

ON OR TOWARDS		BY
East	:	Lobby and Staircase
West	:	Building Side Marginal space
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 402

FOURTH FLOOR :-

Apartment Unit / Flat No. 402 :-

Unit / Flat No. 402, Name of the owners – **MR. SHAIKH GAFAR SHAIKH LAL,** 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–18 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. 3985/2022 on 11/04/2022 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Passage and Flat No. 403
West	:	Building Side Marginal space
South	:	Flat No. 401
North	:	Building Side Marginal space and Colony Road

FOURTH FLOOR :-

Apartment Unit / Flat No. 403 :-

Unit / Flat No. 403, Name of the owners – **MR. SALEEM CHAND SAYYED AND MRS. MOSMA SALEEM SAYYED,** 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–8 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 – 29/12/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 972/2021 on 25/01/2021 and bounded as follows:-

नसन-६

(17) दस्त क्र. ४९१० /२०२१

९८ — ९९

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 402
South	:	Flat No. 404, Lift, Duct and Lobby
North	:	Building Side Marginal space and Colony Road

FOURTH FLOOR :-

Apartment Unit / Flat No. 404 :-

Unit / Flat No. 404, Name of the owners – **MR. ASIFKHAN RASULKHAN PATHAN AND MRS. MUMTAZ ASIFKHAN PATHAN,** 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 – 12 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 – 30/03/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 5463/2021 on 19/07/2021 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. 403 and Duct

FIFTH FLOOR :-

Apartment Unit / Flat No. 501 :-

Unit / Flat No. 501, Name of the owner – **MR. CHAUDHARY NIYAZ AHMAD BABU RAZA,** 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-7 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 – 06/09/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 7048/2021 on 07/09/2021 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. 502

FIFTH FLOOR :-

Apartment Unit / Flat No. 502 :-

Unit / Flat No. 502, Name of the owners – **UNSOLD I.E. M/S. CREATIVE CONSTRUCTIONS,** 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-7 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	:	Passage and Flat No. 503
West	:	Building Side Marginal space
South	:	Flat No. 501
North	:	Building Side Marginal space and Colony Road

FIFTH FLOOR :-

Apartment Unit / Flat No. 503 :-

Unit / Flat No. 503, Name of the owners – **MR. TAUSIF AHEMAD GULAM ABID DESHMUKH AND MRS. SUMAIYYA TAUSIF DESHMUKH,** 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–16 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 – 30/03/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 4638/2021 on 23/06/2021 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 502
South	:	Flat No. 504, Lift, Duct and Lobby
North	:	Building Side Marginal space and Colony Road

नमुना-६

(१७) क्र. ४९०/२०२१

२० — ९

FIFTH FLOOR :-

Apartment Unit / Flat No. 504 :-

Unit / Flat No. 504, Name of the owner – **ASGAR HYDER BAIG,** 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 – 6 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 – 19/10/2019, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 3682/2019 on 30/10/2019 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. 503 and Duct

SIXTH FLOOR :-

Apartment Unit / Flat No. 601 :-

Unit / Flat No. 601, Name of the owners – **MR. SHOAIB ALLAHRAKHA PANJA AND MRS. RUBINA SHOAIB PANJA,** 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-4 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 – 18/02/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 925/2020 on the same date and bounded as follows:-

ON OR TOWARDS		BY
East	:	Staircase
West	:	Building Side Marginal space
South	:	Building Side Marginal space and Colony Road
North	:	Flat No. 602



SIXTH FLOOR :-

Apartment Unit / Flat No. 602 :-

Unit / Flat No. 602, Name of the owners – **MR. WAZIDALI BABULLAH CHOUDHARI AND MRS. IQRAMUN NISHA WAZIDALI CHOUDHARI,** 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–9 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. 3813/2022 on 01/04/2022 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Passage and Flat No. 603
West	:	Building Side Marginal space
South	:	Flat No. 601
North	:	Building Side Marginal space and Colony Road

SIXTH FLOOR :-

Apartment Unit / Flat No. 603 :-

Unit / Flat No. 603, Name of the owners – **MR. ABDUL MALIK ABDUL KARIM KHAN AND MRS. NAZMA ABDUL MALIK 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. B – 4 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 – 27/01/2022, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 955/2022 on 01/02/2022 and bounded as follows:-

ON OR TOWARDS		BY
East	:	Building Front Marginal space and 18.00 Mtrs. D. P. Road
West	:	Flat No. 602
South	:	Passage, Lift, Duct and Flat No. 604
North	:	Building Side Marginal space and Colony Road



