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Agreement for Sale, dated – 24/11/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 10282/2015 on 24/11/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	54.88 Sq.Mtrs.
Balcony area	:	7.38 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :

East : Flat No. 5
West : Open Space
South : Flat No. 3 and Staircase
North : Open space

Name of Owner/s : Mr. Imran Aslam Khan

(5) Family Unit – Apartment / **Flat No. 5.**
It is an apartment on the **First Floor,**
Admeasuring 69.88 Sq.Mtrs. Built up area.
Agreement for Sale, dated – 25/04/2016, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 3387/2016 on the same date.

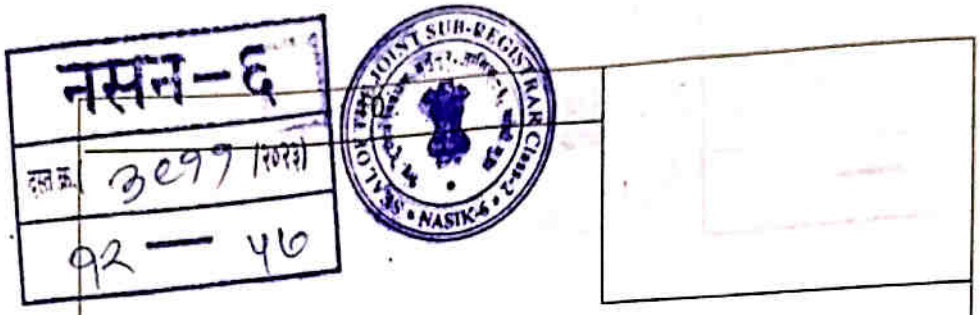
AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	48.72 Sq.Mtrs.
Balcony area	:	7.38 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :

East : Road
West : Flat No. 4
South : Flat No. 6
North : Building Side Margin

Name of Owner/s : [1] Mr. Asif Haroon Sayyed
[2] Mr. Jilani Harun Sayyad



(6) Family Unit – Apartment / **Flat No. 6.**
It is an apartment on the **First Floor,**
Admeasuring 60.22 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 29/02/2016, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 1759/2016 on 02/03/2016.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	42.31 Sq.Mtrs.
Balcony area	:	4.4 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :

East : Front Marginal Space and Road
West : Staircase and Passage
South : Flat No. 1
North : Flat No. 5

Name of Owner/s : Mr. Abdul Gafurbhai Shaikh

(7) Family Unit – Apartment / **Flat No. 7.**
It is an apartment on the **Second Floor,**
Admeasuring 74.34 Sq.Mtrs. Built up area.
Agreement for Sale, dated – 25/02/2014, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 1908/2014 on 26/02/2014.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	53.88 Sq.Mtrs.
Balcony area	:	4.45 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :

East : Building Side Margin /Colony Road
West : Flat No. 8
South : Building Side Margin /Colony Road
North : Flat No. 11

Name of Owner/s : [1] Mr. Arshad Afzal Sayyed
[2] Mrs. Afreen Arshad Sayyad.

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(8) Family Unit – Apartment / **Flat No. 8.**
It is an apartment on the **Second Floor,**
Admeasuring 87.73 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 24/10/2019, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 7790/2019 on 05/11/2019.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	55.15 Sq.Mtrs.
Balcony area	:	4.38 Sq.Mtrs.
Attached Terrace area	:	21.88 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :
East : Flat No. 7
West : Building Side Margin / Open Space
South : Building Side Margin / Colony Road
North : Staircase

Name of Owner/s : [1] Mr. Shaikh Habib Mohammad Ayyub
Present Owner [2] Mrs. Reshma Habib Shaikh,

Previous Owner's Detail –
Agreement for Sale, dated – 21/01/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 753/2015 on 22/01/2015.
Name of previous Owners : Mr. Liyakat Kadir Pathan,

(9) Family Unit – Apartment / **Flat No. 9.**
It is an apartment on the **Second Floor,**
Admeasuring 87.36 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 25/02/2014, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 1909/2014 on 26/02/2014.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	54.88 Sq.Mtrs.
Balcony area	:	7.38 Sq.Mtrs.
Attached Terrace area	:	21.66 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

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Boundaries of Flat :

East : Flat No. 10
West : Building Side Margin / Open space
South : Flat No. 8 and Staircase
North : Building Side Margin / Open space

Name of Owner/s : Mr. Shakeel Ahmed Saboormiya Patel

(10) Family Unit – Apartment / **Flat No. 10.**
It is an apartment on the **Second Floor,**
Admeasuring 68.49 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 21/01/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 754/2015 on 22/01/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 48.72 Sq.Mtrs.
Balcony area : 7.38 Sq.Mtrs.
Parking Area : 10.00 Sq.Mtrs.

