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SEAL OF THE JOINT SUB-REGISTRAR Class-2 NASIK-1

(Second) building ("C" Wing) for commercial purpose namely **"SAARTHAK GARIMA- A WING"**, **"SAARTHAK GARIMA- B WING"**, and **"SAARTHAK GARIMA- C WING"**.

AND WHEREAS the layouts plan of **Gat No. 227/A/2/1** has been approved by Assistant Director of Planning, Nashik Municipal Corporation Nashik as per Letter No. **Nagarrachna Vibhag/Final/375/4416, Date: 01/01/1996.** And N.A. permission has granted by Collector, Nashik as per order No. Maha/Kaksha-3/ N. A. Lett.no/359/1995 Nashik, Date: **17/11/1995.**

02. That the title of the owner to the said plots are clear and marketable and a title report to that respect has been issued by Advocate of the Grantor's.

03. The Promoter has planned to develop the said project by constructing **Two** residential buildings/wing A and B and **One** commercial building/wing-C on the total area, specifically mentioned in schedule-I out of the said buildings/wings, Building/ Wing No. A, B & C are approved by Nashik Municipal Corporation, Nashik. Said all buildings/ wings are registered with competent authority established under RERA. The said buildings/wings are going to be develop on total Plot area 3065.89 Sq.Mtr. The Promoter has right to use the balance FSI and avail the TDR/ Premium FSI and the same will be used in building/Wing no. A, B and C by constructing additional floors.

For construction of Additional floors on building/ wing A and C, Promoter has purchased TDR area admeasuring 293.67 Sq.Mtr. from Transferable Development Right Certificate No. 809, dt.13-02-2019 out of S. No. 459 situated at Satpur Shiwar from Mr. Subhash Chhabu Nagare and Mrs. Sangita Subhash Nagare by sale deed. Said sale deed was registered with Sub- Registrar, Nashik-5 at Sr. No. 2729, dt.30-03-2019. Due to some technical and typographical mistake said sale deed was corrected by correction deed dt.12-04-2019.

And Promoter has purchased TDR area admeasuring 1472.16 Sq.Mtr. from Transferable Development Right Certificate No. 801, dt.25-01-2019 out of Gut No. 1729/1 situated at Adgaon from Mr. Shreyas Lalit Sakhala by sale deed. Said sale deed was registered with Sub- Registrar, Nashik-5 at Sr. No. 2730,dt.30-03-2019. Due to some technical and typographical mistake said sale deed was corrected by correction deed dt.09-04-2019.

Also Promoter has purchased TDR area admeasuring 759.17 Sq.Mtr. from Transferable Development Right Certificate No. 810, dt.13-02-2019 out of Gut No. 458 situated at Satpur from Mr. Dinkar Chhabu Nagare, Mrs. Manisha Dinkar Nagare & Mr. sanket Dinkar Nagare by sale deed. Said sale deed was registered with Sub- Registrar, Nashik-5 at Sr. No. 2727,dt.30-03-2019. Due to some technical and typographical mistake said sale deed was corrected by correction deed dt.12-04-2019

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AND WHEREAS the vendor has prepared a building plan by utilizing the **TDR 255.00 Sq. Meter** through Arc. Sumit Mohanlal Kumath having office at 9B, Anudeep Park, Tidke Colony, Nashik registered with council of Architect of India having enrollment no. CA/2003/32323 for the preparation of layout and Drawing of the building the Promoter has also appointed the Strut. Engi. Yogin A. Kulkarni registered license no. 56 dt. 01/01/2016 and having office at Aadhar Bungalow, Kulkarni Colony, Sharanpur Road, Nashik which has been First time approved by **Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND/BP/AMBAD/DCR/0082/2018 Dt: 12/04/2018. Then Revised the said building plan as per the Commencement Certificate No. LND/BP/AMBAD/DCR/0382/2018 Dt: 10/09/2018. Then Finally Revised the said building plan from Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND/BP/AMBAD/DCR1189/2019 Dt: 26/07/2019** and started construction on the said plots. The promoter/vendor has also obtained fire permission from Chief Fire Officer Nashik wide reference no. NMC/Fire/WS/II/Mixed-12/2019 dt. 14/06/2019. Then after completed B Residential Wing Nashik Municipal Corporation tekan the Fire NOC as per bearing No. NMC/Fire/WS/II/Mixed-10/2020, Dt. 30/09/2020. Then after completed the A Residential Wing and C Commercial Wing Nashik Municipal Corporation tekan the Final Fire NOC as per bearing No. NMC/Fire/WS/II/Resi-16/2022, Dt. 17/03/2022.

