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of the said building and the apartment will be sold to One or more owners each owners obtaining particulars and exclusive property rights there to and each apartment consisting a heritable and transferable immovable property within the meaning of any law for the time being in force in the state [Hereinafter refer to as the Family Unit] and also an undivided interest in the General and / or restricted common areas and facilities all of the above are in accordance with the Maharashtra Apartment Ownership Act, 1973.

- 5] That the aforesaid building has a total saleable Carpet area measuring 1661 . 5 Sq. Mtrs. Carpet area is excluded Parking Space on Ground Floor, terrace, passage, stair case and general and or restricted and common area and facilities.
- 6] That the Condominium shall be known as **BHAGYALAXMI AASTHA APARTMENT** and that the family unit and common area and facilities of the building will be as follows :-

A) Family Units :-

The Building is consisting with Two Wings i.e. A Wing & B Wing with on Ground Floor 06 [Six] Commercial Shop Units & First, Second, Third & Fourth Floor with 34 [Fifty Six] Residential Flat Units & entire Ground Floor is utilized for common parking & said building consisting with 06 Shops & 12 Flats in A Wing & 22 Flats in B Wing. The measurements of the family units excludes all the outside walls and brick partitions including bearing walls. The principal structure of this building is R.C.C. type frame work, brick walls, wooden doors, flush doors and such other material as per the consent of all the Apartment Owners.

- B] The proportionate share in the common areas and facilities of each of the Apartments is as per the plan. Each family unit is equipped with water connections and electrical wiring. The family units are described below.

The measures of a family units include all the outside walls and one half of the block partition but excluding bearing walls.

Each family unit is an Apartment having an area and shape as specifically shown IN PLAN to the declaration. The boundaries of each family unit are as per the said plan thereof hereto annexed as Exhibit A its

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main door has access to the corridor of the respective floors.

c] **Common Areas And Facilities :-**

- The plot of land is described in the Schedule written hereunder.
- Parking facilities is common.
- Lavatory and Bathroom in each unit.
- Water tank located on the terrace.
- Ground water tank with Electric Pump.
- Plumbing network throughout the building.
- Electrical wiring network throughout the building.
- Necessary light and public water connection.
- Tanks, Pumps, Motors and General all apparatus and installation existing for common use.
- Passenger Lift with generator.

d] **MAHA RERA REGISTRATION :-**

The Grantors have registered said project i.e. **BHAGYALAXMI AASTHA APARTMENT** under the provisions of the said Act with Maharashtra Real Estate Regulatory Authority [MAHARERA] as Registration No. No. P 51600023258 On : 09 / 12 / 2019 respectively.

Description of each Family Unit | Shop | | Commercial shop | is described as under :-

GROUND FLOOR :-

1] **Family Unit | Shop | No. S - 1 :-**

Apartment No. 1 it is a Apartment on the Ground Floor, measuring 13.38 Sq. Mtrs. Carpet Area with usable area of Parking.

Name of Owner :-

SHRI CHINMAY NITIN KULKARNI

[Agreement For Sale Registered vide Sn. No. NSN - 5/ 0498 / 2021 dated : 18 / 01 / 2021]

2] **Family Unit | Shop | No. S - 2 :-**

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Apartment No. S - 2 it is a Apartment on the Ground Floor admeasuring 14 . 31 Sq. Mtrs. Carpet Area.

Name of Owner :-

M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

UNSOLD UNIT

3] Family Unit [Shop] No. S - 3 :-

Apartment No. S - 3 it is a Apartment on the Ground Floor admeasuring 16 . 71 Sq. Mtrs. Carpet Area.

Name of Owner :-

M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

UNSOLD UNIT

4] Family Unit [Shop] No. S - 4 :-

Apartment No. S - 4 it is a Apartment on the Ground Floor admeasuring 16 . 71 Sq. Mtrs. Carpet Area.

