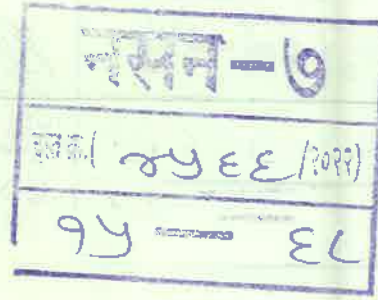


THE LIST OF OWNERSHIP PERCENTAGE CHART
REFLECTING BELOW IS FOR "SAMRAAT GOKULDHAM
APARTMENT" BUILDING-"C" - WING "D"

BUILDING C- WING D								
Floors	Flat Nos	Type of Fats	RERA Carpet Area (SQ.M.)	BALCONY (SQ.M.)	BALCONY (SQ.M.)	UTILITY	TOTAL AREA(SqMt)	Ownership Percentage
1 st Floor	101	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	102	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	103	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	104	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	105	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	106	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	107	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	108	2bhk	54.99	0	4.97	2.22	62.18	0.27%
2 nd Floor	201	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	202	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	203	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	204	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	205	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	206	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	207	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	208	2bhk	54.99	0	4.97	2.22	62.18	0.27%
3 rd Floor	301	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	302	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	303	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	304	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	305	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	306	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	307	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	308	2bhk	54.99	0	4.97	2.22	62.18	0.27%
4 th Floor	401	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	402	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	403	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	404	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	405	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	406	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	407	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	408	2bhk	54.99	0	4.97	2.22	62.18	0.27%
5 th Floor	501	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	502	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	503	2bhk	54.99	0	4.97	1.95	61.91	0.27%

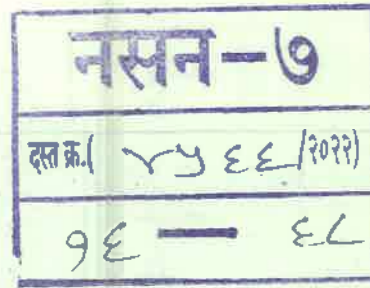
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	504	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	505	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	506	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	507	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	508	2bhk	54.99	0	4.97	2.22	62.18	0.27%
6 th Floor	601	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	602	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	603	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	604	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	605	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	606	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	607	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	608	2bhk	54.99	0	4.97	2.22	62.18	0.27%
7 th Floor	701	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	702	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	703	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	704	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	705	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	706	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	707	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	708	2bhk	54.99	0	4.97	2.22	62.18	0.27%
8 th Floor	801	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	802	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	803	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	804	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	805	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	806	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	807	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	808	2bhk	54.99	0	4.97	2.22	62.18	0.27%
9 th Floor	901	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	902	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	903	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	904	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	905	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	906	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	907	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	908	2bhk	54.99	0	4.97	2.22	62.18	0.27%
10 th Floor	1001	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1002	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1003	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1004	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1005	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1006	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1007	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1008	2bhk	54.99	0	4.97	2.22	62.18	0.27%
11 th Floor	1101	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1102	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1103	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1104	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1105	2bhk	54.99	0	4.97	2.22	62.18	0.27%

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	1106	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1107	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1108	2bhk	54.99	0	4.97	2.22	62.18	0.27%
12 th Floor	1201	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1202	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1203	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1204	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1205	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1206	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1207	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1208	2bhk	54.99	0	4.97	2.22	62.18	0.27%
13 th Floor	1301	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1302	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1303	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1304	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1305	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1306	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1307	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1308	2bhk	54.99	0	4.97	2.22	62.18	0.27%
14 th Floor	1401	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1402	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1403	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1404	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1405	2bhk	54.99	0	4.97	2.22	62.18	0.27%
	1406	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1407	2bhk	54.99	0	4.97	1.95	61.91	0.27%
	1408	2bhk	54.99	0	4.97	2.22	62.18	0.27%
Total Area							6949.04	30.20%

Units: - Thus there are in all 112 Residential units in Building-“C” - Wing “D”.