Land owner has amalgamated said plots for construction as per building plan approval letter No. **LND/BP/AMBAD/DCR1189/2019 Dt: 26/07/2019** in 7/12 extract of **Plot No.8+7+6+5** total area admeasuring 3065.89 Sq.Mtr. came into existence.

Accordingly the Owner has commenced with construction over the said plot and completed the construction of known as **"SAARTHAK GARIMA APARTMENT WING-B"** consisting of **60 (Sixty) Flats**. completed and sanction by Nashik Municipal Corporation, Nashik vide sanction of Building and taken the **Occupancy Certificate No. NMC/TPD/AMBAD/ OC/2042/2020, dated 10/11/2020. And RERA Number P51600018278, Dt. 22/10/2018. And "SAARTHAK GARIMA APARTMENT WING-A"** consisting of **60 (Sixty) Flats and "SAARTHAK GARIMA APARTMENT WING-C"** consisting of **9 (Nine) Shops** completed and sanction by Nashik Municipal Corporation, Nashik vide sanction of Building and taken the **Completion Certificate No. NMC/NaNiVi/30223/2022, dated 31/05/2022. And RERA Number P51600018278, Dt. 22/10/2018. Total 120 (One Hundred Twenty) Flats and 9 (Nine) Shops constructed in SAARTHAK GARIMA APARTMENT A, B and C WING. Before the Completion of the said project Promotor taken the Commercial N.A. Permission from Tahasildar Nashik as per order bearing No. Astha-1/42-B/SR/107/22 Dt. 17/03/2022.**

04. **AND WHEREAS** the available FSI for construction is 7471.16 Sq. Mtrs. for the said plot. The owner has utilized FSI of 7470.83 Sq. Mtrs. by availing TDR facility of the other property in the construction of the said plot. The owner has decided the formation of a Declaration of Apartment

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under the scheme of the Maharashtra Apartment Ownership Act, 1970 hereinafter referred to as the "Said Act" and has proposed u/s. 2 and 11 of the said act under Rule 3 of the Maharashtra Apartment Rules 1972 hereinafter referred to as the "Said Rules".

05. **AND WHEREAS Total 120 (One Hundred Twenty) Flats and 9 (Nine) Shops** are situated on **Ground Floor Parking and First to Tenth Floor** in **"SAARTHAK GARIMA APARTMENT A, B and C WING"** are capable to be treated as an "Apartment" having all amenities and facilities to be used as an "Independent Individual Unit" with the facility of independent exit and the said constructed units can be considered as "Apartment" as contemplated under the said Act and Said Rules and the ownership thereof has been transferred to one or more persons who is entitled to obtain a particular and exclusive property right thereto and each units is immovable property within the meaning of any law for the time being in force in the State. (The Residential Flat/apartment shall hereinafter be referred to as the "Family Units"). The said family units shall have an undivided interest in the General and/or Common area of the said plot as listed hereinafter in the Deed, necessary for their adequate use and enjoyment and hereinafter referred to as the "Said General and/or Common Areas and Facilities" in accordance with The Maharashtra Apartment Ownership Act 1970, the Said Act and Said Rules.

