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OF THE JOINT SUB-REGISTRAR Class-2 NASIK-5

DECLARATION OF APARTMENT

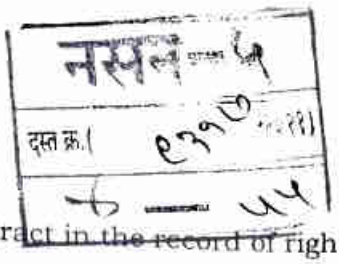
"CHOPDA'S TWIN TOWERS APARTMENT"

THIS DEED OF DECLARATION OF APARTMENT MADE AND EXECUTED AT NASHIK on this Thursday 16th day of September 2021.

ARHUM HILLS-N-LANDS PRIVATE LIMITED a Company duly incorporated under the Companies Act having its office at CHOPDA ESTATE, GANGAPUR ROAD, NASHIK, (PAN NO AADCA8064E) through its Director MR. SUNIL MOHANLAL CHOPDA, Age - 58 Years, Occupation - Business, R/O. CHOPDA ESTATE, GANGAPUR ROAD, NASHIK, Hereinafter referred to as " THE GRANTORS / OWNER / DEVELOPER / PROMOTER " (which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include their directors, partners, executors, administrators, representatives and assignees); who are fully empowered and qualified to execute this deed as follows.

WHEREAS the Promoter is an absolute and exclusive owner and is otherwise well and sufficiently entitled to all that piece and parcel of land being Plot No 1/2 admeasuring 977.70 Sq. Mtr (out of) Survey No. 680/5/1/2 having Final Plot No 420 (Part) TP II be the same a little more or less bounded according to the Final Demarcated Layout, situate, lying being at Nashik City-3 within the limits of Village Nashik, Taluka and District Nashik, within registration and sub Registration District of Nashik and within Nashik Municipal Corporation limits and more particularly described in the **Schedule I** written hereunder **(the said land/property/plot)**

AND WHEREAS the said property is acquired by the Promoter by a Deed of Declaration made in favour of the Promoter and accordingly the name of the Promoter is mutated on 7/12th





extract in the record of rights column as an owner thereof and since then the Promoter is in actual possession and enjoyment of the said property as an absolute and exclusive owner thereof.

AND WHEREAS the N.A. permission under section 44 of Maharashtra Land Revenue Code, 1966 is granted for non-agricultural use of the said property by the Collector, Nashik vide order bearing No. MAHA/KAKSHA/3/ 4BI.SHE.PA.KRA/ 255/99 (4278) dated 04/04/2000.

AND WHEREAS the Promoter has decided to develop the said property by constructing **Flat scheme** thereof in the name of **"CHOPDA'S TWIN TOWERS"** being project of two buildings **'BUILDING A** namely **as MARIGOLD** to the South Side and **'BUILDING B'** namely **LOTUS** to the north side. The said project is stilt plus six storied apartment scheme in each building with common amenities which also comprises of parking of vehicles more particularly mentioned in **Annexure II**.

AND WHEREAS accordingly, the Promoter being the owner of the Plot No. 1 admeasuring 502.95 Sq Mtr (out of) Survey No. 680/5/1 and Plot No. 2 admeasuring 474.75 Sq Mtr (out of) Survey No. 680/5/2 amalgamated both the said plots admeasuring 977.70 Sq. Mtr by taking approval from Nashik Municipal Corporation and vide Mutation Entry bearing No 301291 dated 05/02/2019, it is certified that the said Plot No 1 and Plot No 2 are thereby amalgamated and accordingly the effect of entry is taken on 7/12th extract.

AND WHEREAS as per order No. 0515 dated 27/07/2019 of Nashik Municipal Corporation, the area admeasuring 81.75 sqr mtr is handed over to the Nashik Municipal Corporation for road widening to the extent of 1.5 mtr at the instance of Promoter and vide Mutation Entry bearing No 301699 dated 27/08/2019, it is certified that the area of the said Plot

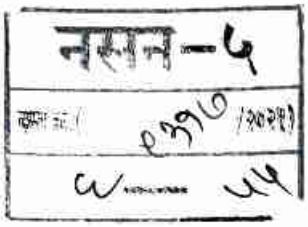
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-II

remains to be 895.95 sqr mtr after handing over the area of 81.75 sqr mtr to the Nashik Municipal Corporation for road widening and accordingly the effect of entry is taken on 7/12th extract.

