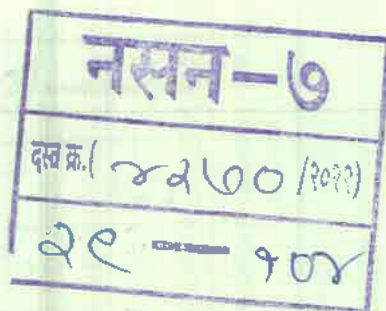


BUILDING E-WING - E5							
SR.NO	Floors	Flat No.	Type	Rera Carpet Area (SQ.M)	BALCONY AREA (SQ.M)	TOTAL CARPET AREA (SQ.M.)	OWNERSHIP PERCENTAGE ON TOTAL CARPET AREA
1	1st Floor	101	3RK	39.76	6.72	46.48	0.195%
2		102	4RK	57.22	8.15	65.37	0.274%
3		103	4RK	57.22	8.15	65.37	0.274%
4		104	3RK	39.76	6.72	46.48	0.195%
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%
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%

1] Units: - Thus there are in all 84 Residential units and 16 Commercial Units in Building-"A" - Wing "A1", "A2" and "A3". There are in all 84



Residential units in Building-"B" - Wing "B1", "B2" and "B3". There are in all 84 Residential units in Building-"C" - Wing "C1", "C2" and "C3". There are in all 56 Residential units in Building-"D" - Wing "D1" and "D2". There are in all 140 Residential units in Building-"E" - Wing "E1", "E2", "E3", "E4" and "E5". The principle structure of the said building is R.C.C. framed structure, fly ash cement brick walls, and flush doors and such other material as per the consent and agreement of all the apartment owners as stated in details in the individual agreement of sale between the respective parties with some variations as per the requirement of each apartment owner.

Following Common amenities/facilities are provided

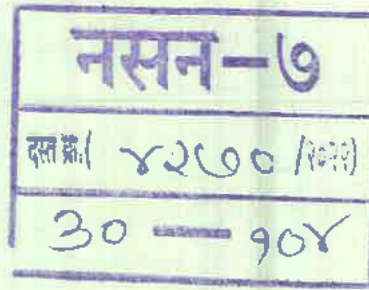
Main doors of all the Apartment/ Units have access to common areas namely in the landing.

(A) COMMON FACILITIES:-

1. RCC Frame work structure of the buildings.
2. Drainage and water line work.
3. Electric meter and water meter connected to common lights, water connections, pump set etc.
4. Light points outside the building and the staircase/s as well as those in the common parking space.
5. One overhead water tank for each building/wing with water pump connected to water reservoir.
6. Lift/Elevator, lift well and elevator equipment.
7. Security Systems, Garden and other common area facilities and the required equipment to run the same.

(B) RESTRICTED AREAS AND FACILITIES:-

1. The parking spaces at ground floor below stilt and below podium slab shall be restricted and the Promoter herein shall have exclusive right to allot the same to the Allottee/Purchaser/s in the building.
2. All areas etc. which are not covered under aforesaid head Common Area and Facilities are restricted areas and facilities which include, the



marginal open spaces, terraces, car-parking's within the said land and in the building/s which is/are under construction on the said land is reserved and Promoter shall have exclusive rights to allot sell or transfer, convey the same in part or in full to any buyer of flat/apartment, terrace/s, parking space etc. or to Convert the Restricted Area into Common Area or vise-versa.

AMENITIES AND SPECIFICATIONS OF PROJECT SAMRAAT APNA GHAR PHASE-I APARTMENT

EXTERNAL AMENITIES: PHASE-I

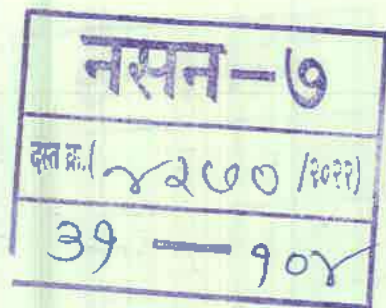
Security Features: -

- Average 6 feet high compound wall all around the said "Property".
- One Entrance & Exit gate complete with one Security Cabin.
- One CCTV camera at entrance gate and one at each entrance lobby for surveillance.

Recreational Amenities:-

- Two Club House / Multipurpose hall.
- One Gymnasium with few Equipment.
- Children's play area with few playing equipment.
- Multipurpose Court on the ground floor for playing.
- Small Amphitheater.
- One elevators in each wing/building of KONE manufactured by KONE ELEVATORS (I) PVT. Ltd.
- Battery backup to elevators by SALVO manufactured by Salvo Electroniks Corporation.
- Individual Mail box for each flat/apartment at parking level. Paved internal roads.
- Sanitation facilities for drivers at parking level.