06. The entire constructed of **"SAARTHAK GARIMA APARTMENT A, B and C WING"** is consists of **Total 120 (One Hundred Twenty) Flats and 9 (Nine) Shops** i.e. Residential units and particulars of which are as under-

SAARTHAK GARIMA APARTMENT - A WING

Resi. Unit. No.	Area in Sq. Mtrs. (Carpet)	Floor	Name of Owner
101	53.56 + Balcony 6.62	First Floor	Mr. Ghanshyam Dinkar Pawar & Mrs. Priya Ghanshyam Pawar Alias Priya Sampat Bagade
102	53.56 + Balcony 6.62	First Floor	Mr. Laukik Jagdish Mene & Mrs. Vaishali Jagdish Mene
103A	37.74 + Balcony 5.58	First Floor	Mr. Ravindra Karbhari Ahire & Mrs. Chhaya Ravindra Ahire
104	59.40 + Balcony 9.07	First Floor	Mrs. Prajakta Gaurav Sonar Alias Prajakta Shashank Vispute & Mr. Gaurav Vinayak Sonar
105	59.40 + Balcony 9.07	First Floor	Mr. Yogesh Sahebrao Arane & Nilakshi Yogesh Arane
106	37.74+ Balcony 5.58	First Floor	Mr. Dheeraj Nilkanth Waghmare & Mrs. Pooja Deeraj Waghmare
201	53.56 + Balcony 6.62+Adjoining Terrace 6.48	Second Floor	Smt. Lalita Narayan Vidhate
202	53.56 + Balcony 6.62	Second Floor	Priyanka Somnath Sabale
203	37.74+ Balcony 5.58	Second Floor	Mr. Rahul Sharad Patil & Mrs. Bhavana Sharad Patil

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204	59.40 + Balcony 9.07	Second Floor	Mr. Santu Khanderao Sabale & Mrs. Manisha Santu Sabale
205	59.40 + Balcony 9.07	Second Floor	Mr. Ghanshyam Shankar Borle & Mrs. Vaishali Ghanshyam Borle
206	37.74+ Balcony 5.58	Second Floor	Mrs. Nilima Sanjay Patil & Mr. Sanjay Chudaman Patil
301	53.56 + Balcony 6.62	Third Floor	Mrs. Jagruti Prafulla Sanyasi Alias Jagruti Jayantrao Sonawani & Mr. Prafulla Madhukar Sanyasi
302	53.56 + Balcony 6.62	Third Floor	Mr. Chetan Prakash Zoting & Sangita Prakash Zoting
303	37.74+ Balcony 5.58	Third Floor	Mr. Santosh Shivaji Mane & Mrs. Anita Santosh Mane
304	59.40 + Balcony 9.07	Third Floor	Mr. Darshan Keshaorao Bhoyar & Mrs. Swati Darshan Boyar
305	59.40 + Balcony 9.07	Third Floor	Mr. Yeshu Vinod Khunte & Mr. Mayur Vinod Khunte & Alkabai Vinod Bhavsar (Khunte)
306	37.74+ Balcony 5.58	Third Floor	Mr. Kamlesh Rajendra Pagar & Mrs. Vaishali Rajendra Pagar
401	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Fourth Floor	Mr. Vikram Nandlal Suryawanshi & Mrs. Charushila Vikram Suryawanshi
402	53.56 + Balcony 6.62	Fourth Floor	Mr. Sandeep Barku Sonawane & Rupali Sandeep Sonawane
403	37.74+ Balcony 5.58	Fourth Floor	Mr. Prakash Janardan Sonar & Mrs. Prajakta Prakash Sonar
404	59.40 + Balcony 9.07	Fourth Floor	Mr. Chetan Arun Mahajan & Mrs. Gayatri Chetan Mahajan
405	59.40 + Balcony 9.07	Fourth Floor	Mr. Ajay Bhika Nikam & Mrs. Pratibha Ajay Nikam
406	37.74+ Balcony 5.58	Fourth Floor	Smt. Sushila Shastri Kandepi
501	53.56 + Balcony 6.62	Fifth Floor	Mr. Sachin Sunil Karande & Mrs. Chhayabai Sunil Karande
502	53.56 + Balcony 6.62	Fifth Floor	Mr. Sharad Ashok Jadhav & Mrs. Manisha Sharad Jadhav
503	37.74+ Balcony 5.58	Fifth Floor	Mr. Yashwant Daga Wagh & Mrs. Sangita Yashwant Wagh
504	59.40 + Balcony 9.07	Fifth Floor	Mr. Dhiraj Ganesh Sarode & Mrs. Manisha Dhiraj Sarode Alias Manisha Tukaram Chaudhari
505	59.40 + Balcony 9.07	Fifth Floor	Mr. Anilkumar Jaiprakash Jaiswar & Mrs. Chandrika Anilkumar Jaiswar
506	37.74+ Balcony 5.58	Fifth Floor	Mrs. Mandakini Hema Bhangale & Mr. Hema Baliram Bhangale