AND WHEREAS the Promoter has also acquired and purchased the TDR admeasuring 170 Sq.Mtr from DRC No. 78 & 72 Sq.Mtr from DRC No. 82 dated 21/07/2001 Total of 242 Sq.Mtr vide Sale Deed dated 14/02/2011, which is duly registered at the Office of Sub Registrar, Nashik under serial No. 2321 on 21/02/2011 and also acquired and purchased another TDR admeasuring 149 Sq.Mtr from DRC No. 83 dated 21/07/2001 vide Sale Deed dated 14/02/2011, which is duly registered at the Office of Sub Registrar, Nashik under serial No. 2320 on 21/02/2011, Total TDR acquired and purchased for the project is (242+149 = 391 Sq.Mtr) collectively called as **"the said TDR"**)

AND WHEREAS in pursuance of rights, title, authority and interest having received as aforesaid, the Grantor as a Developer and Builder decided to develop the said Plot and thereby decided to construct a Apartment thereon and thereby enter into agreement of sale of the tenements/ apartment units so constructed or built to the prospective purchasers at or for such cost or price and on such terms and conditions as the Grantor Developer may deem fit, but subject to all the contents, and writings and terms and conditions put forth by any authority as well as all the contents, and writings and terms and conditions of the present declaration remained binding on the prospective purchaser and the same be considered as a part and parcel of the agreement for status, ownership, common areas and facilities, limited common areas and facilities, bye laws and administrative provisions, areas etc.

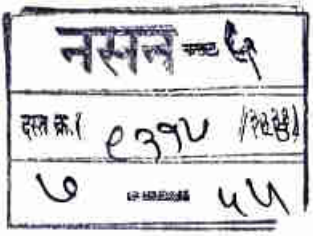


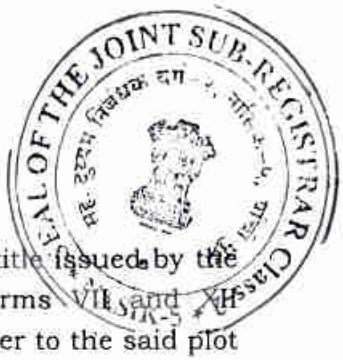


AND WHEREAS accordingly, in order to carry on the construction activity on the said Plot, the Grantor Developer appointed Mr. Sagar Kabre as their Architect and Mr. Milind Rathi as their Structural Engineers for the preparation of the structural design and drawings of the building and M/s. Nirmiti Construwell as a civil contractor.

AND WHEREAS and accordingly, the Promoter after the amalgamation of the said Plots with the Loading of TDR, prepared a building plan upon the said plots, which is duly approved by Nashik Municipal Corporation under a).Commencement Certificate bearing No. LND/BP/NSK/ A1/198/5532 dated 04/03/2011 and b). Revised Commencement Certificate bearing No. LND/BP/A1/399/ 1894 dated 31/10/2015 and thereby proposed to construct two buildings as per the approved building plan. The Promoter has commenced, constructed and completed the said project in all respect.

AND WHEREAS the construction on the said property commenced as per the said Approved building plan using all superior quality materials such as fine quality sand, & burnt brick, cement concrete as per mix design, steel - TMT bars, waterproofing – brick bat coba for roof terrace, plaster - outer 2 coat plaster, inner 1 baking coat plaster, RCC – as per structural engineers design, concrete and brick joint - chicken mesh, wall size – outer 6 inches, inner 4 inches, Lift, staircase with granite flooring, fire fighting system, ground development, overhead and underground water tank, entrance lobby, landscaping, compound wall with gates, sliding windows with grill, balcony glass railing, painting, plumbing, electrical wiring etc. Entire work is completed up to the mark in all respect and with complete satisfaction of the allottees.