Boundaries of Flat :

East : Building Side Margin / Road
West : Flat No. 9
South : Staircase and Flat No. 11
North : Building Side Margin

Name of Owner/s : [1] Mr. Sabir Ali
[2] Mr. Sayyad Shadab Ali

(11) Family Unit – Apartment / **Flat No. 11.**
It is an apartment on the **Third Floor,**
Agreement for Sale - which is not yet sold.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 42.21 Sq.Mtrs.
Balcony area : 4.4 Sq.Mtrs.
Parking Area : 10.00 Sq.Mtrs.

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Boundaries of Flat :

East : Building Side Margin
West : Passage and Duct
South : Flat No. 7
North : Flat No. 10

Name of Owner/s : UNSOLD

(12) Family Unit – Apartment / **Flat No. 12.**
It is an apartment on the **Third Floor,**
Admeasuring 68.03 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 14/12/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 11002/2015 on 17/12/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	44.19 Sq.Mtrs.
Balcony area	:	4.45 Sq.Mtrs.
Attached Terrace area	:	9.12 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :

East : Building Side Margin / Open Space
West : Flat No. 13
South : Building Side Margin / Open Space
North : Staircase and Flat No. 16

Name of Owner/s : Hasan Jamal Shaikh

(13) Family Unit – Apartment / **Flat No. 13.**
It is an apartment on the **Third Floor,**
Admeasuring 68.77 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 19/08/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 7466/2015 on the samd date.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	44.40 Sq.Mtrs.
Balcony area	:	4.38 Sq.Mtrs.
Attached Terrace area	:	9.91 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

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Boundaries of Flat :
East : Flat No. 12
West : Building Side Margin / Open Space
South : Building Side Margin / Colony Road
North : Staircase

Name of Owner/s : Mr. Tausif Khalil Shaikh

(14) Family Unit – Apartment / **Flat No. 14**
It is an apartment on the **Third Floor,**
Admeasuring 68.40 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 20/10/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 9313/2015 on 21/10/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	44.92 Sq.Mtrs.
Balcony area	:	4.3 Sq.Mtrs.
Attached Terrace area	:	9.18 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

Boundaries of Flat :
East : Flat No. 15
West : Building Side Margin / Open Space
South : Duct, Staircase, Open Space and thereafter Flat No. 13
North : Building Side Margin / Open space

Name of Owner/s : Abdul Karim Janemiya Patel

(15) Family Unit – Apartment / **Flat No. 15.**
It is an apartment on the **Third Floor,**

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat	:	41.29 Sq.Mtrs.
Balcony area	:	4.3 Sq.Mtrs.
Attached Terrace area	:	6.73 Sq.Mtrs.
Parking Area	:	10.00 Sq.Mtrs.

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Boundaries of Flat :
East : Building side margin / Open space
West : Flat No. 14
South : Flat No. 16, Passage, Stiarcase and Duct
North : Building side margin / Open space

Name of Owner/s : UNSOLD

(16) Family Unit – Apartment / **Flat No. 16.**
It is an apartment on the **Third Floor,**
Admeasuring 60.22 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 13/01/2016, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 358/2016 on the same date.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 42.31 Sq.Mtrs.
Balcony area : 4.4 Sq.Mtrs.
Parking Area : 10.00 Sq.Mtrs.

