

539/4270

Tuesday, April 26, 2022

12:39 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: गगापुर

पावती क्र.: 4854 दिनांक: 26/04/2022

दस्तऐवजाचा अनुक्रमांक: नसन7-4270-2022

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: श्वेता इन्फास्ट्रक्चर्स अँड हौसिंग इंडीया प्रा. लि. तर्फे संचालक श्री. सुजॉय जयंत गुप्ता यांच्या तर्फे
वि.मु. म्हणुन विशाल दीपक भवार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकूण:

रु. 2140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:58 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मुल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

1) देयकाचा प्रकार: DHC रक्कम: रु.40/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202213067 दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202213005 दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000943033202223E दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

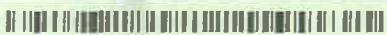
V Bhawar.

मुळ दस्त घेरात



CHALLAN
MTR Form Number-6



GRN		MH000943033202223E		BARCODE				Date		25/04/2022-09:54:21		Form ID		25.3									
Department						Inspector General Of Registration						Payer Details											
Stamp Duty						TAX ID / TAN (If Any)																	
Type of Payment						Registration Fee						PAN No.(If Applicable)						AAJCS4306F					
Office Name						NSK7_NASHIK 7 JOINT SUB REGISTRAR						Full Name						SHWETA INFRASTRUCTURE AND HOUSING					
Location						NASHIK												INDIA PVT LTD					
Year						2022-2023 One Time						Flat/Block No.						SURVEY NO. 49/1/2, GANGAPUR					
Account Head Details						Amount In Rs.						Premises/Building											
0030046401 Stamp Duty						500.00						Road/Street						SAMRAAT APNA GHAR PHASE 1					
0030063301 Registration Fee						100.00						Area/Locality						NASHIK					
												Town/City/District											
												PIN						422013					
												Remarks (If Any)											
												Second Party Name=NOT APPLICABLE~CA=1~Marketval=1											
																							
												Amount In						Six Hundred Rupees Only					
Total						600.00						Words											
Payment Details						BANK OF MAHARASHTRA						FOR USE IN RECEIVING BANK											
Cheque-DD Details												Bank CIN		Ref. No.		02300042022042565091		221152291498					
Cheque/DD No.												Bank Date		RBI Date		25/04/2022-09:55:25		Not Verified with RBI					
Name of Bank												Bank-Branch		BANK OF MAHARASHTRA									
Name of Branch												Scroll No. , Date		Not Verified with Scroll									

Department ID :

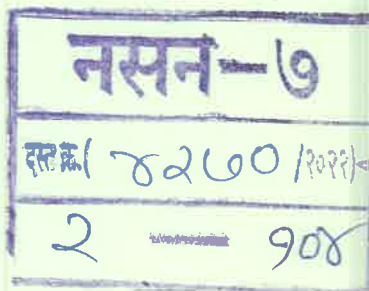
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

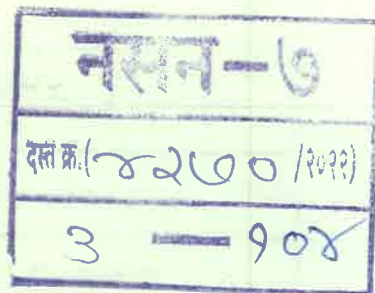
Mobile No. : 9011037662

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2504202213005	Date 25/04/2022
Received from SHWETA INFRASTRUCTURE AND PVT LTD, Mobile number 9850887029, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 25/04/2022
Bank CIN 10004152022042512091	REF No. 011874668
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2504202213067	Date 25/04/2022
Received from SHWETA INFRASTRUCTURE AND PVT LTD, Mobile number 9850887029, an amount of Rs.40/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 25/04/2022
Bank CIN 10004152022042512144	REF No. 011915810
This is computer generated receipt, hence no signature is required.	





!! Om Sai!!