AND WHEREAS the copies of certificate of title issued by the Advocate, copies of Extract of Village Forms VII and XII showing the nature of the title of the Promoter to the said plot on which the Flats /Apartment have been constructed, the Copies of 6D in the form of mutation entries, and the copies of the approved building plans and specifications of the Flat /Apartment agreed to be purchased by the Allottee, the copies of all sanctioned / permissions approved by the concerned local authority have been already delivered to the Allottees and Allottees have carefully examined the title of the said land beneath the Apartment and all the permissions granted by the concerned authority thereto and the Allottees are satisfied about the same and have no objection to the same of any kind.

AND WHEREAS the building is complete in all respects and is ready for possession and hence, the Promoter / Architect have already received Occupancy / Completion certificate bearing No. Nanivi/25317/2020 dated 27/02/2020.

AND WHEREAS accordingly, the Grantor / Developer have decided to form a Declaration of Apartment under the scheme of The MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 (hereinafter referred to as **"the Said Act"**) and has proposed the formation of the said Apartment known as **"CHOPDA'S TWIN TOWERS APARTMENTS** being project of two buildings **BUILDING A - MARIGOLD and BUILDING B - LOTUS"** under section 2 & 11 of the said act and under Rule 3 of The Maharashtra Apartment Ownership Act, 1970, (hereinafter referred to as **"the said Rules"**).

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at No. P51600010586 in respect of Building 'B' (Lotus). Building 'A' (Marigold) is exempted from Real Estate (Regulation & Redevelopment) Act, 2016 Rules on account of completion certificate being obtained.

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THE JOINT SUB-REGISTRAR CLASS-2 * 5 *

NOW THIS DEED WITNESSTH :

1. **USE OF APARTMENT:** Each Apartment transferred or to be transferred in future in the form of ownership shall be treated as an immovable property within the meaning of any law for the time being in force. The said family unit/Apartment shall have an undivided common interest in the General and/or common area of the said Project as listed hereinafter (hereinafter referred to as the "**said General and/or common areas & facilities**") in accordance with "THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970". Now, this Condominium shall be known as **"CHOPDA'S TWIN TOWERS APARTMENTS** being project of two buildings **BUILDING A - MARIGOLD and BUILDING B - LOTUS"** Apartment condominium.

2. **NUMBER OF FLOORS & FLATS:** The said Apartment project consists of Two Buildings, and have 6 (six) independent residential units (one floor one flat) in BUILDING A - MARIGOLD and 6 (Six) independent residential units in BUILDING - B – LOTUS (one floor one flat). Project consists of total 12 (Twelve) independent residential units. (hereinafter referred to as the said "**Apartment Unit**") capable of quiet, and peaceful use and utilization by the Apartment owners.

The said Flats/Apartments are situated on First, Second, Third, Fourth, Fifth and Sixth floor with Stilt floor for parking and having amenities and facilities as described herein to be used as an "Independent Individual Apartment Unit" with the facility of independent exit with the common areas and facilities of the Apartment and the said constructed units can be considered as an "Apartment" as contemplated under the said Act and the said rules. The apartment will be sold to one or more co-owners, each owner obtaining a particular and exclusive property rights and each apartment constituting a heritable and transferable, immovable property within the meaning of any law for the time being in force (hereinafter referred to as constructed units) and also an undivided common interest in the general and / or restricted common

area and facilities of the building as listed hereinafter to this deed necessary for their adequate use and utilization of the above in accordance with The Maharashtra Apartment Ownership Act 1970.