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601	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Sixth Floor	Mrs. Shweta Sagar Dharmadhikari
602	53.56 + Balcony 6.62	Sixth Floor	Mr. Mahesh Vasantrao Kumre & Mrs. Poonam Mahesh Kumre
603	37.74+ Balcony 5.58	Sixth Floor	Mr. Bhagwan Nivrutti Patil
604	59.40 + Balcony 9.07	Sixth Floor	Mr. Sachin Madhukar Ugale & Mrs. Rupali Sachin Ugale
605	59.40 + Balcony 9.07	Sixth Floor	Giriraj Nanabhau Mahirash & Mrs. Dipali Giriraj Mahirash
606	37.74+ Balcony 5.58	Sixth Floor	Mr. Vijendra Vyankat Bhoge & Mrs. Vasundhara Vijendra Bhoge
701	53.56 + Balcony 6.62	Seventh Floor	Mr. Ninad Sunil Khankari
702	53.56 + Balcony 6.62	Seventh Floor	Mrs. Sonali Prakash Pawar Alias Sonali Prakash Sonawane & Mr. Prakash Pandit Pawar
703	37.74+ Balcony 5.58	Seventh Floor	Mr. Jayesh Ramesh Sonar & Mrs. Shital Jayesh Sonar
704	59.40 + Balcony 9.07	Seventh Floor	Mrs. Deepti Pritam Ingale & Mr. Pritam Narendra Ingale
705	59.40 + Balcony 9.07	Seventh Floor	Mr. Kushal Ulhas Medhe & Deepali Kushal Medhe
706	37.74+ Balcony 5.58	Seventh Floor	Mrs. Minakshi Milind Gadge
801	53.56 + Balcony 6.62	Eighth Floor	Amol Harishchandra Borse & Mrs. Alka Harishchandra Borse
802	53.56 + Balcony 6.62	Eighth Floor	Mr. Mangesh Dilip Patil & Mrs. Mohini Mangesh Patil
803	37.74+ Balcony 5.58	Eighth Floor	Mr. Vikaram Pramod Shelar & Mrs. Shraddha Vikaram Shelar
804	59.40 + Balcony 9.07	Eighth Floor	Mr. Milind Trymbak Gosavi & Mrs. Ashwini Milind Gosavi
805	59.40 + Balcony 9.07	Eighth Floor	Mr. Rajkumar Mukundbhai Patel & Mrs. Rusali Rajkumar Patel
806	37.74+ Balcony 5.58	Eighth Floor	Mrs. Madhura Mahesh Patil & Mr. Mahesh Suresh Patil
901	53.56 + Balcony 6.62	Ninth Floor	Shraddha Kodeba Suryawanshi
902	53.56 + Balcony 6.62	Ninth Floor	Mr. Hemant Pandharinath Sonje & Mrs. Vrushali Hemant Sonje
903	37.74+ Balcony 5.58	Ninth Floor	Mr. Abhijit Rajendra Sakhale & Mrs. Hema Abhijit Sakhale
904	59.40 + Balcony 9.07	Ninth Floor	Mr. Deepak Ashok Sonawane & Mrs. Ranjana Ashok Sonawane
905	59.40 + Balcony 9.07	Ninth Floor	Bhairavi Vilas Borse

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906	37.74+ Balcony 5.58	Ninth Floor	Mr. Prasad Vijay Wadkar & Mrs. Rohini Prasad Wadkar
1001	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Tenth Floor	Mr. Mahesh Bhika Bhavsar & Mrs. Kirti Mahesh Bhavsar
1002	53.56 + Balcony 6.62	Tenth Floor	Mr. Sagar Prakash Deshmankar & Mrs. Salee Sagar Deshmankar
1003	37.74+ Balcony 5.58	Tenth Floor	Mr. Umesh Dhondiram Deore & Mrs. Unnatee Umesh Deore
1004	59.40 + Balcony 9.07	Tenth Floor	Mr.Gopal Ghanshyam Kolate & Mrs. Jayshree Gopal Kolate
1005	59.40 + Balcony 9.07	Tenth Floor	Mr. Bhushan Jayant Tatar & Mrs. Jayshree Jayant Tatar
1006	37.74+ Balcony 5.58	Tenth Floor	Mr. Sagar Suresh Kadam & Mrs. Kavita Sagar Kadam

