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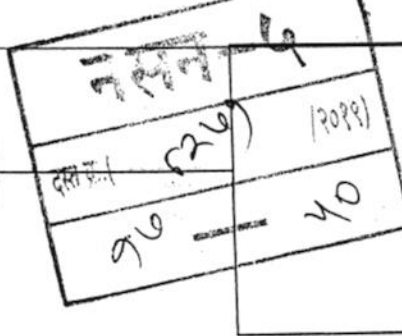
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- d) The foundation and main walls, columns, girder, beams and roofs of the building as described in this Deed as Exhibit-A attached.
- e) One underground water tanks is provided on east side in marginal area of said plot property on the Ground Floor of the building along with Electric Motor pump to lift the water to overhead water tank for apartment owners individual use.
- f) There is a passage for egress and ingress to each family unit. The said passage shall be utilized by the said unit holders individually.
- g) Gate is provided at the entrance of said plot property.
- h) Allotted Parking on Ground floor for use as per their allotment for all family units.
- i) One Lift for Wing-A & one lift for Wing-B to be used by all family members respectively.
- j) Two 3/4th inch NMC water connection for drinking purpose. One overhead water tank each on Building A & Building B.
- k) Borewell in North-East Marginal Space.

RESTRICTED COMMON AREAS:

The Common Top Terrace on the said building & the two lifts in the buildings shall be used in common by all the family unit holders, but in case there is addition in FSI, Grantor Owners & Grantor Developer shall be entitled to carry out construction by erecting columns & beams on the said top terrace. In that case the said Flat owners or his/her nominees will not raise any objection and will have to co-operate with the Grantor Owners & Grantor Developer for the same.

Restricted Area :- The owners of all family unit holder have been exclusively allotted parking area on the ground floor of the said building. The said parking area shall be used and enjoyed exclusively by the respective apartments owner as per their allotment. However they shall not be entitled to erect any temporary or permanent structure in the said parking area. The adjacent terrace & balconies to the respective flat shall be exclusively used by respective flat owners. The said terrace & balconies area shall not be covered by the apartment owners and thereby shall not cause any breach in the rules and regulations of the local authority. No other apartment holder shall claim, right over the said terrace & balconies.



SIXTH -

- a) That the right, title and interest of each owner of a family unit in the general common area and facilities as listed above and their proportionate share in the profit and common expenses in the general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of **SUKRUT APARTMENT A-WING & B-WING** Condominium is based on the proportionate value of such family unit to the total value of all family units, as shown in a separate sheet attached herewith as Annexure-A.
- b) That the right, title and interest of each owner of the family units in the general common area and facilities and their proportionate share in the profits and common imposed on the registration of this Declaration and Deed of Apartment under Section 13(5), the value of the **SUKRUT APARTMENT A-WING & B-WING** Condominium is distributed as follows :
- i) That the said plot property admeasuring 761.60 sq. mtrs. is valued Rs. 50,34,200/- (Rupees Fifty Lakhs Thirty Four Thousand Two Hundred Only).
- ii) The building described in Para 5 hereof is valued approximately Rs. 3,42,61,800/-(Rupees Three Crore Forty Two Lakhs Sixty One Thousand Eight Hundred Only). Land and Building is valued on the basis of present Government Valuation.

SEVENTH -

That so long as the Grantor Owners & Grantor Developer owns one or more of the family units, the Grantor Owners & Grantor Developer shall be subject to the provisions of this Deed at Exhibits A and B attached hereto and the apartment owner will take no action which will adversely affect the right of the Grantor Owners & Grantor Developer with respect to the balance construction of any apartment in the building or other rights assigned to the Grantor Owners & Grantor Developer.

EIGHTH -

That the general common area and facilities shall remain undivided and no apartment owners shall bring any action for partition or division thereof.



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NINETH -

That the percentage of the undivided interest in the restricted common area and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

TENTH -

That the undivided interest in the restricted common areas and facilities shall not be separated from the family unit to which it ascertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

ELEVENTH -

That each apartment owner shall comply with the provisions of this Declaration, the bye-laws, decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions, decisions or resolution, shall be grounds for an action to recover sums due, for damages or for injunctive relief.

TWELVETH -

That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment, or removal of the property from the plan by duly registered instrument.

THIRTEENTH -

That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the abandonment of his family unit.

FOURTEENTH -

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 except only (1) charge, if any on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.