BUILDING A - MARIGOLD

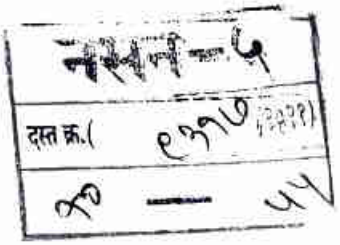
I) The particulars of Residential family units :-

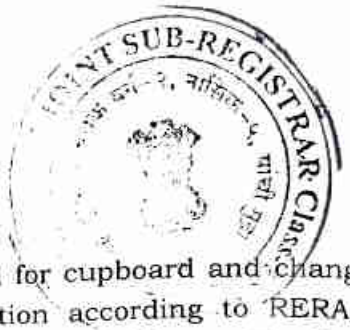
Flat No.	Total Area in Sq. Mtrs. (Approx)	Total Area in sq. ft. (Approx)	Floor
Flat No -1	136.48	1469	1ST FLOOR
Flat No -2	128.56	1383	2ND FLOOR
Flat No -3	128.56	1383	3RD FLOOR
Flat No -4	128.56	1383	4TH FLOOR
Flat No –5	128.56	1383	5TH FLOOR
Flat No –6	128.56	1383	6TH FLOOR

BUILDING B LOTUS

I) The particulars of Residential family units :-

Flat No.	Total Area in sq. mtrs. (Approx)	Total Area in sq. ft. (Approx)	Floor
Flat No -1	136.48	1469	1ST FLOOR
Flat No -2	128.56	1383	2ND FLOOR
Flat No -3	128.56	1383	3RD FLOOR
Flat No -4	128.56	1383	4TH FLOOR
Flat No –5	128.56	1383	5TH FLOOR
Flat No –6	128.56	1383	6TH FLOOR





By virtue of premium paid for cupboard and change in definition of area calculation according to RERA, an additional area is granted to each and every Family unit / Apartment and the said additional area is provided to every Allottee of the said Family Unit / Apartment without any additional / extra monetary consideration by the Grantor Developer. Therefore, there is minor surplus area than that of specified in Agreement to sale of each and every Allottee Family Unit of Building B - Lotus and the area mentioned herein and the area received by each and every Allottee is anyways surplus than that of Agreement to sale.

II) **TOTAL AREA :** The total area of each family unit includes the proportionate portions as under :
Carpet Area of Flat + Area under internal walls + proportionate common areas and facilities.

III) **AREA OF EACH FAMILY UNIT MEASUREMENT:** The Area of Each family Unit measurement is based on "Carpet area".

IV) **SPECIFICATION OF EACH FAMILY UNIT :** Each family units are described in the **Schedule-II** written hereunder, enumerating the number of rooms etc. therein and will be deemed as the complete family unit and access to it.

V) **AREA AND SHAPE :** Each family unit shall have area and shape, as specifically shown in completion plan, in **Exh. "A"** to the Deed of Declaration, together with the boundaries thereof.

3. GENERAL COMMON FACILITIES: Following described areas and facilities shall be treated as part and parcel of each family unit and each unit owner shall have his common interest and right in said common areas & facilities, proportionate to his ownership percentage. The particulars of the said common areas and facilities are as under -

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SEAL OF THE JOINT SUB-REGISTRAR Class-2

a] The common and such other access available to the said plots, which is reasonably required to be used for entering like staircase, landing, mid landing, lift, entrance lobby, terrace etc and shall be used by the Allottee and its members of residential units of Apartment in common.

b] Common plumbing and sanitary pipelines in the said building.

c] Common lights fitting, Electrical main line upto the Apartment.

d] The water connection from NMC main line upto the Underground water tank and from Under Ground water tank to Over Head water tank and from Over head water tank to individual apartments.

e] The foundations, RCC frame structure and main walls, internal common walls, columns, beams, parapet wall, compound wall, etc as described in the said plan attached as **Exh. A** hereto.

f) Generator / DG set for common lightings and lift backup is provided commonly for both buildings.

g) Marginal area around the buildings.

4. RESTRICTED AREAS & FACILITIES : The restricted areas & facilities are provided to the exclusive use and enjoyment of the family units of the **"CHOPDA'S TWIN TOWERS APARTMENTS"** being project of two buildings **BUILDING 'A' - MARIGOLD and BUILDING 'B' - LOTUS**. It shall remain the responsibility of each Apartment owner not to do any permanent or temporary construction on the said portion without permission of the concerned authority. However, the rights of roof / terrace of the said apartment will exclusively remain as the property of the Grantor / Developer and it shall not be disturbed by any Apartment owner. The Grantor owner – Developer will have the sole and exclusive right, title and interest and control over the said premises and the Grantor owner – Developer is free to perform and execute

any such work by employing any necessary work and thereon. No owner of Apartment will interfere in the same.