SAARTHAK GARIMA APARTMENT - B WING

Resi. Unit. No.	Area in Sq. Mtrs. (Carpet)	Floor	Name of Owner
101	53.56 + Balcony 6.62	First Floor	Mr. Amit Murlidhar Talele and Mrs. Yogita Amit Talele
102	53.56 + Balcony 6.62	First Floor	Mr. Bhimrao Yashwant Jadhav & Mrs. Rasika Bhimrao Jadhav Alias Rasika Kishor Suryawanshi
103	37.74 + Balcony 5.58	First Floor	Mr. Bhimrao Brahamdev Nikam & Mrs. Pallavi Bhimrao Nikam
104	59.40 + Balcony 9.07	First Floor	Mr. Satish Shivaji Pagar & Mrs. Yogita Satish Pagar
105	59.40 + Balcony 9.07	First Floor	Mr. Santosh Mhasu Jadhav & Mrs. Vaishali Santosh Jadhav Alias Vaishali Subhash Gawali
106	37.74+ Balcony 5.58	First Floor	Mr. Tushar Prakash Deore & Mrs. Meena Prakash Deore
201	53.56 + Balcony 6.62+Adjoining Terrace 6.48	Second Floor	Mrs. Madhuri Nilesh Borse & Mr. Nilesh Murlidhar Borse
202	53.56 + Balcony 6.62	Second Floor	Mr. Dinesh Subhash Barasakar & Mrs. Dipali Dinesh Barasakar
203	37.74+ Balcony 5.58	Second Floor	Mr. Dnyaneshwar Namdeo More & Yogita Dnyaneshwar More
204	59.40 + Balcony 9.07	Second Floor	Mr. Girish Chintaman Patil & Mrs. Lalita Girish Patil

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205	59.40 + Balcony 9.07	Second Floor	Mr. Ankush Arun Deshpande & Mrs. Nivedita Ankush Deshpande Alias Nivedita Narendra Vaidya
206	37.74+ Balcony 5.58	Second Floor	Mr. Kunal Dattatray Sandhanshiv & Mrs. Harshali Kunal Sandhanshiv
301	53.56 + Balcony 6.62	Third Floor	Mr. Macchindra Babulal Thete
302	53.56 + Balcony 6.62	Third Floor	Mr. Ajay Arvind Bhavsar & Ashwini Ajay Bhavsar
303	37.74+ Balcony 5.58	Third Floor	Mr. Rupesh Damu Fegade & Komal Narendra Rane Alias Komal Rupesh Fegade
304	59.40 + Balcony 9.07	Third Floor	Dr. Ravindra Govindrao Gangurde & Mrs. Rashmi Ravindra Gangurde
305	59.40 + Balcony 9.07	Third Floor	Mrs. Manorama Arun Sonawane & Mr. Vikram Arun Sonawane
306	37.74+ Balcony 5.58	Third Floor	Mr. Devlal Manohar Wadatkar & Mrs. Swati Devlal Wadatkar Alias Swati Ganesh Band
401	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Fourth Floor	Mr. Manishkumar Suresh Kale & Mrs. Kavita Manishkumar Kale
402	53.56 + Balcony 6.62	Fourth Floor	Mr. Vaibhav Prabhakar Bubane & Mrs. Sadhana Vaibhav Bubane
403	37.74+ Balcony 5.58	Fourth Floor	Mr. Ganesh Liladhar Attarde & Mrs. Kunda Ganesh Attarde
404	59.40 + Balcony 9.07	Fourth Floor	Mr. Swapnil Balkrushna Aher & Mrs. Kalyani Swapnil Aher Alias Kalyani Kailas Dogale
405	59.40 + Balcony 9.07	Fourth Floor	Mr. Mahendra Mahalu Khairnar & Mrs. Surekha Mahendra Khairnar
406	37.74+ Balcony 5.58	Fourth Floor	Mr. Chetan Bhaskar Sonar & Mrs. Pranali Chetan Sonar Alias Pranali Kailas Bagale
501	53.56 + Balcony 6.62	Fifth Floor	Mr. Nilesh Sahebrao Patil & Mrs. Pratibha Nilesh Patil
502	53.56 + Balcony 6.62	Fifth Floor	Mr. Nilesh Dilip Mahajan & Mrs. Sonal Nilesh Mahajan Alias Sonal Rajendra Jagtap
503	37.74+ Balcony 5.58	Fifth Floor	Mr. Deepu Surendran Pillai & Archana R. Nair Alias Archana Deepu Pillai

