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Lower Basement : Floor and Ground Floor	:	Common Parking for residential Flats owners of Paradise Meadows Apartment only.
Ground Floor	:	Commercial Apartment Units / Shop Nos. 1 to 5 i.e. 5 Shops
First Floor	:	Apartment/Flat Unit Nos. 101 to 104, i.e. 4 Units
Second Floor	:	Apartment/Flat Unit Nos. 201 to 204, i.e. 4 Units
Third Floor	:	Apartment/Flat Unit Nos. 301 to 304, i.e. 4 Units
Fourth Floor	:	Apartment/Flat Unit Nos. 401 to 404, i.e. 4 Units
Fifth Floor	:	Apartment/Flat Unit Nos. 501 to 504, i.e. 4 Units
Sixth Floor	:	Apartment/Flat Unit Nos. 601 to 604, i.e. 4 Units
Seventh Floor	:	Apartment/Flat Unit Nos. 701 to 704, i.e. 4 Units

All the units are capable of individual utilization on account of having their own access to the common areas and facilities of the building, each apartment unit is sold out to the respective owner independently. Each owner obtains a particular exclusive property thereof and each such apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the State and also undivided interest in general and restrictive common areas and facilities of the building as listed herein below in this deed necessary for their adequate use and enjoyment and hereinafter referred to as general and / or restricted common areas and facilities all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

(20) The Shops and Apartment Units are described below fully. The measurements of various rooms in the Apartment Units are mentioned wall to wall.

(21) And whereas the said property alongwith the building thereon of constructed tenements is hereby submitted under the provisions of the said Act and hereinafter shall be known as "Paradise Meadows Apartment Condominium". And shall have following units, common areas and facilities.

A) Units :-

I) Out of the total available F.S.I. to the said Paradise Meadows Apartment as on today, the entire F.S.I. is consumed and also the transferable development rights as mentioned hereinbefore are also consumed by the Grantor for the construction of 5 Shops and 28 Flats / independents units as stated hereinbelow in the said building. Particulars of the said Commercial Shops and Residential Units are given below :-



:: APARTMENT UNITS ::

On LOWER BASEMENT FLOOR AND GROUND FLOOR PARKING AND ENTRANCE LOBBY.

GROUND FLOOR :-

Commercial Apartment Unit i.e. Shop No. 1 :-

Commercial Unit i.e. Shop No. 1, Name of the owner – **MR. MUSHARRAF RAFIQ KOKNI,** Admeasuring Carpet area **26.46 Sq.Mtrs.** alongwith the attached Toilet, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 04/02/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 1585/2021 on 11/02/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D.P. Road
West	:	Ground Entrance Lobby
South	:	Up Ramp and Residential Drive Way
North	:	Shop No. 2

GROUND FLOOR :-

Commercial Apartment Unit i.e. Shop No. 2 :-

Commercial Unit i.e. Shop No. 2, Name of the owner – **UNSOLD I.E. M/S. CREATIVE CONSTRUCTIONS,** Admeasuring Carpet area 21.87 **Sq.Mtrs.** alongwith the attached Toilet, which is not yet sold and bounded as follows :-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D.P. Road
West	:	Parking
South	:	Shop No. 1
North	:	Shop No. 3

GROUND FLOOR :-

Commercial Apartment Unit i.e. Shop No. 3 :-

Commercial Unit i.e. Shop No. 3, Name of the owner – **MRS. SHAHNAZ ANWAR SHAIKH,** Admeasuring Carpet area **20.55 Sq.Mtrs.** alongwith the attached Toilet, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 13/11/2019, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 3961/2019 on 15/11/2019 and bounded as follows:-



ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D.P. Road
West	:	Parking
South	:	Shop No. 2
North	:	Shop No. 4

GROUND FLOOR :-

Commercial Apartment Unit i.e. Shop No. 4 :-

Commercial Unit i.e. Shop No. 4, Name of the owner – **MR. MOINUDDIN RAZIUDDIN KAZI,** Admeasuring Carpet area **17.72 Sq.Mtrs.** alongwith the attached Toilet, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 11/03/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 1366/2020 on the same date and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D.P. Road
West	:	Residential Parking Space
South	:	Shop No. 3
North	:	Shop No. 5