23



AMMENITIES AND SPECIFICATIONS:

As agreed between the Grantor/Owner and Allottee/Purchaser/sall external and internal amenities as provided are verified by the purchasers and they are satisfied about all the amenities provided.

RESTRICTED COMMON AREAS:-

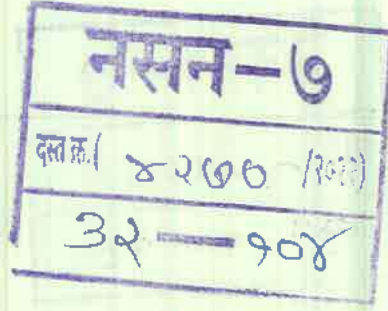
1) As mentioned above, the parking space allotted to the individual owners of the Apartment shall be used and utilized by the flat/apartment owners to whom the said parking space is allotted and except to such allotted nobody shall have and right, title and interest on the said parking space.

It is further important that, the parking which are allotted under cover area under the occupation & use of those Allottee/ Occupants and the parking which are common parking shall be for the non – allotted members /occupants. It is pertinent to note that each occupant shall have to use their allotted/common parking as described in their individual Agreements/Deeds.

TENTH: -

That the right, title and interest of each owner of the residential 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 the “SAMRAAT APNA GHAR PHASE-I ” is of all residential units as follows:-

- a) The proportionate representation for voting purposes with respect to the said restricted common areas and facilities in the meeting of the Association of Apartment is based on the proportionate value of each unit to the total value of all residential units & as provided in tenth (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto may be limited in accordance with provisions of the byelaws attached hereto as the **Exhibit A**.
- b) The Grantor/Owner has sold/agreed to be sold the units constructed under the name of the project “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'. The list of the Purchasers and/or owner along with the details of registered instrument is attached herewith. It is specifically declared that the units which are unsold shall always be under the possession and ownership of the Grantor/Owner only.

- c) Apartment and the percentage of undivided interest of the common areas and facilities appertaining to the apartment, (each apartment) are not encumbered in any manner whatsoever on the date of this declaration.

ELEVENTH: -

That the administration of "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' consisting as aforesaid of the building/s/project and parcel of land describe in the schedule of this deed shall be in accordance with the provision of this deed and with the provision of the byelaws which are made a part of this Deed of Declaration and are attached hereto.

TWELFTH:-

As mentioned above the plan of apartment ownership is hereby constituted under and subject to the provision of Maharashtra Apartment Ownership Act 1970, so that all the Residential units of, "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 16 Commercial Units in Building - 'A'- Wing 'A1', 'A2', 'A3', may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a common area and facilities of the building/s/project, each family unit owner having an exclusive and particular right, title and interest over his respective

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family unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

THIRTEENTH:-

That for the purposes of stamp duty and registration fees to be imposed on the registration of this deed in the Register of Declaration and Deed of Apartment under section 13(5) the value of the "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' is distributed as per value of the land and value of the respective residential unit which are registered in the office of sub-registrar as described before.

FOURTEENTH:

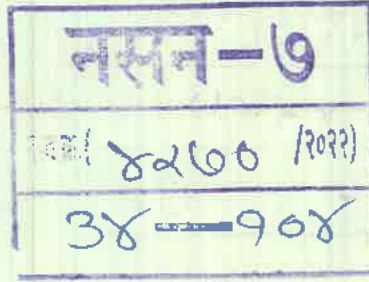
The Grantor/Owner shall be subject to the provision of this deed of the Exhibits attached hereto and Grantor/Owner covenants to take no action which will adversely affect the rights of the Association of the Apartment owners with respect to assurances against latent defects in the said building/s/project or other rights assigns to the association by reason of the establishment of the "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'.

FIFTEENTH:-

That the general common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof. And no apartment owner shall not make any kind of changes, which may cause injuries or damage to the structure of the said building/s/project.

SIXTEENTH:-

That the percentage of undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except



with the unanimous consent of all the apartment owners expressed in the amendment to this deed duly registered.

SEVENTEENTH:-

That the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the residential unit to which it appertains 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 instruments.

EIGHTEENTH:-

That each apartment owner shall comply with the provision of this Deed of Declaration, the Bye Laws, decisions and resolution of the Association of Apartment owners or its representatives and failure to comply with any such provision, decision or resolutions shall be grounds for an action to recover sums dues, for damages or for injunctive relief.

NINETEENTH:-

That the dedication of the property to the Plans of Apartment of 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 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 instruments.

TWENTEETH:-

That no Apartment Owner of a residential unit, may exempt himself/herself/themselves from the liabilities for its contribution towards the common expenses by waiver of the use and enjoyment of any of the general and/or common areas and facilities or by the abandonment of his/her/their residential unit.