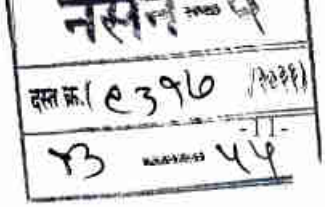
5. ADDITIONAL FSI

Further, if FSI is remained to be consumed in respect of the said Plot or if there is increase in the said F.S.I. as per the rules of the concerned authorities in future and the resultant increase thereof in the F.S.I / additional FSI is made available / acquired to the entire said property, the same will be remained as exclusive property of the Grantor Developer and shall remain in an exclusive possession of the Grantor Developer and the grantor developer or its executors, administrators, or assigns shall have the exclusive right to construct this additional FSI or to sell and dispose-off such F.S.I. construction to any person, firm, company, institution on such terms, conditions and consideration, as deem fit by the Grantor Developer. Such increased structure should be made over the terraces and no owner of Apartment will interfere or do obstruction in the said construction of additional F.S.I.

6. BUILDING MAINTENANCE

A. There will be a formation of a single association for both the buildings, Hence, for the maintenance of both the buildings there will be one time maintenance charges/deposit of **Rs. 1,50,000/- (Rupees one lakh fifty thousand only)** which will be collected from each apartment unit allottee by the grantor and all these onetime maintenance deposits will be handed over to the apartment management committee by the Grantors, after the committee for the Apartment is formed.

B. In addition to the payment of one time maintenance, each unit holder will be under obligation to pay the monthly / quarterly maintenance amount for the maintenance of both the Buildings, which would be charged as per the calculation made by the Grantors/Committee. It is necessary for all such unit holders to pay such maintenance charges from the date



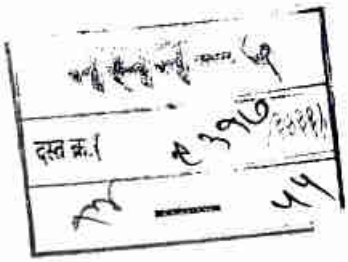


of the receipt of possession of their respective units and default in such payments will fetch 12% interest on the defaulted amount and shall be considered as breach of agreement.

7. OWNERSHIP PERCENTAGE & VOTING RIGHTS: The right, title and interest of each family unit owner is decided and calculated as per their percentage of ownership. In case, a decision is required to be taken in respect of any issue relating to the said Apartment, each family unit owner will have the voting right, as per the percentage of voting, as mentioned hereunder.

BUILDING A MARIGOLD

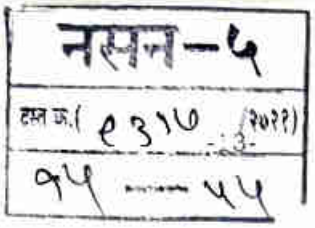
APARTMENT UNIT	APARTMENT OWNERS NAME	Total Area in sq. mtrs. (Approx)	% of Voting Rights
FLAT NO. 1	Grantor / Owner /Developer (YET TO BE SOLD)	136.48	8.75%
FLAT NO. 2	Grantor / Owner / Developer (YET TO BE SOLD)	128.56	8.25%
FLAT NO. 3	Grantor / Owner / Developer (YET TO BE SOLD)	128.56	8.25%
FLAT NO. 4	Grantor / Owner / Developer (YET TO BE SOLD)	128.56	8.25%
FLAT NO. 5	Grantor / Owner / Developer (YET TO BE SOLD)	128.56	8.25%
FLAT NO. 6	Grantor / Owner / Developer (YET TO BE SOLD)	128.56	8.25%