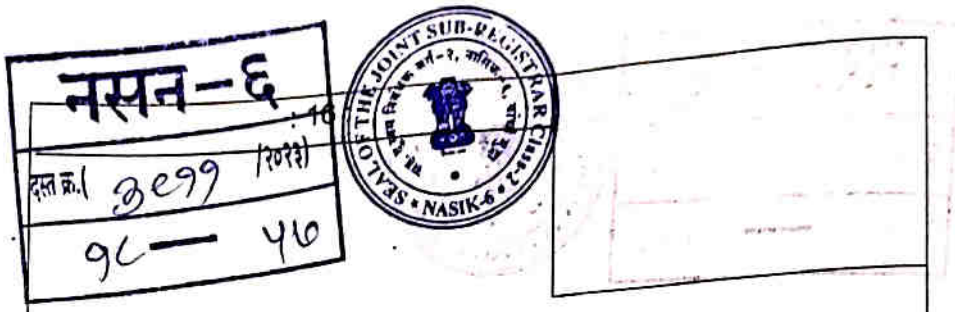
Boundaries of Flat :
East : Building Side Margin / Colony Road
West : Staircase and passage
South : Flat No. 12
North : Flat No. 15

Name of Owner/s : Mr. Mazhar Bilal Attar

(17) Family Unit – Apartment / **Flat No. 17.**
It is an apartment on the **Fourth Floor,**
Admeasuring 61.61 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 13/10/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 9087/2015 on 15/10/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 43.91 Sq.Mtrs.
Balcony area : 4.45 Sq.Mtrs.



Boundaries of Flat :

East : Building Side Margin / Colony Road
West : Flat No. 18
South : Building Side Margin / Colony Road
North : Staircase and Flat No. 21

Name of Owner/s : Mr. Javed Mohammad Shafi Shaikh

(18) Family Unit – Apartment / **Flat No. 18.**
It is an apartment on the **Fourth Floor,**
Admeasuring 62.17 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 29/02/2016, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 1758/2016 on 02/03/2016.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 44.27 Sq.Mtrs.
Balcony area : 4.38 Sq.Mtrs.

Boundaries of Flat :

East : Flat No. 17
West : Building Side Margin / Open Space
South : Building Side Margin / Open Space
North : Staircase and Flat No. 19

Name of Owner/s : Sadaf Amjad Patel

(19) Family Unit – Apartment / **Flat No. 19.**
It is an apartment on the **Fourth Floor,**
Admeasuring 61.80 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 23/01/2017, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 561/2017 on 25/01/2017.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 44.77 Sq.Mtrs.
Balcony area : 4.3 Sq.Mtrs.
Parking Area : 10.00 Sq.Mtrs.

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Boundaries of Flat :
East : Flat No. 20
West : Building Side Margin / Open Space
South : Staircase and Flat No. 18
North : Building Side Margin

Name of Owner/s : [1] Mr. Wasim Chirag Shaikh
[2] Mrs. Safina Wasim Shaikh

(20) Family Unit – Apartment / **Flat No. 20.**
It is an apartment on the **Fourth Floor,**
Admeasuring 58.27 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 14/12/2015, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 11001/2015 on 17/12/2015.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 41.15 Sq.Mtrs.
Balcony area : 4.3 Sq.Mtrs.

Boundaries of Flat :
East : Building Side Margin / Colony Road
West : Flat No. 19
South : Flat No. 17 and Staircase
North : Building Side Margin / Open space

Name of Owner/s : [1] Mr. Parvej Bashir Shaikh
[2] Mrs. Ruksana Parvej Shaikh

(21) Family Unit – Apartment / **Flat No. 21.**
It is an apartment on the **Fourth Floor,**
Admeasuring 60.22 Sq.Mtrs. **Built up area.**
Agreement for Sale, dated – 04/02/2020, which is duly registered in the office of Sub-Registrar, Nashik – 3 at Sr. No. 1042/2020 on the same date.

AREA AS PER COMPLETION PLAN AND OCCUPANCY CERTIFICATE

Carpet Area of Flat : 42.31 Sq.Mtrs.
Balcony area : 4.4 Sq.Mtrs.

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Boundaries of Flat :

East : Building Side Margin / Colony Road
West : Staircase
South : Flat No. 17
North : Flat No. 20

Name of Owner/s : [1] Mr. Takari Nadeem Shaikh Farukh
Present Owners [2] Anam Kalim Shaikh Alias
Mrs. Anam Takari Nadeem Shaikh

Previous Owner's Detail –

Agreement for Sale, dated – 28/03/2016, which is duly registered in the office of Sub-Registrar, Nashik – 1 at Sr. No. 2633/2016 on 29/03/2016.

