clause first above.
- 2) The staircase column from the ground to the common terrace, common terrace and overhead tank on terrace.

नसम-१
सं. 3092/2020
24-83



3) Foundation and main walls.

4) Drainage, water lines and electrical connections and also the meters including connections and electric motors and the other incidental things, if any.

5) Water storage tank, on the ground floor and pump house with connections electric motors and the other incidental things, if any.

6) overhead tank on the top of the building.

7) Parking space, on the ground floor.

8) Dish T.V., antenna on the top terrace has been provided any other individual connection shall be only permitted on permission of the association members.

Restricted Area and Facilities-

1) Partition wall common between such two units shall be restricted and shall be common between the two units only.

2) The passage portion lying between staircase and apartment units at various floors and at various stages shall be for the use and enjoyment of all apartment owners.

3) The staircase leading from the ground floor level to the common terrace shall be for enjoyment of all unit holders.

4) The parking on the ground floor

Sixth:-

That the right, title, interest of each owner of the unit in general areas and facilities described herein as well as the proportionate share in the profits and common expenses in the said general common areas and facilities and proportionate representation for voting purpose in the meeting of the association of the apartment unit owner in "EMPIRE MARVEL Apartment" is based on the proportionate area. The table of the areas and percentage of voting rights is given hereunder:-

WING - A

Floor	FLAT NO.	As per Old Agreement		As per RERA		Name	Voting in %	Registration No & Date
		Area Carpet Sq. mtrs	Balcony Sq. Mtrs	Area Carpet Sq. mtrs	Balcony Sq. Mtrs			
1st Floor	101	45.47	12.89	43.86	14.39	Lalitkumar Shashikant Londhe and others	0.9377	3075/2018, 11/04/2018
	102	45.58	12.89	43.86	14.39	Sachin Ravindra Gosavi and other	0.9377	6574/2017, 14/09/2017
	103	34.35	4.96	33.93	5.36	Janardhan Ekanath Ugalmugale and other	0.6325	7045/2017, 05/10/2017
	104	54.64		46.96	8.36	Ramnath Shivaji Bodke and other	0.8905	481/2017, 20/01/2017
	105	46.88	6.56	46.96	8.36	Sandip Bhagwan Shelke and other	0.8905	5191/2018, 21/06/2018
	106	34.97	3.98	35.11	5.63	Yogesh Namdev Darade and other	0.6558	5399/2018, 28/06/2018
2nd Floor	201				14.39	Vijay Vasantrao Patil and other	0.9377	5107/2019, 23/07/2019
	202			43.86	14.39	Dnyaneshwar Sudam Bodeke	0.9377	16/2019, 01/01/2019
	203			33.93	5.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6325	
	204			46.96	8.36	Shatrughan Narayan Kakad and other	0.8905	7284/2018, 04/09/2018
	205			46.96	8.36	Sagar Maruti Shelke and other	0.8905	8826/2018, 02/11/2018
	206			35.11	5.63	Chetan Kishor Supe and other	0.6558	5943/2018, 17/07/2018
3rd Floor	301			43.86	14.39	Chander Pal and other	0.9377	7987/2019, 11/11/2019
	302			43.86	14.39	Sunil Dinkar Donde and other	0.9377	7551/2019, 23/10/2019
	303	34.35	4.96	33.93	5.36	Sandesh Vilas Raghatwan and other	0.6325	3567/2018, 26/04/2018
	304			46.96	8.36	Samadhan Madhukar Patil and other	0.8905	3646/2019, 30/05/2019
	305			46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	306	34.97	3.98	35.11	5.63	Uddhav Balasaheb Hagote and other	0.6558	3566/2018, 26/04/2018
4th	401	45.47	12.89	43.86	14.39	Sujitsing Pandurang Patil	0.9377	1454/2018,

नसम-१
क्र. 3052/2020



Floor					and other		20/02/2018
		43.86	5.36	Chendrakant Prabhakar Pandhare	0.9377	1453/2018	20/02/2018
	403		33.93	5.36	Deepshikha Deepak Ware	0.6325	5954/2018 17/07/2018
	404	46.88 6.56	46.96	8.36	Dinesh Vasantrao Sisode and other	0.8905	2220/2018 16/03/2018
	405		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	406	34.97 3.98	35.11	5.63	Ajay Popat Avhad and other	0.6558	3864/2018 08/05/2018
5th Floor	501		43.86	14.39	Mangal Somnath Khade and other	0.9377	3765/2019 04/06/2019
	502		43.86	14.39	Amol Dilip Sangale and others	0.9377	3163/2019 10/05/2019
	503		33.93	5.36	Pradnya Siddharth Waghode and other	0.6325	3862/2019 07/06/2019
	504		46.96	8.36	Sharda Bhimraj Bhise	0.8905	727/2020 27/01/2020
	505		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	506		35.11	5.63	Sunil Karbhari Darade and other	0.6558	9820/2018 18/12/2018
6th Floor	601		43.86	14.39	Vilas Shankarrao Gopale and other	0.9377	3827/2019 06/06/2019
	602		43.86	14.39	Mangesh Prabhakar Kasar and others	0.9377	8508/2019 29/11/2019
	603		33.93	5.36	Gidnyandev Dryanoba Sanap and other	0.6325	963/2019 06/02/2019
	604		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	605		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	606		35.11	5.63	Ganesh Gangadhar Sanap and other	0.6558	5955/2018 28/12/2018
7th Floor	701		43.86	14.39	Bhaskar Ganpat Bodke and others	0.9377	4296/2019 25/06/2019
	702		43.86	14.39	Maruti Bhaurao Dhadwad and other	0.9377	7524/2019 23/10/2019
	703		33.93	5.63	Kiran Ambadas Ghuge and	0.6325	783/2019