Name of Owner :-

M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

UNSOLD UNIT

5] Family Unit [Shop] No. S - 5 :-

Apartment No. S - 5 it is a Apartment on the Ground Floor admeasuring 7 . 26 Sq. Mtrs. Carpet Area.

Name of Owner :-

M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

UNSOLD UNIT

6] Family Unit [Shop] No. S - 6 :-

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Apartment No. S - 6 it is a Apartment on the
Ground Floor admeasuring 9 . 81 Sq. Mtrs.
Carpet Area.

Name of Owner :-
M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

**Description of each family unit | Residential
Flat | is described as under :-**

:- A WING :-

FIRST FLOOR :-

1] Family Unit | Flat | No. A - 1 :-

Apartment No. A - 1 it is a Apartment on the First
Floor, admeasuring 42 . 26 Sq. Mtrs. Carpet Area with
usable area of balcony

Name of Owner :-
1] SHRI. RAHUL SUNIL BHUSARE
2] MRS. PRIYA RAHUL BHUSARE

[Agreement For Sale Registered vide Sr. No. NSN - 3/
01975 / 2021 dated : 01 / 03 / 2021]

2] Family Unit | Flat | No. A - 2 :-

Apartment No. A - 2 it is a Apartment on the First
Floor, admeasuring 45 . 33 Sq. Mtrs. Carpet Area with
usable area of balcony

Name of Owner :-
SHRI. SACHIN UJJAN GUDAGHE

[Agreement For Sale Registered vide Sr. No. NSN -
2/94536/2020 dated : 28 / 09 / 2020]

3] Family Unit | Flat | No. A - 3 :-

Apartment No. A - 3 it is a Apartment on the First
Floor, admeasuring 58 . 07 Sq. Mtrs. Carpet Area with
usable area of balcony

Name of Owner :-
1] SHRI. DEVENDRA DEVIDAS BHAGAT

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दिनांक	१०/११/२०२०
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2] MRS. MANDA DEVENDRA BHAGAT

[Agreement For Sale Registered vide Sc. No. NSN - 3/04107/2020 dated : 19 / 08 / 2020]

SECOND FLOOR :-

4] Family Unit | Flat | No. A - 4 :-

Apartment No. A - 4 it is a Apartment on the Second Floor, admeasuring 42 . 26 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

1] SHRI. ANIL RATAN YADAV

2] SHRI. NANDAJI RATAN YADAV

[Agreement For Sale Registered vide Sr. No. NSN - 3/07966 / 2020 dated : 29 / 12 / 2020]

5] Family Unit | Flat | No. A - 5 :-

Apartment No. A - 5 it is a Apartment on the Second Floor, admeasuring 42 . 08 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

1] SHRI. SONU JAGANNATH TIDAKE

2] MRS. SHRADDHA SONU TIDAKE

[Agreement For Sale Registered vide Sr. No. NSN - 3/03515 / 2020 dated : 21 / 07 / 2020]

6] Family Unit | Flat | No. A - 6 :-

Apartment No. A - 6 it is a Apartment on the Second Floor, admeasuring 58 . 07 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

1] SHRI. SANJAY RMDAS NEHARE

2] MRS. DEEPA SANJAY NEHARE

3] SHRI. AKSHAY SANJAY NEHARE

[Agreement For Sale Registered vide Sr. No. NSN - 3/07519 / 2020 dated : 19 / 12 / 2020]

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THIRD FLOOR :-

7] Family Unit [Flat] No. A - 7 :-

Apartment No. A - 7 it is a Apartment on the Third Floor, admeasuring 42.26 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1] MRS. KAVITA ANIL MATRE
- 2] SHRI. ANIL DUROYDHAN MATRE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 88025 / 2020 dated : 30 / 12 / 2020]

