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Wing 'E1','E2','E3' 'E4','E5' and the land below the plinth is admeasuring 4,718.68 Sq. Mtrs. which is situated at **Survey No. 49/1/2 and also having CTS No. CTS No. 2362/1** admeasuring **15200.00 Sq. Mtrs. of Gangapur Shiwar, situated within local limits of Nashik Municipal Corporation** and is owned by **"THE GRANTOR/OWNER", i.e. M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED.** The Nashik Municipal Corporation, Nashik has issued, Part Completion/Occupation Certificates in respect of following buildings

Sr. No.	Building and Wing Name	Part Completion date Certificate issued by Nashik Municipal Corporation	Part or Completion Certificate Number
01	Building A- Wing A1, Wing A2 and Wing A3	28/03/2022	**Town Planning Department/B1/ 29295/2022**
02	Building B- Wing B1, Wing B2 and Wing B3	31/03/2021	**Town Planning Department/B1/ 27539/2021**
03	Building C- Wing C1, Wing C2 and Wing C3	Construction in progress and 90% construction has been completed.	NA
04	**Building D- Wing D1 and D2**	28/03/2022	**Town Planning Department/B1/ 29295/2022**
05	Building E- Wing E1, Wing E2, Wing E3, Wing E4 and Wing E5	28/03/2022	**Town Planning Department/B1/ 29295/2022**

The relevant Completion Certificates as stated herein above which are issued by Nashik Municipal Corporation are attached herewith and marked as **Exhibit-B.**

"SAMRAAT APNA GHAR PHASE-I"

Building - 'A'- Wing 'A1','A2','A3',

Building - 'B'- Wing 'B1','B2','B3'

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Building - 'C'- Wing 'C1','C2','C3',

Building - 'D'- Wing 'D1','D2',

Building - 'E'- Wing 'E1','E2','E3' 'E4','E5'

Constructed over the Non Agricultural Land lying and being situated at Village **Gangapur**, Taluka and District Nashik, bearing **Survey No. 49/1/2** admeasuring **14640.51 Sq. Mtrs.** having **CTS No. 2362/1 admeasuring 15200.00 Sq. Mtrs.** within the limits of Nashik Municipal Corporation.

SIXTH:-

That the said project / building/s consists of **(Parking), First to Seven Floors in ("SAMRAAT APNA GHAR PHASE-I" Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3' 'E4','E5')** totally consisting **448 Residential Units and Consisting 16 Commercial Units situated on Ground Floor of Building A- Wing A1, Wing A2 and Wing A3.** All the floors are all capable of individual utilization on the account of having their own exit to a common area and the facilities of the said building/s/project and the apartment shall be sold to one or more owners, each owner obtaining particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immoveable property within the meaning of any Law for the time being enforce in the state of Maharashtra, Hereinafter referred to as the Residential Unit and also and undivided interest in the general and/or restricted common areas and facilities of the said building/s/project as listed hereinafter necessary for their adequate use and enjoyments and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

SEVENTH:

That as per the sanctioned building plan and Part Completion Certificate dated **31/03/2021** the aforesaid **"SAMRAAT APNA GHAR" -**

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PHASE I " was partly completed for **Building 'B'- Wing 'B-1', Wing 'B-2' & Wing 'B-3'** only as per the approved building plan by Nashik Municipal Corporation, Nashik, the Grantor/Owner then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik has issued the part completion/occupation certificate for **Building 'B'- Wing 'B-1', Wing 'B-2' & Wing 'B-3' (the Residential Building/Wings)** vide its order, outward No. **Town Planning Department/B1/27539/2021 dated 31/03/2021 for area admeasuring 4433.24 Sq Mtr.** which includes Ground/stilt Floor for car/two wheeler Parking, First to Seventh Floors, total consisting of 84 Residential units.

AND WHEREAS the Grantor/ Owner have proposed the construction of **Building-"C" - Wing-"C1", Wing-"C2" and Wing-"C3" (the Residential Building/Wings), consisting of Ground/stilt Floor for car/two wheeler Parking, First Floor to Seven Floors consisting of 04 (Four) Flats/Apartments on each floor** and which shall consist total units of 84 Residential units. All of this **Building-"C" - Wing-"C1", Wing-"C2" and Wing-"C3"** therein are under Construction as on date.