नसत-१
१७९२/२०२०
२८-८३



	704			8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	01/02/2019
	705		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	706		35.11	5.63	Swati Ramdas Khade alias Swati Nilesh Sose and other	0.6558	1558/2020, 24/02/2020
8th Floor	801		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	802		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	803		33.93	5.36	Ajit Maruti Nimbalkar and other	0.6325	1346/2020, 14/02/2020
	804		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	805		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	806		35.11	5.63	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6558	
9th Floor	901		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	902		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	903		33.93	5.36	Pankaj Hiranman Bharti and other	0.6325	1658/2020, 25/02/2020
	904		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	905		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	906		35.11	5.63	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6558	
10th Floor	1001		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	1002		43.86	14.39	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9377	
	1003		33.93	5.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6325	
	1004		46.96	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8905	
	1005		46.96	8.36	M/S Shilpa Estates Partner	0.8905	

नसम-१

सम.क्र. 3052

28 E3



					Jayesh V. Thakker		
	1006			35.11	5.63	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6558

WING - B

Floor	FLAT NO.	As per Old Agreement		As Per RERA		Name	Voting in %	Registration No & Date
		Area Carpet Sq. mtrs	Balcony Sq. Mtrs	Area Carpet Sq. mtrs	Balcony Sq. Mtrs			
1st Floor	101			30.91	8.61	Sakharam Shivaji Ugalmugale and other	0.6362	7500/2018, 12/09/2018
	102			46.97	8.36	Nilesh Balu Karad and other	0.8907	2602/2019, 15/04/2019
	103			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	104	32.43	8.35	31.92	8.76	Manoj Pandurang Badgujar and other	0.6549	6700/2017, 22/09/2017
	105			46.62	13.97	Jijabai Balasaheb Tajanpure	0.9754	1661/2019, 11/03/2019
	106			49.14	13.43	Shinde Ganesh Bhausaheb and other	1.0072	6631/2018, 10/08/2018
2nd Floor	201			30.91	8.61	Swati Rahu Jadhav and other	0.6362	8189/2018, 12/10/2018
	202			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	203			46.97	8.36	Amit Somnath Sonawane and other	0.8907	794/2020, 28/01/2020
	204	32.43	8.35	31.92	8.76	Yogesh Hari Andhale and other	0.6549	8632/2017, 07/12/2017
	205			46.62	13.97	Pushpalata Vishnu Mohite and other	0.9754	499/2019, 21/01/2019
	206	49.07	11.18	49.14	13.43	Major Prithvi Mahipal Singh and other	1.0072	8752/2017, 12/12/2017
3rd Floor	301	40.22		30.91	8.61	Mariamamma Jose	0.6362	8538/2016, 24/10/2016
	302	54.70		46.97	8.36	Abhijit Babasaheb Adgoankar and other	0.8907	6959/2018, 26/08/2016
	303			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	

नसम-१

सं. 3052/2020

30-ए 3



	304	32.43	8.35	31.92	8.76	Ganesh Chandrakant Ghuge and other	0.6549	5099/2018, 19/06/2018
	305	60.20		46.62	13.97	Shankar Dani Singh and other	0.9754	9289/2016, 25/11/2016
	306	49.07	11.18	49.14	13.43	Mr. K.V. Varghese	1.0072	9023/2017, 20/12/2017
4th Floor	401	31.72	7.8	30.91	8.61	Anil Vitthal Gawali and other	0.6362	897/2018, 01/02/2018
	402			46.97	8.36	Balu Thamji Ahwad	0.8907	2021/2020, 06/03/2020
	403	46.89	6.56	46.97	8.36	Kiran Deoram Avhad and other	0.8907	9074/2017, 21/12/2017
	404			31.92	8.76	Dattatray Jayram Bhabad	0.6549	1030/2020, 05/02/2020
	405			46.62	13.97	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9754	
	406	59.74		49.14	13.43	Rupesh Satish Kale and other	1.0072	7961/2016, 05/10/2016
5th Floor	501			30.91	8.61	Rahul Ramsahay Singh and other	0.6362	3626/2019, 29/05/2019
	502			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	503			46.97	8.36	Dnyaneshwar Atmaram Shelke and other	0.8907	8497/2018, 23/10/2018
	504			31.92	8.76	Kailas Shivaji Shelke and other	0.6549	1324/2019, 25/02/2019
	505			46.62	13.97	Pratibha Dattatray Sangale	0.9754	3181/2020, 29/06/2020
	506			49.14	13.43	Nilesh Gorakshanath Amrutkar	1.0072	2781/2020, 08/06/2020
6th Floor	601			30.91	8.61	Bhausahab Balu Sangle	0.6362	2527/2020, 20/05/2020
	602			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	603			46.97	8.36	Surekha Ashok Avhad and other	0.8907	5611/2019, 13/08/2019
	604			31.92	8.76	Mangesh Narayan Adhav and other	0.6549	5106/2019, 23/07/2019
	605	60.2		46.62	13.97	Sanjay Sudam Bagul and other	0.9754	3012/2017, 02/05/2017