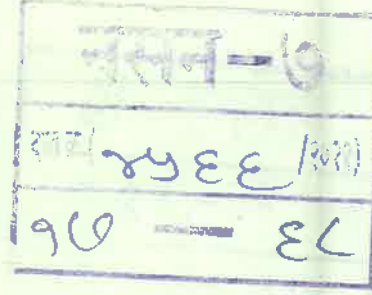
The principle structure of the said building is R.C.C. framed structure, fly ash cement brick walls, and flush doors and such other material as per the consent and agreement of all the apartment owners as stated in details in the individual agreement of sale between the respective parties with some variations 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.

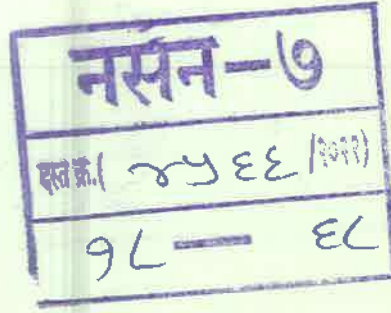


2. Drainage and water line work.
3. Electric meter and water meter connected to common lights, water connections, pump set etc.
4. Light points outside the building and the staircase/s as well as those in the common parking space. One overhead water tank for each building/wing with water pump connected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

(B) RESTRICTED AREAS AND FACILITIES:-

1. The stilt floor flats/apartments up to the fencing or boundary mark for the respective building, are restricted areas and the Grantor/Builder/Promoter/Developer herein shall have exclusive right to allot the same to the tenement holder in the building.
2. The parking spaces at ground floor and on peripheral open area shall be restricted and the Grantor/Builder/Promoter/Developer herein shall have exclusive right to allot the same to the Allottee/Purchaser/s in the building.
3. Top terrace of the building/s shall be restricted and the Grantor/Builder/Promoter/Developer herein shall have exclusive right of allotment of the same.
4. 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 Grantor/Builder/Promoter/Developer 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.

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**AMENITIES AND SPECIFICATIONS OF PROJECT "SAMRAAT
GOKULDHAM APARTMENT"**

EXTERNAL AMENITIES

Security Features: -

1. Average 6 feet high compound wall all around the said "Property".
2. One entrance & one exit gate complete with one Security Cabin.
3. One CCTV camera at entrance gate and one at each entrance lobby for surveillance.
4. Fire protection systems as per the norms of Nashik Municipal Corporation and N.O.C. for the same has been issued by Chief Fire Officer.

RECREATIONAL AMENITIES:-

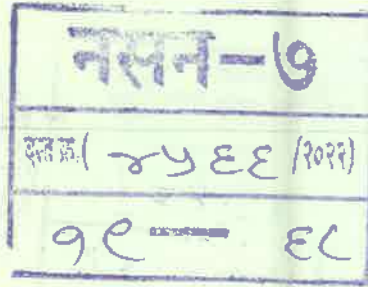
- One Club House situated in Wing "A".
- One Gymnasium with few Equipment situated in Wing "A".
- Kids Open play area on podium with few playing equipment.
- Splash pool on podium.
- Two elevators with Battery back-up to elevators of SALVO, manufactured by Salvo Electronics Corporation, Pune.
- Individual Mail box for each flat/apartment at parking level.
- Paved internal roads in Cement interlocking Blocks.
- Sanitation facilities for drivers at parking level.

AMMENITIES AND SPECIFICATIONS:

As agreed between the Grantor/Builder/Promoter/Developer and Allottee /Purchaser shall 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, and marginal open space allotted to the individual owners of the Apartment shall be used and utilized by the flat



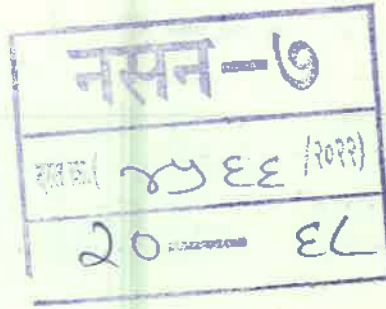
owners to whom the said parking space and marginal open space is allotted and except to such allotted nobody shall have and right, title and interest on the said parking space and marginal open space.