The Grantor/Owner then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik has issued the part completion/occupation certificate for **Building 'A'- Wing 'A-1', Wing 'A-2', Wing 'A-3', Building 'D'- Wing 'D-1', Wing 'D-2', Building 'E'- Wing 'E-1', Wing 'E-2', Wing 'E-3', Wing 'E-4', Wing 'E-5'** vide its order, outward No. **Town Planning Department/B1/29295/2022 dated 28/03/2022** for area **admeasuring 15,449.90 Sq Mtrs.** which includes in **Building-"A" – Wing "A1", Wing "A2" and Wing "A3" (the Residential and Commercial Building/Wing) consisting of Ground/stilt Floor for car/two wheeler Parking and 16 commercial Shops, First to Seventh Floors consisting of 04 (four) Flats/Apartments on each floor** and which has total units of 16 commercial shops and total units of 84 Residential Units. Also, Grantor/Owner has completed the construction of **Building-"D" – Wing**

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"D1" and Wing "D2" (the Residential Building/Wings) consisting of Ground/stilt Floor for car/two wheeler Parking and First to Seventh Floor consisting of 04 (four) Flats/Apartments on each floor and which has total units of 56 Residential Units. And also Grantor/Owner has completed the construction of **Building-"E" – Wing "E1", Wing "E2", Wing "E3", Wing "E4" and Wing "E5" (the Residential Building/Wings) each wing consisting of consisting of Ground/stilt Floor for car/two wheeler Parking, First to Seventh Floor consisting of 04 (four) Flats/Apartments on each floor** which has total units of 140 Residential Units.

This Deed of Declaration is for, **"SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3' 'E4','E5' which consists of total 448 Residential Units and 16 Commercial Units.**

The Grantor/Owner herein has right to develop the entire project land, and accordingly the Promoter has decided to carry out construction /development in phases and accordingly has identified the different phases It is very clearly informed to all the Allottee/ Purchaser/s that there is a Podium Parking between Building "C" and Building "D" covering the full length of building "C" and building "D". This podium will be used to park two wheelers and small domestic four wheelers like cars / vans, not for any commercial vehicle parking. The podium will have parking in the basement, on the ground floor covered with the podium slab and parking above the podium slab on the first floor where the parking will be open to sky (not covered).The respective buildings of "SAMRAAT APNA GHAR" Phase-I (hereinafter referred as "Said Project") will finally admeasure as per the approved building plans and occupation certificates.

AND WHEREAS the "Grantor/Owner" have registered the Project **"SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing**

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'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3' 'E4','E5', which are under the provisions of the Real Estate (Regulation and development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra under **Registration Number P51600020299.**

The total built-up area of each flat/apartment habited in Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3' 'E4','E5' on the said project is specifically mentioned in the individual Agreement for Sale of every Allottee/Purchaser/s and all details are clearly mentioned in their respective agreements.

NINTH:-

That all the building/s / Wings in the said project will/shall be known as **"SAMRAAT APNA GHAR PHASE-I"** and that the residential and common areas and facilities of the building/s/project will be as follows:-The particulars of Building "A" is as under:-

a) THE LIST OF OWNERSHIP PERCENTAGE CHART REFLECTING BELOW IS FOR SAMRAAT APNA GHAR PHASE-I BUILDING-"A" - WING "A1", WING "A2" AND WING "A3"

BUILDING A-WING - A1							
SR.NO	Floors	Flat No.	Type	Rera Carpet Area (SQ.M)	BALCONY AREA (SQ.M)	TOTAL CARPET AREA (SQ.M.)	OWNERSHIP PERCENTAGE ON TOTAL CARPET AREA
1	1st Floor	101	4RK	57.22	8.15	65.37	0.274%
2		102	3RK	39.76	6.72	46.48	0.195%
3		103	3RK	39.76	12.64	52.40	0.220%
4		104	4RK	57.22	11.43	68.65	0.288%
5	2nd Floor	201	4RK	57.22	8.15	65.37	0.274%
6		202	3RK	39.76	6.72	46.48	0.195%

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7		203	3RK	39.76	6.72	46.48	0.195%
8		204	4RK	57.22	8.15	65.37	0.274%
9	3rd Floor	301	4RK	57.22	8.15	65.37	0.274%
10		302	3RK	39.76	6.72	46.48	0.195%
11		303	3RK	39.76	6.72	46.48	0.195%
12		304	4RK	57.22	8.15	65.37	0.274%
13	4th Floor	401	4RK	57.22	8.15	65.37	0.274%
14		402	3RK	39.76	6.72	46.48	0.195%
15		403	3RK	39.76	6.72	46.48	0.195%
16		404	4RK	57.22	8.15	65.37	0.274%
17	5th Floor	501	4RK	57.22	8.15	65.37	0.274%
18		502	3RK	39.76	6.72	46.48	0.195%
19		503	3RK	39.76	6.72	46.48	0.195%
20		504	4RK	57.22	8.15	65.37	0.274%
21	6th Floor	601	4RK	57.22	8.15	65.37	0.274%
22		602	3RK	39.76	6.72	46.48	0.195%
23		603	3RK	39.76	6.72	46.48	0.195%
24		604	4RK	57.22	8.15	65.37	0.274%
25	7th Floor	701	4RK	57.22	8.15	65.37	0.274%
26		702	3RK	39.76	6.72	46.48	0.195%
27		703	3RK	39.76	6.72	46.48	0.195%
28		704	4RK	57.22	8.15	65.37	0.274%