On Stamp of Rs.500/-

**DEED OF DECLARATION OF
"SAMRAAT APNA GHAR PHASE-I"**

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

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

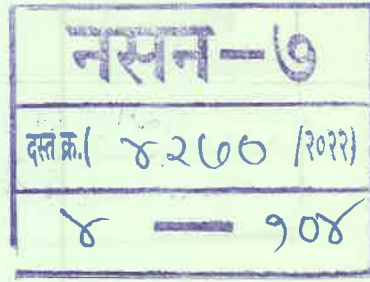
Building - 'C'- Wing 'C1','C2','C3'

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

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

THIS DEED OF DECLARATION is made and executed at Nashik on this 26th Day of April Christian year 2022.

SHWETA INFRASTRUCTURE AND HOUSING (I) PVT. LTD., (PAN No: AAJCS4306F) (CIN No. U45200MH2005PTC155493), a company incorporated under the Companies Act, 1956 having its registered Corporate office at : Unit 1230A, 12th Floor, B Wing, Parinee Crescenzo, BKC, Mumbai – 400051 and for their Nashik Operation having their Nashik Office at : Samraat Headquarter A – 33, 7th Lane, Satpur MIDC Road, NICE Area, Nashik, Maharashtra 422007; represented by its Authorized Signatories vide Board Resolution Dated: 01/04/2022, **MR. SUJOY JAYANT GUPTA** (Chairman & Managing Director) Aged: 50 years, (Aadhar No 4118 8950 7153) Occupation Business & Agriculture, Res. At- 1207/1208, Signature Apartment, Serene Meadows, Anandvali, Gangapur Road, Nashik 422013; hereinafter referred to as "**THE GRANTOR/OWNER**", (Which expression shall, unless it is repugnant to the context or meaning thereof mean and include other partners, legal representatives, administrators, executors and assignees).



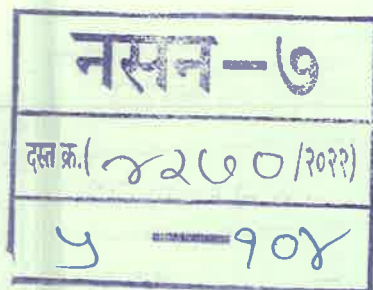
FIRST: NON AGRICULTURAL PERMISSION-

- (a) The said land i.e. land Survey No. 49/1/2 is converted into Non-Agricultural land by Collector of Nashik vide its order No. Maha/Kaksha-3/4/NASR/123/06 dated 17.08.2006. As per this order an area admeasuring 13733.79 Sq. Mtrs. is allowed for Residential purpose and area admeasuring 906.75 Sq. Mtrs. is allowed for Commercial Purpose.
- (b) The Hon'ble Collector of Nashik vide his permission as mentioned below has permitted the use of the said land bearing Survey No.49/1/2 for non-agricultural purposes for area admeasuring 402.53 sq. Mtrs for commercial purpose through his order No. MH/Kaksha-3/7-2/S.R/48/2019 dated 18/06/2019.

SECOND:-

The subject matter of the present deed is "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' and the land below the plinth is admeasuring 4,718.68 Sq. Mtrs. which is situated at Survey No. 49/1/2 area admeasuring 15,300.00 Sq. Mtrs and also having CTS No. CTS No. 2362/1 area 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.

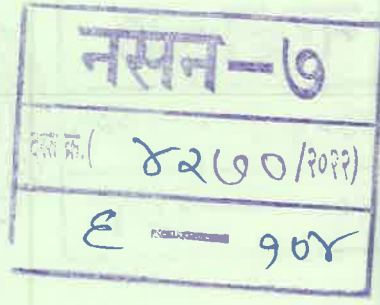
The present Grantor/Owner, Shweta Infrastructure & Housing (I) Pvt. Ltd. has purchased the above mentioned land of Survey 49/1 area admeasuring 0 H 76.5 R equivalent to 7,650 Sq. Mtrs and Survey No. 49/2 area admeasuring 0 H 76.5 R equivalent to 7,650 Sq. Mtrs which is situated at village Gangapur, Taluka Nashik, District Nashik within the limits of Nashik Municipal Corporation from Mahindra Life Space Developers Limited by way sale deed execute on 31/03/2018 and registered at sub registrar Nashik vide Sr. No. 2072/2018 dated 19/04/2018. and accordingly the name of the