नसम-१

कतक 3092/2020

39-63



	606			49.14	13.43	M/S Shilpa Estates Partner Jayesh V. Thakker	1.0072	
7th Floor	701			30.91	8.61	Vaibhav Vishwanath Bidve and other	0.6362	5780/2019, 20/08/2019
	702			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	703			46.97	8.36	Dnyaneshwar Walu Ghode and other	0.8907	8495/2019, 28/11/2019
	704			31.92	8.76	Shobha Ramdas Palve	0.6549	3442/2020, 09/07/2020
	705			46.62	13.97	Narendra Ramchandra Gambhire and other	0.9754	7212/2018, 01/09/2018
	706	49.07	11.18	49.14	13.43	Suchita Sanjay Palwankar and other	1.0072	3758/2018, 04/05/2018
8th Floor	801			30.91	8.61	Sandeep Balasaheb Avhad	0.6362	3646/2020, 15/07/2020
	802			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	803			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	804			31.92	8.76	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6549	
	805			46.62	13.97	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9754	
	806			49.14	13.43	M/S Shilpa Estates Partner Jayesh V. Thakker	1.0072	
9th Floor	901			30.91	8.61	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6362	
	902			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	903			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907	
	904			31.92	8.76	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6549	
	905			46.62	13.97	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9754	
	906			49.14	13.43	M/S Shilpa Estates Partner Jayesh V. Thakker	1.0072	
10th Floor	1001			30.91	8.61	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6362	

1002			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907
1003			46.97	8.36	M/S Shilpa Estates Partner Jayesh V. Thakker	0.8907
1004			31.92	8.76	M/S Shilpa Estates Partner Jayesh V. Thakker	0.6549
1005			46.62	13.97	M/S Shilpa Estates Partner Jayesh V. Thakker	0.9754
1006			49.14	13.43	M/S Shilpa Estates Partner Jayesh V. Thakker	1.0072

That the right, title and interest of each owner of the unit in the restricted common areas and facilities described in above is according to the percentage of voting as listed above or more particularly it is absolutely common as all or anyone of all can use the said restricted common areas and facilities.

That the proportionate representation in voting provided herein above may be limited in accordance with the provisions of the Bye-laws attached hereto at Exh-B.

Association of residential units and percentage of voting and/or undivided interest in the common areas and facilities appertaining to the units are not encumbered in any manner.

नसम-१	
दल क्र.	3082/2000
Seven	
32	83



That the administration of "EMPIRE MARVEL Apartment" of the building and piece and parcel of land described hereinabove of this provisions of this deed and bye-laws which are made a part and parcel of this deed and attached hereto as Annexure 'B'.

Eight:-

All the units in the apartment are covered under this declaration are offered to the owner with subject to the provisions of Maharashtra Apartment Ownership Act 1970 and the Maharashtra Ownership Flat (regulation of the promotion of the construction, sale, management & transfer) Act 1963 & rules made there under, as well as of

such other documents as are specified under the Real Estate (Regulation and Development) Act 2016. So that the family units in the building may be conveyed and registered as having its own exists to the common areas and facilities of the building. Each family units owner having exclusive and particular rights, title and interest over the respective units and in addition specified undivided interest in the common areas and facilities and restricted common areas and facilities.

Nine:-

That for the purpose of stamp duty and registration fees to be imposed on registration of this deed the registrar of declaration of Deed of Apartment u/s 13(5) value of Apartment condominium is distributed as follows:-



1) Piece and parcel of land described in clause first hereinabove and value of each unit is different inclusive of land value and the same will be shown in the conveyance from time to time including cost of unit plus proportionate land cost.

2) The buildings described in clauses second and third hereto are valued at Rs. 18,00,000,00/- (Rs. Eighteen Core Only) (land + construction cost) as per ASR

Tenth:-

That so long as grantor owner owns more than one Apartment unit grantor shall be subject to the provisions of this deed and the Exh A and B attached hereto and the grantors convenient to take any section which shall adversely affect the rights of the associated against latest defects in the building or others rights assigned to the association on by reason of establishment of "EMPIRE MARVEL Apartment".

Eleventh:-

That the undivided interest in the general and restricted common areas and facilities established herein shall be changed and the amendment to this deed shall be duly registered.