Name of previous Owners : Mr. Ashpak Ismail Maniyar

II) Each of the above family unit owners shall have proportionate share in the common areas and the facilities available to the said properties and building thereon. Each of the units is provided with Electricity connection and Meter thereof alongwith internal amenities as per their respective agreements. The measurements of the said units shall be on the basis of carpet area and such area shall be confirmed by the owner of their respective family units in terms of their Agreements for sale to be executed individually, the definition of carpet area is stated hereinabove. The Agreement for Sale have been executed prior to implementation of RERA, hence Built up area was mentioned in Agreement for Sale, but in the said document both Built up and Carpet area have been mentioned. The design, specifications and boundaries of each family units shall be as per the building plan approved for the construction of the Aman Paradise Apartment and attached hereto as Exh. "A" and each of the units shall have its own independent entrance and access from the staircase and passage as shown in the said plan attached hereto as Exh. "A".

B) **COMMON AREAS AND FACILITIES** :-

a. All that piece and parcel of land described in the Schedule of this Deed. Except the portion of the said land, which is not included in the restricted common area and facilities for the use, and enjoyment of the apartment unit holders of respective holders, are for common use and enjoyment of all the respective holders.

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b. The Staircase column leading unto ground floor and terrace area and overhead tank on the terrace.
c. The setback space in front of the building and passage space falling on the front side of the plot shall be common enjoyment of all the apartment holders for ingress and out gress.
d. Staircase leading unto terrace of the building.
e. Lift and Lift Room.
f. All that piece and parcel of land described in the Schedule of the last paragraph of this Deed.
g. Under ground water tank and over head water tank together with electric Pump, fittings with electric motor.
h. Plumbing network throughout the building.
i. Electrical wiring network throughout the building.
j. Necessary light and water connection along with the drainage water lines.
k. The foundation and main walls columns beams and roofs of such building as described in the plans which form part of this deed as Exhibit -"A".
l. Tanks, Pumps, Motors and in general all apparatus and installation existing for common use.
m. Compound Wall with Gate.

C) **RESTRICTED AREAS AND FACILITIES** :-

(i) The parking in the Ground floor will be restricted for the use and enjoyment of all apartment owners of Aman Paradise Apartment only. That except the apartment owner, whom the parking are allotted, no other apartment have any right and interest in the said restricted common areas.
(ii) Partition walls common between such two apartments shall be restricted and be common between the same two units only.
(iii) 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.
(iv) 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.
(v) The Grantor have released their rights in favour of unit holders and unit holders shall be entitled to consume any additional F.S.I. granted in respect to the said property and in the said building in future by N.M.C. or Govt. Terrace of the

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building shall always the property of the purchaser/s of the said Apartment.

(vi) The Grantor owner has taken maximum care to give a gracious look and beauty to the entire project of Aman Paradise Apartment. Therefore to maintain the same, it will be the duty and responsibility of every purchaser therein. Hence the displaying of Boards, Sign Boards in such a manner that will spoil the elevation and look of the building is prohibited.

(vii) Advertising of any matter in any common space such as common passage, stair cases and landings thereof, lift landings and adjustant walls is prohibited.

(viii) None the purchaser of Aman Paradise Apartment shall be permitted to use the common terrace for storing their goods. So also the purchasers shall not use the passage in front of their units for storing their goods. The passages will have to be kept free of any harmless for easy access to any purchaser or their visitors.

(20) a) 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 "Aman Paradise Apartment Condominium" is based on the proportionate price/cost. The table of the areas and the percentage of voting rights is given hereunder :-

Floor and Apartment / Flat Unit No.	**Name of the owner**	**Carpet, Balcony and Terrace area in Sq.Mtrs**	**Voting rights and share in common areas %.**
Ground Floor	Parking		
First Floor Unit / Flat No. 1	Ansar Shaikhlal Peerzade	53.88 + B – 4.45 Total- 58.33	5.01 %
First Floor Unit / Flat No. 2	Mrs. Suraiya Ansar Peerzade	55.15 + OT – 4.38 Total- 59.53	5.13 %