purchasers “Shweta Infrastructure & Housing (I) Pvt. Ltd.” has been mutated in the record of rights vide Mutation Entry No. 17870 which is shown in the present 7/12 extract of the said property. Accordingly, name of Promoter was brought on the relevant land and revenue record vide Mutation Entry No.17870 certified on 16/05/2018.

AND WHEREAS now the Grantor/Owner is owner of said land and are well sufficiently entitled to all that pieces and parcels of land bearing **Survey No. 49/1/2** area admeasuring **15,300.00** Sq. Mtrs. and having CTS No. 2362/1 Situated at village Gangapur, Nashik, Taluka Nashik, District Nashik, and within the limits of Nashik Municipal Corporation and within the jurisdiction of the Sub Registrar Nashik (Hereinafter collectively referred to as “the said land”) and more particularly described in the First Schedule hereunder written.

AND WHEREAS the then land owner namely Mr. Anil Ramdas Pai had prepared the amalgamated building plan and got the said plan for area admeasuring **8621.19** Sq. Mtrs. sanctioned from Nashik Municipal Corporation, Nashik vide Commencement Certificate bearing No. **LND/BP/WS/Satpur/13/30, dated 30/05/2006** in respect of buildings to be constructed on the said land. Further the present Grantor/Owner Shweta Infrastructure & Housing (I) Pvt. Ltd. revised the above building plans again and re-sanctioned the necessary building plans as per prevailing market requirement and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. **LND/BP/ GANGAPUR /DCR /0607 /2018, dated 06/11/2018** for area admeasuring **19816.69** sq. Mtrs. in respect of buildings to be constructed on the said land. Further the Grantor/Owner has handed over the area adm. 659.49 Sq. Mtrs. has been handed over to the Nashik Municipal Corporation for D.P. Road out of total 15300.00 sq. mtrs area of S.No. 49/1/2. Hence The Grantor/Owner, Shweta Infrastructure and Housing (I) Pvt Ltd through its Directors Mr. Sujoy Jayant Gupta and Mrs. Shweta Sujoy Gupta executed sale deed in favor of the Nashik Municipal

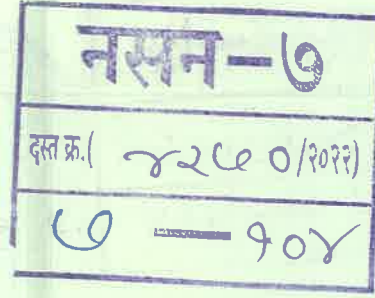


Corporation Nashik, which is registered at Sr No. **1075/2019** dated **05/03/2019**. Accordingly the name of Nashik Municipal Corporation Nashik, is mutated to the ownership column of Revenue Record for the area 659.49 Sq. Mtrs. vide mutation entry no. **19013** on **29/11/2019** and the F.S.I of the same has been utilized and consumed. Further the Grantor/Owner revised the above building plans and re-sanctioned the necessary building plans and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. **LND/BP/B1/BP/58**, dated **28/09/2020** for area admeasuring **23047.85 Sq. Mtrs.** in respect of buildings to be constructed on the said land.

THIRD:-

Further the construction work of the said project known as “SAMRAAT APNA GHAR” - 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 after visiting the site and checking all the compliances as required by the Nashik Municipal Corporation bye-laws has issued the part completion/occupation certificate for **Building ‘B’- Wing ‘B-1’, Wing ‘B-2’ & Wing ‘B-3’** vide its order, outward No. **Town Planning Department /B1/27539/2021** dated **31/03/2021** for area admeasuring **4433.24 Sq Mtrs.** Further the Grantor/Owner again revised the above building plans and re-sanctioned the necessary building plans and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. **B1/BP/230/2021**, dated **22/09/2021** for area admeasuring **24,299.72 Sq. Mtrs.** in respect of buildings to be constructed on the said land.

