The Apartment Units are described below fully. The measurements of various rooms in the Apartment Units are mentioned wall to wall.

FLAT

APARTMENT FLAT UNIT NO. 1 :

It is a residential unit on the Stilt floor, Carpet area of this apartment No. 01 is admeasuring 54 sq. mtrs. including cupboard & balcony approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO. 2 :

It is a residential unit on the Stilt floor, Carpet area of this apartment No. 02 is admeasuring 31.09 sq. mtrs., cupboard area 2.94 sq.mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO. 3 :

It is a residential unit on the Stilt floor, Carpet area of this apartment No. 03 is Admeasuring 35.60 sq. mtrs., cupboard area 3.60 sq.mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO. 4 :

It is a residential unit on the Stilt First floor, Carpet area of this apartment No. 04 is admeasuring 52.16 sq. mtrs. approx. including cupboard & balcony and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.5 :

It is a residential unit on the Stilt First floor, Carpet area of this apartment No. 05 is Admeasuring 31.09 sq.mtrs., cupboard area 2.94 sq.mtrs. sq. mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.6 :

It is a residential unit on the Stilt First floor, Carpet area of this apartment No. 06 is admeasuring 42.99 sq. mtrs. approx. including cupboard and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.7 :

It is a residential unit on the Stilt Second floor, Carpet area of this apartment No. 07 is Admeasuring 52.22 sq. mtrs. approx. including cupboard & balcony and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.8 :

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It is a residential unit on the Stilt Second Floor, Carpet area of this apartment No. 08 is Admeasuring 31.09 sq.mtrs., cupboard area 2.94 sq.mtrs. sq. mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.9 :

It is a residential unit on the Stilt Second floor, Carpet area of this apartment No. 09 is Admeasuring 35.60 sq. mtrs. and Cupboard admeasuring 3.60 sq.mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.10 :

It is a residential unit on the Stilt Third floor, Carpet area of this apartment No. 10 is Admeasuring 38.72 sq. mtrs., balcony 8.46 sq.mtrs., and cupboard 3.24 sq.mtrs. approx. and the unit is bounded by as per approved building plan.

APARTMENT FLAT UNIT NO.11:

It is a residential unit on the Stilt Third floor, Carpet area of this apartment No. 11 is Admeasuring 44.41 sq. mtrs., cupboard 3.75 sq.mtrs. approx. and the unit is bounded by as per approved building plan.

(13) That this condominium shall be known as "ROYAL PALM" APARTMENT' Condominium and that the Apartment and the common areas and facilities of the building will be as follow :-

COMMON AREA AND FACILITIES:

(1) The staircase column leading unto ground floor and over-head tanks on the terrace.

(2) The setback space in the front of the building and passage space falling on the front side of the plot shall be for common enjoyment of all the Apartment-holders for parking purposes.

(3) Staircase leading unto stilt third floor of the building.

(4) Foundation and main walls.

(5) Drainage, water lines and electrical connection as lso the meters, including common meters of water and light.

(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 for Four persons.

RESTRICTED AREAS AND FACILITIES

(1) Partition walls common between such two apartments shall be restricted and be common between the same two units only.

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

(3) The staircase leading from ground floor level to top floor level if any shall be restricted common area for the enjoyment of all the unit holders.

(4) The Grantor shall be entitled to consume any additional F.S.I. granted by N.M.C or Govt. in respect of the said property then Grantor shall use it in any other property as they deem fit.

(5) That the right, title and interest of each owner of the unit in the general areas and facilities described in clause fifth as well as the proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of the Apartment unit owner in "ROYAL PALM" Apartment Condominium is based on the proportionate price/cost. The table of the areas and the percentage of voting rights is given hereunder :

Flat

Apt /Flat unit No.	Floor	Name of the owner	Carpet Area of Flat including other areas in sq.mtrs.	Price Rs.	Voting rights in %
1	Stilt	Mr. Pathan Ibadur Habibkhan & Mrs. Pathan Kanij Ibadur	54	16,15,000/-	11.23
2	Stilt	Mr. Sayyed Irfan Abdullah & Mrs. Sayyed Aafrin Irfan	34.03	15,00,000/-	7.10
3	Stilt	Unsold	39.20	----	8.15
4	Stilt First	Mr. Mubarakali Mohammad Bashir khan	52.16	15,60,000/-	10.85
5	Stilt First	Khwajabi d/o Yunus Patel	34.03	11,00,000/-	7.10
6	Stilt First	Mr. Ajmatulla Inayattula Khan	42.99	12,85,000/-	8.94
7	Stilt Second	Mr. Khan Latif Hanif	52.22	15,60,000/-	10.86
8	Stilt Second	Mrs. Shaikh Munazza Alim & Mr. Shaikh Alim Shaikhnoor	34.03	12,01,100/-	7.10
9	Stilt Second	Mr. Shaikh Farooque Nawab Mrs. Shaikh Fehmida Mohammed Farooque	39.20	12,01,100/-	8.15
10	Stilt Third	Unsold	50.42	-----	10.50
11	Stilt Third	Unsold	48.16	-----	10.02
		Total	**480.44**		**100%**

(6) That the proportionate representation in voting provided hereinabove may be limited in accordance with the provisions of the byelaws attached hereto as Exh.B.

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