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and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 5350/2019 on 25/06/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 206**

Flat No. 206 admn. **carpet Area 40.20 Sq. Mtrs** on **Second Floor,** owned by **MR. VIKKI KAILASRAO WAGHE and MRS. PRAMILA VIKKI WAGHE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 5741/2019 on 06/07/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Third Floor**

**Flat No. 301**

Flat No. 301 admn. **carpet Area 39.38 Sq. Mtrs** on **Third Floor,** owned by **MRS. URMILA TULSIDAS LIPANE and MR. TULSIDAS GANPATRAO LIPANE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 5906/2019 on 11/07/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 302**

Flat No. 302 admn. **carpet Area 39.93 Sq. Mtrs** on **Third Floor,** owned by **MR. ARVIND SUDHAKAR NALAWADE and MRS. SHITAL ARVIND NALAWADE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 4967/2019 on 12/06/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 303**

Flat No. 303 admn. **carpet Area 40.75 Sq. Mtrs** on **Third Floor,** owned by **MR. RAVINDRA DATTATRAY SATPUTE and MRS. SONALI RAVINDRA SATPUTE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 4964/2019 on 12/06/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 304**

Flat No. 304 admn. **carpet Area 38.42 Sq. Mtrs** on **Third Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 305**

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Flat No. 305 admn. **carpet Area 59.89 Sq. Mtrs** on **Third Floor,** owned by **MR. AVINASH ASHOK AMBRE and KANCHAN BALASAHEB SHINDE @ MRS. KANCHAN AVINASH AMBRE** and Agreement Registered in the office of Sub-Registrar **Nashik-7** at **Sr. No. 6364/2019 on 20/09/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 306**

Flat No. 306 admn. **carpet Area 40.20 Sq. Mtrs** on **Third Floor,** owned by **MR. DADAJI POPAT GAWALI and MRS. SUNITA DADAJI GAWALI** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3491/2019 on 25/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Fourth Floor**

**Flat No. 401**

Flat No. 401 admn. **carpet Area 34.21 Sq. Mtrs** on **Fourth Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 402**

Flat No. 402 admn. **carpet Area 40.75 Sq. Mtrs + Terrace area 3.71 Sq. Mtrs** on **Fourth Floor,** owned by **MR. SAGAR AJAY TAMBE and ROSHANI BABAJI UGALE @ MRS. ROSHANI SAGAR TAMBE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 4191/2019 on 17/05/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 403**

Flat No. 403 admn. **carpet Area 40.74 Sq. Mtrs + Terrace area 4.35 Sq. Mtrs** on **Fourth Floor,** owned by **MR. DEEPAK RAGHUNATH JAGTAP and MRS. SAROJINI DEEPAK JAGTAP** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3068/2019 on 11/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 404**

Flat No. 404 admn. **carpet Area 33.86 Sq. Mtrs** on **Fourth Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

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**Flat No. 405**

Flat No. 405 admn. **carpet Area 59.89 Sq. Mtrs** on **Fourth Floor,** owned by **MR. DIPAK GANPAT AHIRE and MRS. DEVYANI DIPAK AHIRE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 7760/2019 on 11/09/2019**, the said flat is bounded as per approved building plan annexed herewith.

**Flat No. 406**

Flat No. 406 admn. **carpet Area 40.20 Sq. Mtrs** on **Fourth Floor,** owned by **MR. RAHUL VISHWANATH UBALE and MRS. SEEMA RAHUL UBALE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 4322/2019 on 21/05/2019**, the said flat is bounded as per approved building plan annexed herewith.

6. AND WHEREAS this Condominium shall be known as **SAMRUDDHI PLAZA-B APARTMENT** condominium.

I) The proportionate share in the said General and common area and facilities of each Apartment shall be available to the said Apartment as described herein and as mentioned in the said plan attached to this Deed of Declaration as Exh. "A"

II) The family units are described in detail in the schedule II written hereunder, there under enumerating the number of rooms in each family unit and access to it.

III) The measurement of the family units are based on "Carpet" area calculated by the Grantor / Owner / Developer.

IV) Each unit shall have independent access to the corridor and to its respective floor and / or to the ground.

V) Each unit in the said **SAMRUDDHI PLAZA-B APARTMENT** scheme shall have area and shape as specifically shown in the said building plan attached as Exh. A to the Deed of Declaration together with the boundaries thereof.

**GENERAL COMMON AREAS & FACILITIES :-**

(a) The common staircase of building shall be used by the members of the family units of building in common, corridor or any other access available in the building, which is reasonably required to be

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used for entering into any family units in said building.

(b) The underground water tank is upto 22000 liters of capacity, and overhead water tank upto 18000 liters of capacity constructed on the roof of the building for supply of water is common for all units in the said building and drainage system thereof alongwith all fittings of drainage and plumbing thereof.

(c) Common plumbing network through out of the said building.

(d) Common electric meter and lights thereof fitted in the common staircase portion and Three Phase Electric connection.

(e) One water connections from Municipal Corporation is provided from main line upto the building.

(f) The foundations and main walls, columns, gurders, beams of the building as described in the said plan attached as Exh. A hereto.

(g) The parking is common to all the members of the said building as per their individual agreements & Lift with battery backup available in building shall be used by the family unit holders and terrace on the top of the building shall be used by the Grantor / Developer/ Owner only.

(h) The foundations and main walls, columns, gurders, beams of the building as described in the said attached as Exh. A hereto.

II) **Restricted areas and Facilities**

Common pump house, plumbing network, under ground water tank, drainage & toilet outlets out side the buildings, electric meter boards and wiring, lift and common parking on ground floor for the use of all the family unit holders are the restricted areas and facilities which are established for common use of all the members, and which are to be used with due care and caution so as to avoid problems for its proper functioning.

Any additional FSI made available to the entire said property in future and top terrace of the building shall be the sole property of the Grantor / Owner / Developer and their family members shall have the exclusive right to construct this additional FSI and to sell and disposed off such construction to any person, firm, institution on such terms, conditions and consideration as deemed fit by the Grantor / Owner / Developer and

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