BUILDING B LOTUS

APARTMENT UNIT	APARTMENT OWNERS NAME	Total Area in sq. mtrs. (Approx)	% of Voting Rights
FLAT NO. 1	MR. PANKAJ MOHANLAL BURAD MRS. ARCHANA PANKAJ BURAD	136.48	8.75%
FLAT NO. 2	MR. VISHNU DAYABHAI PATEL MRS. SHANTUBEN VISHNU PATEL	128.56	8.25%
FLAT NO. 3	MR. DEEPAK PRABHAKAR KALE MRS. SULBHA DEEPAK KALE	128.56	8.25%
FLAT NO. 4	MRS. YOGITA SHAILESH LUNIYA MR. SHAILESH RAJENDRA LUNIYA MR. RAJENDRA DHANRAJ LUNIYA	128.56	8.25%
FLAT NO. 5	MR. RITESH RAJENDRA TATIYA	128.56	8.25%
FLAT NO. 6	MR.YASHPAL ABHAY TATIYA MRS. SONAM YASHPAL TATIYA	128.56	8.25%





(a) Proportionate percentage of voting rights is limited to the extent of provisions of the bye-laws which is attached as Exh. B.

(b) Areas and facilities appertaining to the Apartments are not encumbered, in any manner whatsoever, on the date of this declaration.

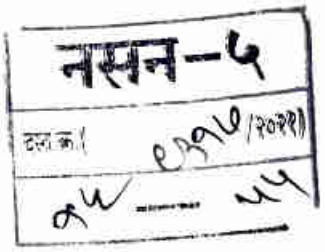
(c) If apartment is purchased in joint name then only one nominated person is entitled to vote.

(d) Once the committee / body is formed, the decision taken by the Committee members for the said Apartment shall be final and no dispute can be raised by any Alottees in respect thereof and will be binding on all Alottees.

8. DECLARATION, BYE LAWS, EXPENSES : The said Apartment scheme /condominium is hereby declared as per the provisions of the Act 1970. The interest and title of each family unit apartment owner is described in detail, while the common areas and facilities are also described in detail. In the said scheme, the administration Apartment Bye-laws are provided as per Exh.B. All common expenses incurred for common amenities and facilities including but not limited to forming this Declaration of Apartment, and all expenses in common will be shared equally by the Apartment Allottees / unit owner.

9. NO ACTION : The common areas and facilities and/or restricted areas and facilities shall remain undivided and no apartment Allottee owner shall bring any action for partition or division thereof.

No changes, additions, alterations, removal, in or outside the said Family unit or Building shall be effected / raised by the said apartment owner or member(s) without lawful permission of the concerned authority. Any such act, deed or thing shall solely remain at the risk and liability of the said apartment owner.





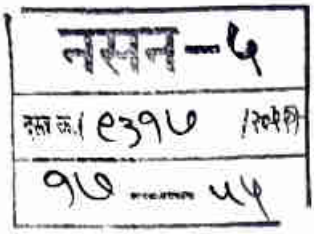
10. NO CHANGE : That the percentage of undivided common interest in the common areas and facilities shall not be changed save and except with the unanimous consent of all the Apartment owners and Grantor owner Developer. As per the occupancy / completion Certificate, no change should be made in the construction work of the Apartment and Buildings. In case, any changes are found, that particular Apartment owner will be held responsible for any loss, damages to the apartments or Building or any such action taken by the concerned authority.

11. NO SEPARATION : The undivided common interest in the common areas & facilities and the restricted areas & facilities shall not be separated from each family unit & shall be deemed to be conveyed with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

12. COMPLIANCES : That such Apartment owner shall comply with the provisions of this deed, the bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives & failure to comply with any such provisions, decisions or resolutions, shall be a ground for an action to recover sums, due for damages or for injunctive relief.

13. OBLIGATIONS : That no apartment owner of a family unit may exempt himself or herself from carrying out his/her own obligations such as contribution towards maintenance, contribution towards the common expenses, etc

14. AMENDMENT: The grantor developers will be authorized to revise and amend and change the approved Apartment plan in accordance of the rules & regulations of Nashik Municipal Corporation or any other authority





whomsoever and accordingly if found necessary the amendments will be carried in the said Deed of Declaration without the consent of the Allottees .