GROUND FLOOR :-

Commercial Apartment Unit i.e. Shop No. 5 :-

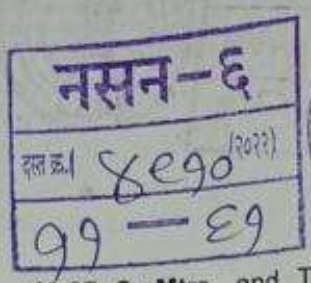
Commercial Unit i.e. Shop No. 5, Name of the owner – **MRS. SHIRIN ZAKIR SHAIKH,** Admeasuring Carpet area **21.31 Sq.Mtrs.** alongwith the attached Toilet, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 02/01/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 48/2020 on 03/01/2020 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D.P. Road
West	:	Parking
South	:	Shop No. 4
North	:	Building Side Marginal space

FIRST FLOOR :-

Apartment Unit / Flat No. 101 :-

Unit/Flat No. 101, Name of the owners– **SHAIKH SHABNAAZ SHAKIL AND SHAIKH MUBASSHIR SHAKIL,** Admeasuring Carpet area **70.42 Sq.Mtrs.** plus Open Balcony area, admeasuring



13.97 Sq.Mtrs. and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.08 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G–11 in the Ground Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 31/03/2022, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 4021/2021 on 07/04/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Lobby and Staircase
West	:	Building Side Marginal space
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 102

FIRST FLOOR :-

Apartment Unit / Flat No. 102 :-

Unit / Flat No. 102, Name of the owners – **MR. HARUN RAIS KHAN AND MRS. SHABANO HARUN KHAN,** Admeasuring Carpet area **70.47 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.13 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G–10 in the Ground Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 03/11/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 8709/2021 on the same date and bounded as follows:-

ON OR TOWARDS		BY
East	:	Passage and Flat No. 103
West	:	Building Side Marginal space
South	:	Flat No. 101
North	:	Building Side Marginal space and Colony Road

FIRST FLOOR :-

Apartment Unit / Flat No. 103 :-

Unit / Flat No. 103, Name of the owners – **MR. HARUN RAIS KHAN AND MRS. SHABANO HARUN KHAN,** Admeasuring Carpet area **79.57 Sq.Mtrs.** plus Open Balcony area, admeasuring **28.19 Sq.Mtrs. Total admeasuring area 107.76 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G–1 in



the Ground Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 03/11/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 8710/2021 on the same date and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 102
South	:	Passage, Lift, Duct and Flat No. 104
North	:	Building Side Marginal space and Colony Road

FIRST FLOOR :-

Apartment Unit / Flat No. 104 :-

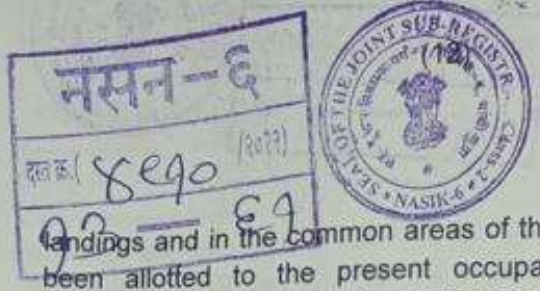
Unit / Flat No. 104, Name of the owners – **MR. NISAR ABDUL GANI SHAIKH AND MRS. NOORJAHAN NISAR SHAIKH,** Admeasuring Carpet area **61.09 Sq.Mtrs.** plus Open Balcony area, admeasuring **22.34 Sq.Mtrs. Total admeasuring area 83.43 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B – 2 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 21/10/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 8371/2021 on 25/10/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Staircase and Lobby
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 103, Lift and Duct

SECOND FLOOR :-

Apartment Unit / Flat No. 201 :-

Unit / Flat No. 201, Name of the owners – **MR. KHWAJA ABUSAID TARIQ JAVED JAGIRDAR,** Admeasuring Carpet area **70.42 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.08 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G-2 in the Ground Floor of the building, together with right to use common staircase, lift and



landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 27/03/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 5639/2021 on 23/07/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Lobby and Staircase
West	:	Building Side Marginal space
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 202

SECOND FLOOR :-

Apartment Unit / Flat No. 202 :-

Unit / Flat No. 202, Name of the owners – **MR. SAYYAD SHOEB AKHTAR AND MRS. SAYYAD NOORSABA SHOEB,** Admeasuring Carpet area **70.47 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.13 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B–10 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 13/12/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 9895/2021 on the same date and bounded as follows:-

ON OR TOWARDS		BY
East	:	Passage and Flat No. 203
West	:	Building Side Marginal space
South	:	Flat No. 201
North	:	Building Side Marginal space and Colony Road