BUILDING A-WING - A2

SR.NO	Floors	Flat No.	Type	Rera Carpet Area (SQ.M)	BALCONY AREA (SQ.M)	TOTAL CARPET AREA (SQ.M.)	OWNERSHIP PERCENTAGE ON TOTAL CARPET AREA
1	1st Floor	101	3RK	39.76	6.72	46.48	0.195%
2		102	3RK	39.76	6.72	46.48	0.195%
3		103	3RK	39.76	12.64	52.40	0.220%
4		104	3RK	39.76	12.64	52.40	0.220%
5	2nd Floor	201	3RK	39.76	6.72	46.48	0.195%
6		202	3RK	39.76	6.72	46.48	0.195%
7		203	3RK	39.76	6.72	46.48	0.195%
8		204	3RK	39.76	6.72	46.48	0.195%
9	3rd	301	3RK	39.76	6.72	46.48	0.195%

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10	Floor	302	3RK	39.76	6.72	46.48	0.195%
11		303	3RK	39.76	6.72	46.48	0.195%
12		304	3RK	39.76	6.72	46.48	0.195%
13	4th Floor	401	3RK	39.76	6.72	46.48	0.195%
14		402	3RK	39.76	6.72	46.48	0.195%
15		403	3RK	39.76	6.72	46.48	0.195%
16		404	3RK	39.76	6.72	46.48	0.195%
17	5th Floor	501	3RK	39.76	6.72	46.48	0.195%
18		502	3RK	39.76	6.72	46.48	0.195%
19		503	3RK	39.76	6.72	46.48	0.195%
20		504	3RK	39.76	6.72	46.48	0.195%
21	6th Floor	601	3RK	39.76	6.72	46.48	0.195%
22		602	3RK	39.76	6.72	46.48	0.195%
23		603	3RK	39.76	6.72	46.48	0.195%
24		604	3RK	39.76	6.72	46.48	0.195%
25	7th Floor	701	3RK	39.76	6.72	46.48	0.195%
26		702	3RK	39.76	6.72	46.48	0.195%
27		703	3RK	39.76	6.72	46.48	0.195%
28		704	3RK	39.76	6.72	46.48	0.195%

BUILDING A-WING - A3

SR.NO	Floors	Flat No.	Type	Rera Carpet Area (SQ.M)	BALCONY AREA (SQ.M)	TOTAL CARPET AREA (SQ.M.)	OWNERSHIP PERCENTAGE ON TOTAL CARPET AREA
1	1st Floor	101	3RK	39.76	6.72	46.48	0.195%
2		102	4RK	57.22	8.15	65.37	0.274%
3		103	4RK	57.22	11.43	68.65	0.288%
4		104	3RK	39.76	12.64	52.40	0.220%
5	2nd Floor	201	3RK	39.76	6.72	46.48	0.195%
6		202	4RK	57.22	8.15	65.37	0.274%
7		203	4RK	57.22	8.15	65.37	0.274%
8		204	3RK	39.76	6.72	46.48	0.195%
9	3rd Floor	301	3RK	39.76	6.72	46.48	0.195%
10		302	4RK	57.22	8.15	65.37	0.274%
11		303	4RK	57.22	8.15	65.37	0.274%

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12		304	3RK	39.76	6.72	46.48	0.195%
13	4th Floor	401	3RK	39.76	6.72	46.48	0.195%
14		402	4RK	57.22	8.15	65.37	0.274%
15		403	4RK	57.22	8.15	65.37	0.274%
16		404	3RK	39.76	6.72	46.48	0.195%
17	5th Floor	501	3RK	39.76	6.72	46.48	0.195%
18		502	4RK	57.22	8.15	65.37	0.274%
19		503	4RK	57.22	8.15	65.37	0.274%
20		504	3RK	39.76	6.72	46.48	0.195%
21	6th Floor	601	3RK	39.76	6.72	46.48	0.195%
22		602	4RK	57.22	8.15	65.37	0.274%
23		603	4RK	57.22	8.15	65.37	0.274%
24		604	3RK	39.76	6.72	46.48	0.195%
25	7th Floor	701	3RK	39.76	6.72	46.48	0.195%
26		702	4RK	57.22	8.15	65.37	0.274%
27		703	4RK	57.22	8.15	65.37	0.274%
28		704	3RK	39.76	6.72	46.48	0.195%

COMMERCIAL-SHOPS- GROUND FLOOR (A1, A2 & A3)			
	SHOP No.	TOTAL CARPET AREA (SQ.M.)	OWNERSHIP PERCENTAGE ON TOTAL CARPET AREA
TOWER 'A'- GROUND FLOOR	1	28.33	0.119%
	2	15.5	0.065%
	3	30.78	0.129%
	4	28.28	0.119%
	5	15.05	0.063%
	6	19.41	0.081%
	7	15.05	0.063%
	8	28.28	0.119%
	9	28.28	0.119%
	10	15.05	0.063%
	11	19.41	0.081%
	12	15.05	0.063%
	13	28.28	0.119%
	14	30.78	0.129%
	15	15.50	0.065%
	16	28.33	0.119%