8] Family Unit [Flat] No. A - 8 :-

Apartment No. A - 8 it is a Apartment on the Third Floor, admeasuring 42.08 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. JALINDAR RAJARAM PINGALE
- 2] MRS. MANISHA JALINDAR PINGALE
[Name Before Marriage : MANISHA PRABHAKAR JONDHALE]

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 0549 / 2021 dated : 21 / 01 / 2021]

9] Family Unit [Flat] No. A - 9 :-

Apartment No. A - 9 it is a Apartment on the Third Floor, admeasuring 58.07 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. AKSHAY SONYABAPU RAUT
- 2] MRS. MANISHA SONYABAPU RAUT

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 04935 / 2020 dated : 28 / 09 / 2020]

FOURTH FLOOR :-

10] Family Unit [Flat] No. A - 10 :-

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Apartment No. A - 10 it is a Apartment on the Fourth Floor, admeasuring 42.26 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

SHRI. TEJAS DNYANESHWAR GAJARE

[Agreement for Sale Registered Vide Sr. No. NSN - 3/02258 / 2021 dated : 08 / 03 / 2021]

11] Family Unit [Flat] No. A - 11 :-

Apartment No. A - 11 it is a Apartment on the Fourth Floor, admeasuring 42.08 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

1] SHRI. PRATIK ASHOK PAGARE

2] MRS. ARUNA ASHOK PAGARE

[Agreement for Sale Registered Vide Sr. No. NSN - 3/06653 / 2020 dated : 27 / 11 / 2020]

12] Family Unit [Flat] No. A - 12 :-

Apartment No. A - 12 it is a Apartment on the Fourth Floor, admeasuring 58.07 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

SHRI. SANTOSH POONAMCHAND GUPTA

[Agreement for Sale Registered Vide Sr. No. NSN - 3/04665 / 2020 dated : 18 / 09 / 2020]

:- B WING :-

FIRST FLOOR :-

1] Family Unit [Flat] No. B - 1 :-

Apartment No. B - 1 it is a Apartment on the First Floor, admeasuring 43.28 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

1] SHRI. SHANKAR RAMCHANDRA GIRI

2] MRS. RENUKA SHANKAR GIRI

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[Agreement For Sale Registered vide Sr. No. NSN - 3/
06651 / 2020 dated : 27 / 11 / 2020]

2] **Family Unit | Flat | No. B - 2:-**

Apartment No. B - 2 it is a Apartment on the First Floor, admeasuring 49 . 06 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. VIKAS VIJAY UBALE
- 2] MRS. SUNITA VIJAY UBALE

[Agreement For Sale Registered vide Sr. No. NSN - 3/
07516 / 2020 dated : 19 / 12 / 2020]

3] **Family Unit | Flat | No. B - 3 :-**

Apartment No. B - 3 it is a Apartment on the First Floor, admeasuring 42. 39 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. MAHESH RANGRAO SUTAR
- 2] MRS. MEGHA MAHESH SUTAR
- [Before Marriage : MEGHA MANOHAR ANERAU]

[Agreement For Sale Registered vide Sr. No. NSN - 3/
07026 / 2020 dated : 09 / 12 / 2020]

4] **Family Unit | Flat | No. B - 4 :-**

Apartment No. B - 4 it is a Apartment on the First Floor, admeasuring 48 . 17 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

MRS. POOJA SHAILESH JADHAV

[Agreement For Sale Registered vide Sr. No. NSN - 3/
05556 / 2020 dated : 20 / 10 / 2020]

5] **Family Unit | Flat | No. B - 5 :-**

Apartment No. B - 5 it is a Apartment on the First Floor, admeasuring 43 . 08 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

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- 1) SHRI. SAMPAT VISHNU SHINDE
- 2) MRS. LATA SAMPAT SHINDE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 08023 / 2020 dated : 30 / 12 / 2020]