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 GOKULDHAM APARTMENT**” 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/Builder/Promoter/Developer and The Co- Promoter/Land Owners have sold/agreed to be sold the units constructed under the name of the project “**SAMRAAT GOKULDHAM APARTMENT**” **Building - ‘C’- Wing ‘D’**. 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 /Builder /Promoter/Developer and The Co-Promoter/Land 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 GOKULDHAM APARTMENT” Building - ‘C’- Wing ‘D’** 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:-

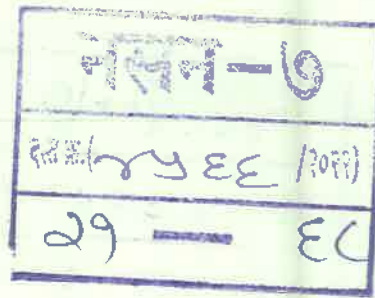
As mentioned above the plan of apartment ownership is hereby constituted under and subject to the provision of Maharashtra Apartment Ownership Act 1970, so that all the Residential units of, **“SAMRAAT GOKULDHAM APARTMENT” Building - ‘C’- Wing ‘D’**, totally consisting 112 **Residential Units** may be 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 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 GOKULDHAM APARTMENT” Building - ‘C’- Wing ‘D’** 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/Builder/Promoter/Developer and Co-Promoter/Land Owner shall be subject to the provision of this deed of the Exhibits attached hereto and



Grantor/Builder/Promoter/Developer and Co-Promoter/Land 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 GOKULDHAM APARTMENT” Building - ‘C’- Wing ‘D’**.

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:-

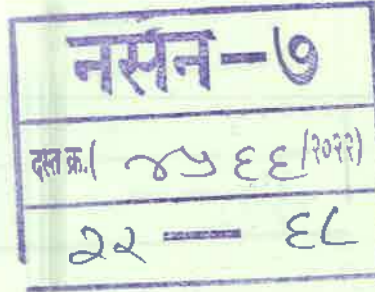
That the percentage of undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in the amendment to this deed duly registered.

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:-

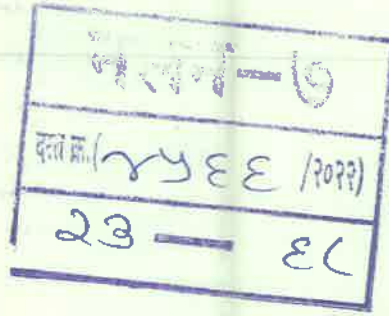
That no Apartment Owner of a residential unit, may exempt himself/ herself/themselves from the liabilities for its contribution towards the common expenses by waiver of the use and enjoyment of any of the general and/or common areas and facilities or by the abandonment of his/her/their residential unit.

TWENTY FIRST:-

That all sum 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 residential unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the Apartment.

TWENTY SECOND:-

That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building/s/project in any manner, are subject to the provision of this deed of declaration and that the mere acquisition or rental of any of the residential of the building/s/project or the mere act of occupancy of any of the said units shall signify that the provisions of this declarations are accepted and ratified.

**TWENTY THIRD:-**

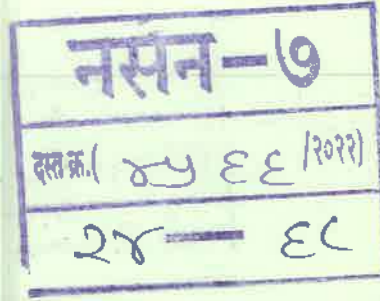
That if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

TWENTY FOURTH:-

That where the residential/family unit is sold by a mortgagee in exercise of his powers of sale under the English Mortgage or by a Court in execution of a decree in a suit brought by a mortgage against the owner of such unit, then neither the Mortgagee nor the Purchaser who derived title to the such family unit at such sale, or his successors or assigns shall be liable, for assessments by the Association which become due prior to the acquisition of title by such acquirer, it being understood, however that the above shall not be construed to prevent the Association of Apartment Owner from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such Mortgage.