15. CHARGE : 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 save and except

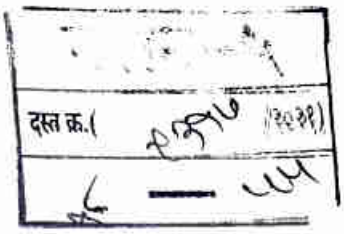
i) Charge, if any on the family unit for payment of Government or Municipal taxes or both and

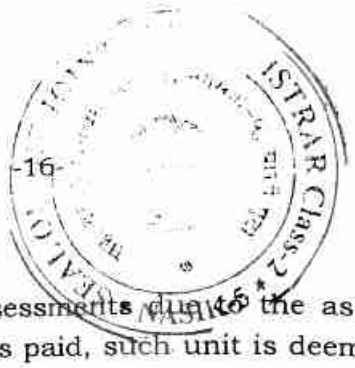
ii) All sums unpaid on a first mortgage of the Apartment.

16. LIABILITY: If any Tax Liability / Demands / Recovery arises in respect of GST, STAMP DUTY, etc in respect of particular family unit, then it's the sole responsibly of that particular family unit to make payment and clear dues.

17. RECONSTRUCTION SUBJECT TO MAOA : If the Family Unit / Apartment Building is totally or substantially damaged or destroyed by any reason whatsoever, the necessary repair, reconstruction or disposition of the property shall be made as provided by The Maharashtra Apartment Ownership Act 1970 or as per prevailing Act.

18. VOLUNTARY CONVEYANCES: In a voluntary conveyance of a family unit, the Incoming Apartment owner of the unit with outgoing Apartment Owner shall be jointly and severally be responsible for all unpaid assessments and dues by the Association of Apartment against the latter of his share of the common expenses upto the time of the grant of conveyance without prejudice to the Incoming Apartment owner's rights to recover from the outgoing Apartment owner. However, any such Incoming Apartment owner shall be entitled to a statement from the chairman, or Board of Managers of the Association as the case may be, for the





amounts of the unpaid assessments due to the association and until the said amount is paid, such unit is deemed to be conveyed subject to a charge for such unpaid assessments. 'NO DUES CERTIFICATE' by apartment association should be enclosed with the document.

19. PLAN OF APARTMENT : A plan of Apartment ownership is hereby constituted under the provisions of the THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, so that the family units may be conveyed and registered as individual units, independent on account of each having its own exist in the building, and each family unit owner having an exclusive owner of his respective right, title and interest over his respective family unit in addition to the specified common undivided interest in the said General & common areas & restricted areas and facilities herein mentioned.

20. SUBJECT TO THIS DEED : All present or future owners, tenants, future tenants or any other persons which will use the facilities of the Apartment in any manner, are subject to the provisions of this Deed and that mere acquisition or rental of any of the family unit of the Apartment or mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and rectified. The respective family units shall not be rented out or given on leave and license or caretaker basis by the apartment owners for commercial purpose, or for Hotel or boarding or lodging or paying guest service and other than for the residential use, which is a restriction contained in this declaration and made subject to the covenants and further subject to the bye-laws in **Exh. 'B'** written hereunder.

21. That where a family unit is sold by a mortgagee in exercise of its power of sale under an English mortgage or by a court, in execution of a Decree in a suit brought out by a mortgage against the owner of such a family unit at such sale or his successors or the assigns shall be liable for

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SEAL OF THE JOINT SUB-REGISTRAR

assessments by the Association, which becomes due prior to the acquisition of the title by such acquirer, it being understood, however, that the above shall not be construed to prevent the association of Apartment owners from the filing and claiming charge for such assessments and enforcing the same as provided by law and that such a charge shall be subordinate to such mortgage.

22. The Grantors hereby reserves rights to make any appropriate changes in this Declaration Deed in accordance with change in situation or legal position. All the unit holders shall deemed to have given consent to such changes, if the same are not affecting their individual occupancy units.