Further the construction work of the said project known as “SAMRAAT APNA GHAR” - PHASE I ” was partly completed 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’** only as per the approved building plan by Nashik Municipal Corporation,



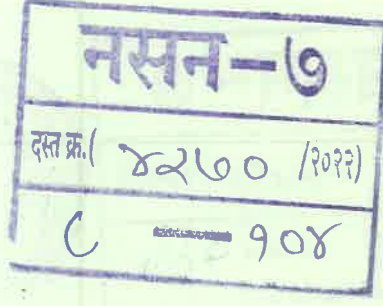
Nashik, the Grantor/Owner then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik after visiting the site and checking all the compliances as required by the Nashik Municipal Corporation bye-laws 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.

FOURTH:-

As mentioned herein above the "Grantor/Owner" i.e. M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED is entitled to construct the buildings on the said land 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' and the land below the plinth is admeasuring 4,718.68 Sq. Mtrs. which is situated at Survey No. 49/1/2 area admeasuring 15,300.00 Sq. Mtrs 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. Mtrs. And the "Grantor/Owner" have absolute rights to use or alienate/transfer/sale or develop the said property.

FIFTH:-

The "Grantor/Owner" have constructed the Building "SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3' (Construction in progress of said building), Building - 'D'- Wing 'D1','D2', Building - 'E'-



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

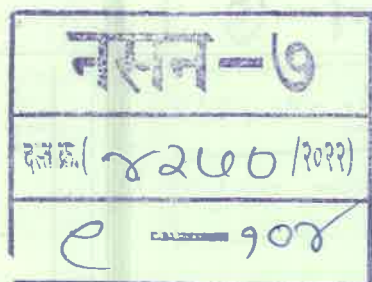
Sr. No	Building and Wing Name	Part Completion date Certificate issued by Nashik Municipal Corporation	Part or Completion Certificate Number
01	Building A- Wing A1, Wing A2 and Wing A3	28/03/2022	Town Planning Department/B1/ 29295/2022
02	Building B- Wing B1, Wing B2 and Wing B3	31/03/2021	Town Planning 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'



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

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

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

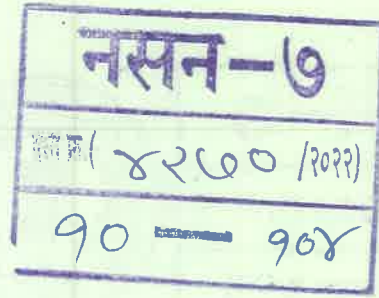
Constructed over the Non Agricultural Land lying and being situated at Village **Gangapur**, Taluka and District Nashik, bearing Survey No. 49/1/2 admeasuring 14640.51 Sq. Mtrs. having CTS No. 2362/1 admeasuring 15200.00 Sq. Mtrs. within the limits of Nashik Municipal Corporation.

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 immovable 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" -**



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**

3/18/22

नसम-७
दस्तावेज क्र. (४२७७/२०११)
११ - १०४

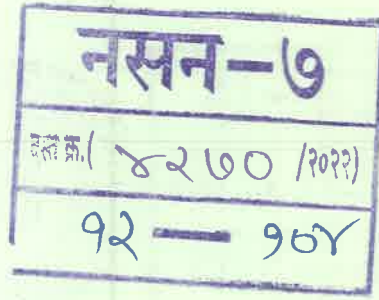


“D1” and Wing “D2” (the Residential Building/Wings) consisting of Ground/stilt Floor for car/two wheeler Parking and First to Seventh Floor consisting of 04 (four) Flats/Apartments on each floor and which has total units of 56 Residential Units. And also Grantor/Owner has completed the construction of 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



‘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%

नसलन-७
दस्तावेज क्र. (४२७०/२०२२)
९३ — ९०४



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%

Handwritten signatures in blue ink.