TWENTY FIFTH:-

That in a voluntarily conveyance of a residential unit the Grantee of such unit shall jointly and severally liable with the Grantor for all unpaid assessments by the Association of Apartment owners against the later for his share of the common expenses up to the time of grant or conveyance without prejudice to the Grantee's right to recover from the Grantor the amounts paid by the Grantee thereof. However, any such Grantee shall be entitled to a statement from the manager or Board of Manager of the Association, as the case may be setting forth the amount of unpaid assessments against the such Grantor due to the Association and such Grantee shall not be liable for, nor shall the Residential unit conveyed be subject to a charge for, any unpaid assessments made by the association of apartment owners against the Grantor in excess of the amount therein, set forth.

**TWENTY SIXTH:-**

That the Manager or Board of Managers of the Association of Apartment shall obtain and continue in effect of property insurance in form and amount satisfactory to Mortgagees holding first Mortgage covering residential units without prejudicial to the right of the owner of a residential unit to obtain the individual residential unit insurance.

TWENTY SEVENTH:-

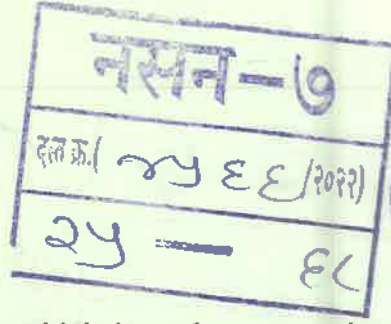
That the amendment to this declaration will be effected after passing resolution to that effect in the meeting of all the Apartment owners and for such resolution the consent of 75% Apartment owners for the same will be necessary and in the pursuance of the resolution passed the Board of Managers will be entitled to effect such amendments to the declaration provided such amendment is duly registered.

TWENTY EIGHTH:-

That the service of the notice and/or summons or any type of the correspondence will be made at the address mentioned to their respective flat/apartment which was bought by executing the Agreement for Sale and or the addresses subsequently informed by the apartment owners to the Board of Managers in writing. Also notices will be displayed on the common notice board which shall act as information for all, any notice displayed on the common notice board shall also be treated as served to all residing in the flat/apartments of the Project.

THE SCHEDULED OF THE PROPERTY REFERRED TO ABOVE
SCHEDULE - I

All that piece and parcel of Non-Agricultural land property lying and being situated at Village Nashik, Taluka and District Nashik, bearing Survey No. 206/1/3 admeasuring 15208.00 Sq. Mtrs. (out of the same 1118.62 Sq. mtrs. area is reserved for 18 mtrs. D.P. Road an area adm.



595.18 Sq. Mtrs. which is under reservation for playground and the FSI of the same is consumed and applied) within the limits of Nashik Municipal Corporation, which is bounded as follows:-

On or towards

East	:-	Survey No. 205
West	:-	Survey No. 210 and part area S. No. 207 And 18 Mtrs. wide D.P. Road.
South	:-	Survey No. 206/1/2
North	:-	Survey No. 206

As mentioned herein above from the total area of land this deed is for **Ground Floor for parking, First to Fourteenth Floors in Building "C" – Wing-"D"** total consisting 112 Residential units of building standing thereon named as **"SAMRAAT GOKULDHAM APARTMENT"** and for the land and soil below the plinth area of the Building "C" – Wing-"D" total land and soil 693.51 Square Meters below the plinth area only.

IN WITNESS WHEREOF THE GRANTOR HAVE SIGNED ON THESE DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED.

M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED.

Through Its- DIRECTOR

1. MR. SUJOY JAYANT GUPTA

(Grantor/Builder/Promoter/Developer)