SECOND FLOOR :-

Apartment Unit / Flat No. 203 :-

Unit / Flat No. 203, Name of the owners – **MR. BABAR NAVAJODDIN KAZI AND MRS. UJMA BABAR KAZI,** Admeasuring Carpet area **79.57 Sq.Mtrs.** plus Open Balcony area, admeasuring **28.19 Sq.Mtrs. Total admeasuring area 107.76 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B–3 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated –



18/06/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 1958/2020 on 19/06/2020 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 202
South	:	Flat No. 204 and Duct
North	:	Building Side Marginal space and Colony Road

SECOND FLOOR :-

Apartment Unit / Flat No. 204 :-

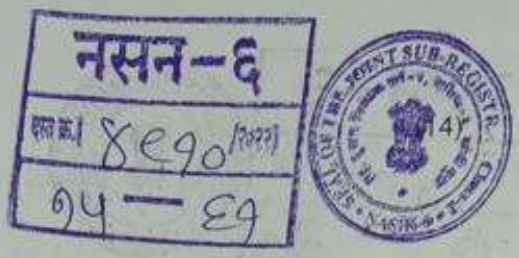
Unit / Flat No. 204, Name of the owners – **ASHFAQ DADAMIYA CHAUDHARI,** Admeasuring Carpet area **61.09 Sq.Mtrs.** plus Open Balcony area, admeasuring **22.34 Sq.Mtrs. Total admeasuring area 83.43 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B – 14 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 25/02/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 2123/2021 on 26/02/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Passage and Staircase
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 203 and Duct

THIRD FLOOR :-

Apartment Unit / Flat No. 301 :-

Unit / Flat No. 301, Name of the owners – **UNSOLD I.E. M/S. CREATIVE CONSTRUCTIONS,** Admeasuring Carpet area **70.42 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.08 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B-1 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which is not yet sold and bounded as follows:-



ON OR TOWARDS		BY
East	:	Lobby and Staircase
West	:	Building Side Marginal space
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 302

THIRD FLOOR :-

Apartment Unit / Flat No. 302 :-

Unit / Flat No. 302, Name of the owners – **MR. ANSARI MOHAMMAD ISA MOHAMMAD SARFUDDIN AND MRS. ANSARI SHAKEBA MOHAMMAD ISA,** Admeasuring Carpet area **70.47 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.13 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B–11 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 28/03/2022, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 3689/2022 on 30/03/2022 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Passage and Flat No. 303
West	:	Building Side Marginal space
South	:	Flat No. 301
North	:	Building Side Marginal space and Colony Road

THIRD FLOOR :-

Apartment Unit / Flat No. 303 :-

Unit / Flat No. 303, Name of the owners – **MR. SAGIR AHMAD NAZIR AHMAD AND MRS. SALMA KHATOON SAGIR AHMAD,** Admeasuring Carpet area **79.57 Sq.Mtrs.** plus Open Balcony area, admeasuring **28.19 Sq.Mtrs. Total admeasuring area 107.76 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. B–15 in the Basement Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 30/03/2022, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 4022/2022 on 07/04/2022 and bounded as follows:-



ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 302
South	:	Passage, Lift, Duct and Flat No. 304
North	:	Building Side Marginal space and Colony Road

THIRD FLOOR :-

Apartment Unit / Flat No. 304 :-

Unit / Flat No. 304, Name of the owners – **SHARMIN HAIDAR KHAN,** Admeasuring Carpet area **61.09 Sq.Mtrs.** plus Open Balcony area, admeasuring **22.34 Sq.Mtrs. Total admeasuring area 83.43 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G – 3 on the Ground Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 10/11/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 5377/2020 on 11/11/2020 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Passage and Staircase
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 303 and Duct

FOURTH FLOOR :-

Apartment Unit / Flat No. 401 :-

Unit / Flat No. 401, Name of the owners – **MR. RIZVI IMRAN HAIDAR,** Admeasuring Carpet area **70.42 Sq.Mtrs.** plus Open Balcony area, admeasuring **13.97 Sq.Mtrs.** and Terrace area admeasuring **3.69 Sq.Mtrs. Total admeasuring area 88.08 Sq.Mtrs.** and alongwith right to use provided allotted parking, bearing No. G-6 in the Ground Floor of the building, together with right to use common staircase, lift and landings and in the common areas of the said Building, which has been allotted to the present occupant by Grantor as per Agreement for Sale, dated – 06/12/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 9733/2021 on 08/12/2021 and bounded as follows:-