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504	59.40 + Balcony 9.07	Fifth Floor	Mr. Mayur Eknath Ingle
505	59.40 + Balcony 9.07	Fifth Floor	Mr. Sameer Balu Salve & Mr. Revatee Sameer Salve Alias Revatee Sham Jadhav
506	37.74+ Balcony 5.58	Fifth Floor	Mr. Nitin Annaji Samarth
601	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Sixth Floor	Mr. Kamlakar Baburao Chaudhari & Mrs. Suvarna Kamlakar Chaudhari
602	53.56 + Balcony 6.62	Sixth Floor	Mr. Avinash Arun Kulkarni & Mrs. Seema Avinash Kulkarni
603	37.74+ Balcony 5.58	Sixth Floor	Mr. Yogesh Pandurang Tawade & Mrs. Dipali Yogesh Tawade
604	59.40 + Balcony 9.07	Sixth Floor	Mr. Chandan Yadav Pimple
605	59.40 + Balcony 9.07	Sixth Floor	Mr. Amolkumar Uddhavrao Dongre & Minakshi Amolkumar Dongre
606	37.74+ Balcony 5.58	Sixth Floor	Dr. Bhushan Vilas Gavli & Mrs. Jagruti Bhushan Gavli Alias Jagruti Yuvraj Nandan
701	53.56 + Balcony 6.62	Seventh Floor	Mr. Vikrant Manohar Jagtap & Mrs. Preeti Vikrant Jagtap
702	53.56 + Balcony 6.62	Seventh Floor	Payal Sumedh Prabhudesai
703	37.74+ Balcony 5.58	Seventh Floor	Mr. Girish Arun Raool & Mrs. Suvidha Girish Raool
704	59.40 + Balcony 9.07	Seventh Floor	Mr. Sagar Jagnnath Pawar & Mr. Komal Sagar Pawar
705	59.40 + Balcony 9.07	Seventh Floor	Mr. Mahendra Narayan Gode & Mrs. Kalpana Mahendra Gode
706	37.74+ Balcony 5.58	Seventh Floor	Dr. Samadhan Yashwant Desale & Mrs. Nikita Samadhan Desale Alias Nikita Ashok Ahirrao
801	53.56 + Balcony 6.62	Eighth Floor	Mr. Harshal Chandrakant Patil & Mrs. Prerana Harshal Patil
802	53.56 + Balcony 6.62	Eighth Floor	Mr. Ravindra Kisan Jadhav & Mrs. Vaishali Ravindra Jadhav
803	37.74+ Balcony 5.58	Eighth Floor	Mr. Namdeo Mahadeo Warude & Mrs. Manisha Namdeo Warude
804	59.40 + Balcony 9.07	Eighth Floor	Mr. Tejas Sanjay Gangurde & Archana Laxman Khandizod Alias Mrs. Archana Tejas Gangurde
805	59.40 + Balcony 9.07	Eighth Floor	Vibhuti Ashok Sonawane