SIXTH FLOOR :-

Apartment Unit / Flat No. 604 :-

Unit / Flat No. 604, Name of the owners – **MR. RIDWAN DAUD PATHAN AND MRS. SADAF RIDWAN PATHAN,** 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–5 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 – 17/09/2020, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 3471/2020 on 18/09/2020 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. 603 and Duct

SEVENTH FLOOR :-

Apartment Unit / Flat No. 701 :-

Unit / Flat No. 701, Name of the owners – **MR. ABDULMOBIN JIKARI SHAIKH AND MRS. NAJAMA MOBIN SHAIKH,** 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-19 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. 9896/2021 on the same date 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. 702



SEVENTH FLOOR :-

Apartment Unit / Flat No. 702 :-

Unit / Flat No. 702, Name of the owners – **UNSOLD I.E. M/S. CREATIVE CONSTRUCTIONS,** 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-8 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	:	Passage and Flat No. 703
West	:	Building Side Marginal space
South	:	Flat No. 701
North	:	Building Side Marginal space and Colony Road

SEVENTH FLOOR :-

Apartment Unit / Flat No. 703 :-

Unit / Flat No. 703, Name of the owners – **MR. JAWEED AHMED ANSARI AND MRS. FARHANA JAWEED ANSARI,** 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–5 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 – 25/02/2022, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 1854/2022 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. 702
South	:	Passage, Lift, Duct and Flat No. 704
North	:	Building Side Marginal space and Colony Road

नसन-६
दस्त ४९१०/२०२१
(23) २१-६९

SEVENTH FLOOR :-

Apartment Unit / Flat No. 704 :-

Unit / Flat No. 704, Name of the owners – **MR. SANAULLAH SAMSULLAH KHAN AND MRS. SABRUNNISHA SANAULLAH 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. B – 13 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 – 15/11/2021, which is duly registered in the office of Sub-Registrar, Nashik – 6 at Sr. No. 9150/2021 on 23/11/2021 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. 703, Lift and Duct

II) Each of the above family unit owners shall have proportionate share in the common areas and the facilities available to the said properties and building thereon. The Owners of commercial units will not be allowed to use the Staircase, Lift of the Building and will not park their vehicles in the common area of the parking area and will have no right to enter in the back side of the building and Each of the units is provided with Electricity connection and Meter thereof alongwith internal amenities as per their respective agreements. The measurements of the said units shall be on the basis of carpet area and such area shall be confirmed by the owner of their respective family / commercial units in terms of their Agreements for sale to be executed individually, the definition of carpet area is stated hereinabove. The design, specifications and boundaries of each family / commercial units shall be as per the building plan approved for the construction of the Paradise Meadows Apartment and attached hereto as Exh. "A" and each of the units shall have its own independent entrance and access from the staircase and passage as shown in the said plan attached hereto as Exh. "A".



B) **COMMON AREAS AND FACILITIES :-**

a. All that piece and parcel of land described in the Schedule of this Deed. Except the portion of the said land, which is not included in the restricted common area and facilities for the use, and enjoyment of the apartment unit holders of respective holders, are for common use and enjoyment of all the respective holders.

b. The Staircase column leading unto ground floor and terrace area and overhead tank on the terrace.

c. The setback space in front of passage space of the plot shall be common enjoyment of all the apartment holders for ingress and out gress.

d. Staircase leading upto terrace of the building.

e. Lift Machine area and Lift.

f. All that piece and parcel of land described in the Schedule of the last paragraph of this Deed.

g. Under ground water tank and over head water tank together with electric Pump, fittings with auto level controller.

h. Plumbing network throughout the building.

i. Electrical wiring network throughout the building.

j. Necessary light and water connection along with the drainage water lines.

k. The foundation and main walls columns beams and roofs of such building as described in the plans which form part of this deed as Exhibit -"A".

l. Tanks, Pumps, Motors and in general all apparatus and installation existing for common use.

m. Compound Wall with Gate.

C) **RESTRICTED AREAS AND FACILITIES :-**

(i) The common parking on the Ground floor will be restricted for the use and enjoyment of all residential apartment owners of Paradise Meadows Apartment only. That except the residential apartment owner of Paradise Meadows Apartment, no other person/s have any right and interest in the said restricted common parking area.

(ii) Partition walls common between such two apartments shall be restricted and be common between the same two units only.

(iii) The passage portion lying between staircase and apartment units at various floors at various stages shall be restricted for the use and enjoyment of all apartment unit holders.

(iv) The staircase leading from ground floor level to top floor level, if any shall be restricted common area for the enjoyment of all the family / residential unit holders.