- 6) Family Unit [Flat] No. B - 6 :-

Apartment No. B - 6 it is a Apartment on the First Floor, admeasuring 43 . 84 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1) SHRI. GOVIND PANDURANG ZOLE
- 2) MRS. VIMAL GOVIND ZOLE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 05307 / 2020 dated : 13 / 10 / 2020]

SECOND FLOOR :-

- 7) Family Unit [Flat] No. B - 7 :-

Apartment No. B - 7 it is a Apartment on the Second Floor, admeasuring 43 . 28 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1) SHRI. RAMESH ULKESH BHALERAO
- 2) MRS. RAGINI RAMESH BHALERAO

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 06650 / 2020 dated : 27 / 11 / 2020]

- 8) Family Unit [Flat] No. B - 8 :-

Apartment No. B - 8 it is a Apartment on the Second Floor, admeasuring 49 . 06 Sq. Mtrs. Carpet Area with usable area of balcony.

Name of Owner :-

- 1) SHRI. GAJANAN RAMCHANDRA PURI
- 2) MRS. SONI GAJANAN PURI

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 02432 / 2020 dated : 20 / 03 / 2020]

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9] **Family Unit [Flat] No. B - 9 :-**

Apartment No. B - 9 it is a Apartment on the **Second Floor**, admeasuring **42 . 39 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. KIRAN RAOSAHEB PAWAR
- 2] MRS. BHARTI KIRAN PAWAR

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 03603 / 2020 dated : 24 / 07 / 2020]

10] **Family Unit [Flat] No. B - 10 :-**

Apartment No. B - 10 it is a Apartment on the **Second Floor**, admeasuring **43 - 08 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. RAHUL BHAGWAN INKAR
- 2] MRS. CHANDRAKALA BHAGWAN INKAR

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 01971 / 2021 dated : 01/ 03 / 2021]

11] **Family Unit [Flat] No. B - 11 :-**

Apartment No. B - 11 it is a Apartment on the **Second Floor**, admeasuring **43 . 08 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. SUNIL DILIP SIHG ZANZOTAD
- 2] MRS. RITU SUNIL SIHG ZANZOTAD

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 07518 / 2020 dated : 19 / 12 / 2020]

12] **Family Unit [Flat] No. B - 12 :-**

Apartment No. B - 12 it is a Apartment on the **Second Floor**, admeasuring **39 . 99 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. DEEPAK RAMESH PATIL
- 2] MRS. MEENABAI RAMESH PATIL

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[Agreement For Sale Registered vide Sr. No. NSN - 3/ 07517 / 2020 dated : 19 / 12 / 2020]

THIRD FLOOR :-

13] Family Unit | Flat | No. B - 13 :-

Apartment No. B - 13 it is a Apartment on the **Third Floor**, admeasuring **43 . 28 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. VISHNU GANPATRAO JUMBADE
- 2] MRS. YASHODA VISHNU JUMBADE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 02706 / 2021 dated : 11 / 01 / 2021]

14] Family Unit | Flat | No. B - 14 :-

Apartment No. B - 14 it is a Apartment on the **Third Floor**, admeasuring **49 . 06 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. KISHOR YOGRAJ ATTARDE
- 2] MRS. VANDANA KISHOR ATTARDE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 02706 / 2020 dated : 08 / 06 / 2020]

15] Family Unit | Flat | No. B - 15 :-

Apartment No. B - 15 it is a Apartment on the **Third Floor**, admeasuring **42 . 39 Sq. Mtrs.** Carpet Area with usable area of balcony.

Name of Owner :-

- 1] SHRI. BHARAT NARAYAN INGALE
- 2] MRS. BHAGYASHRI BHARAT INGALE

[Agreement For Sale Registered vide Sr. No. NSN - 3/ 06879 / 2020 dated : 04 / 12 / 2020]

16] Family Unit | Flat | No. B - 16 :-

Apartment No. B - 16 it is a Apartment on the **Third Floor**, admeasuring **43 . 08 Sq. Mtrs.** Carpet Area with usable area of balcony.