806	37.74+ Balcony 5.58	Eighth Floor	Mr. Kalpesh Sunil Kendre and Mrs. Kanchan Kalpesh Kendre Alias Kanchan Nandkumar Dhavan.
901	53.56 + Balcony 6.62	Ninth Floor	Sushilkumar Bhanudas Pardeshi & Mrs. Sapna Sushilkumar Pardeshi Alias Sapna Rajendra Pardeshi
902	53.56 + Balcony 6.62	Ninth Floor	Mr. Pravin Dilip Wagh and Mrs. Swati Pravin Wagh Alias Swati Ashokrao Sonawane
903	37.74+ Balcony 5.58	Ninth Floor	Mr. Saket Narayan Ghodke
904	59.40 + Balcony 9.07	Ninth Floor	Mr. Anosh Chhagan Dudave & Mr. Manisha Anosh Dudave
905	59.40 + Balcony 9.07	Ninth Floor	Mr. Bhagwan Trimbak Ghorpade
906	37.74+ Balcony 5.58	Ninth Floor	Vijay Budha Patil & Mrs. Kavita Vijay Patil
1001	53.56 + Balcony 6.62+ Adjoining Terrace 6.48	Tenth Floor	Mr. Valmik Deoman Mokal & Mrs. Pratiksha Valmik Mokal
1002	53.56 + Balcony 6.62	Tenth Floor	Mr. Balu Nimba Pawar & Sangita Balasaheb Pawar & Mr. Jayesh Balasaheb Pawar
1003	37.74+ Balcony 5.58	Tenth Floor	Mr. Mahesh Anil Sonawane
1004	59.40 + Balcony 9.07	Tenth Floor	Mr. Pankaj Ashokrao Wankhede & Smt. Vijaymala Ashok Vankhede
1005	59.40 + Balcony 9.07	Tenth Floor	Mr. Sunil Bajirao Gangurde
1006	37.74+ Balcony 5.58	Tenth Floor	Mr. Swapnil Sanjay Shirsath & Mrs. Rinku Swapnil Shirsath Alias Rinku Bharat Pagar

SAARTHAK GARIMA APARTMENT COMMERCIAL BUILDING- C WING

Comm. Unit /Shop No.	Area in Sq. Mtrs. (Carpet)	Floor	Name of Owner
1	19.97	Ground Floor	Unsold
2	19.97	Ground Floor	Unsold
3	19.97	Ground Floor	Unsold
4	19.97	Ground Floor	Unsold

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5	19.97	Ground Floor	Unsold
6	19.97	First Floor	Unsold
7	19.97	First Floor	Unsold
8	19.97	First Floor	Unsold
9	19.97	First Floor	Unsold

06. AND WHEREAS this Condominium shall be known as **"SAARTHAK GARIMA APARTMENT A, B and C WING" Condominium.**

I) The proportionate share in the said General and common area and facilities of each Apartment shall be available to the said Apartment as described herein and as mentioned in the said plan attached to this Deed of Declaration as Exhibit "A".

II) The units are described in detail in the Schedule II written hereunder, there under enumerating the number of rooms in each unit and access to it.

III) The measurement of the residential units is based on "Rera Carpet" area calculated by the Grantor/Owner/Developer. "Rera Carpet" area includes all the areas in the said premises balcony, otta, cupboards, internal passages, staircase etc. No deduction shall be made for structural member of the building like columns, beams, shafts, skirting, dados in the premises , shelves in the walls at floor level is considered as full dimensions for carpet area measurement. The area of terrace is calculated as 50% area of carpet.

IV) Each family/units in the said **"SAARTHAK GARIMA APARTMENT A, B and C WING"** scheme have area and shape together with the boundaries thereof as specifically shown in the said building plan, attached at Exhibit "A" to the Deed of Declaration.

I GENERAL COMMON AREAS & FACILITIES:

Following described areas and facilities shall be treated as properties of the owner of all the units and each unit owners shall have his interest and right in said common areas and facilities, proportionate to his ownership percentage as described in detail hereinafter.

The particular of the said common areas and facilities are as under:

a) The common access available to all the units, which is reasonably required to be used for entering into any units in the said plot.

b) The drainage system along with all fittings of drainage and plumbing thereof and common septic tank.

c) The water connection from Municipal Corporation main line up to the ground floor water tank.

d) The wall between two flat as described in said plan attached as Exhibit "A" hereto.

e) The compound wall.

f) The common staircase of building shall be used by the members of the family units of building in common, corridor or any other access available