SCHEDULE ' I '

OF THE SAID PROPERTY HEREINABOVE REFERRED TO :

All that piece and parcel of land being Plot No 1/2 admeasuring 977.70 Sq. Mtr (out of) Survey No. 680/5/1/2 having Final Plot No 420 (Part) TP II be the same a little more or less bounded according to the Demarcated Layout, situate, lying being at Nashik City-3 within the limits of Village Nashik, Taluka and District Nashik, within registration and sub Registration District of Nashik and within Nashik Municipal Corporation limits – together with TDR admeasuring 242 Sq.Mtr from DRC No. 78 & 82 dated 21/07/2001 and another TDR admeasuring 149 Sq.Mtr from DRC No. 83 dated 21/07/2001 attached to the said property and the property is bounded as under :

On or towards :

East : 6 Mtr Colony Road

West : Survey No 680/4

South : 15 Mtr wide DP Road

North : Plot No 3 from said lay out

All the said plot property together with all things appurtenant thereto and all rights of access & easement thereof.

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SCHEDULE 'II'

DESCRIPTION OF APARTMENT UNITS

Description of the Family Unit/Apartment units in the **""CHOPDA'S TWIN TOWERS APARTMENTS"** Apartment condominium Apartment is as under :

CHOPDA'S TWIN TOWERS APARTMENT

BUILDING 'A' MARIGOLD

There are 6 (Six) Apartment Unit in **CHOPDA'S TWIN TOWERS APARTMENT BUILDING 'A' MARIGOLD** from side of the plot towards Southern side and the Apartment Units shall be referred to as "Apartment Family Unit type number " etc. respectively.

1] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 1 (ONE) : It is situated on First floor and admeasuring total area of 136.48 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

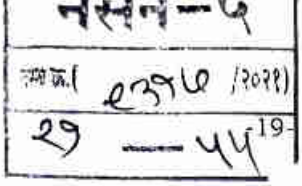
It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

2] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 2 (TWO) : It is situated on SECOND floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

3] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 3 (THREE) : It is situated on THIRD floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.





4] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 4 (FOUR) : It is situated on FOURTH floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

5] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 5 (FIVE) : It is situated on FIFTH floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

6] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 6 (SIX) : It is situated on SIXTH floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

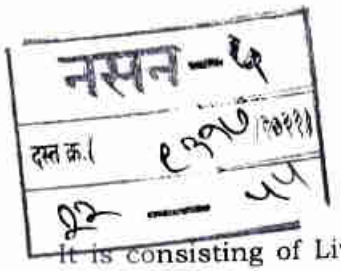
It is consisting of Leaving Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

CHOPDA'S TWIN TOWERS APARTMENT

BUILDING 'B' LOTUS

There are 6 (Six) Apartment Unit in **CHOPDA'S TWIN TOWERS APARTMENT BUILDING 'B' LOTUS** from side of the plot towards Northern side and the Apartment Units shall be referred to as "Apartment Family Unit type number " etc. respectively.

1] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 1 (ONE): It is situated on First floor admeasuring total area of 136.48 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.





It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

2] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 2 (TWO): It is situated on SECOND floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

3] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 3 (THREE): It is situated on THIRD floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

4] FAMILY UNIT APARTMENT i.e. FLAT NUMBER 4 (FOUR): It is situated on FOURTH floor and admeasuring total area of 128.56 sq. mtrs. (Carpet) inclusive of Balcony specifically known in exh. A on this Deed. Its boundaries are as per approved completion / occupancy plan.

It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

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It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

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It is consisting of Living Room, 3 Bedroom, Kitchen, Dining, Store room, Bathrooms & Balcony.

IN WITNESS WHEREOF, the Grantor Owner / Developer herein, have set and subscribed their hands on this declaration to these presents on the day, month and year written first hereinabove.

SIGNED SEALED & DELIVERED)
by GRANTOR OWNER/ DEVELOPER)
ARHUM HILLS-N-LANDS PRIVATE LIMITED)
THROUGH DIRECTOR)
MR. SUNIL MOHANLAL CHOPDA)



Witnesses :

1. Harshal Chopda

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