

Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.48 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.06
West : Shop No.04
North : Tilak Nagar Road
South : Parking Area of Sadguru Plaza

Shop No.06 : One room for commercial use having carpet area admeasuring about: 23.16 Sq. Mtrs., (built-up area admeasuring about: 26.4 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.61 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.07
West : Shop No.05
North : Tilak Nagar Road
South : Parking Area of Sadguru Plaza

Shop No.07 : One room for commercial use having carpet area admeasuring about: 28.07 Sq. Mtrs., (built-up area admeasuring about: 31.6 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.93 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.08
West : Shop No.06
North : Tilak Nagar Road
South : Parking Area of Sadguru Plaza

Shop No.08 : One room for commercial use having carpet area admeasuring about: 26.36 Sq. Mtrs., (built-up area admeasuring about: 30.7 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.87 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1
West : Shop No.07
North : Tilak Nagar Road
South : Parking Area of Sadguru Plaza

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(ii) First Floor: 8 shops bearing no. 09 to 16 and 2 Residential Flats bearing no.101 and 102

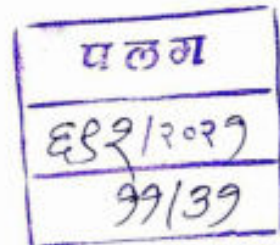
The shops and residential apartments on the First Floor of the Complex having following configuration:-

Shop No.09 : One room for commercial use having carpet area admeasuring about: 18.4 Sq. Mtrs., (built-up area admeasuring about: 23.7 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.45 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.10
West : M.C. Road
North : Tilak Nagar Road
South : Flat No.101

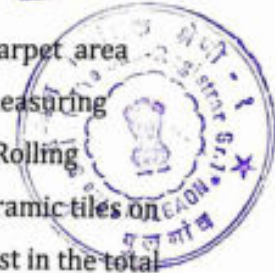
Shop No.10 : One room for commercial use having carpet area admeasuring about: 22.88 Sq. Mtrs., (built-up area admeasuring about: 26.1 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.59 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.11
West : Shop No.09
North : Tilak Nagar Road
South : Flat No.101



Shop No.11 : One room for commercial use having carpet area admeasuring about: 19.21 Sq. Mtrs., (built-up area admeasuring about: 22.2 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.35 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.12
West : Shop No.10
North : Tilak Nagar Road
South : Flat No.101



Shop No.12 : One room for commercial use having carpet area admeasuring about: 18.88 Sq. Mtrs., (built-up area admeasuring about: 22.1 Sq. Mtrs.) having RCC Frame Structure and Rolling

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Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.35 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.13
West : Shop No.11
North : Tilak Nagar Road
South : Flat No.101

Shop No.13 : One room for commercial use having carpet area admeasuring about: 16.53 Sq. Mtrs., (built-up area admeasuring about: 19.3 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.18 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.14
West : Shop No.12
North : Tilak Nagar Road
South : Flat No.102

Shop No.14 : One room for commercial use having carpet area admeasuring about: 18.88 Sq. Mtrs., (built-up area admeasuring about: 21.8 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.33 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.15
West : Shop No.13
North : Tilak Nagar Road
South : Flat No.102

Shop No.15 : One room for commercial use having carpet area admeasuring about: 22.89 Sq. Mtrs., (built-up area admeasuring about: 26.1 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.59 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.16
West : Shop No.14
North : Tilak Nagar Road
South : Flat No.102

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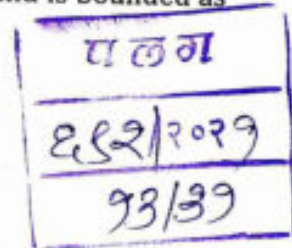


Shop No.16 : One room for commercial use having carpet area admeasuring about: 20.33 Sq. Mtrs., (built-up area admeasuring about: 24.2 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.48 % undivided share and interest in the total plot/land and is bounded as under:

East : Staircase and thereafter Plot No.1
West : Shop No.15
North : Tilak Nagar Road
South : Flat No.102

Residential Apartment No.101 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.102
West : M.C.Road
North : Shop No.9 to 12
South : Layout Open Space



Residential Apartment No.102 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1
West : Flat No.101
North : Shop No.13 to 16
South : Layout Open Space

(iii) Second Floor: 4 Residential Apartments

The Residential Apartment on the Second Floor of the Complex having following configuration:-

Residential Apartment No.201 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq.

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Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.202
West : M.C. Road
North : Flat No.204
South : Layout Open Space

Residential Apartment No.202 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1
West : Flat No.201
North : Flat No.203
South : Layout Open Space

Residential Apartment No.203 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq.

Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1
West : Flat No.204
North : Tilak Nagar Road
South : Flat No.202

Residential Apartment No.204 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as

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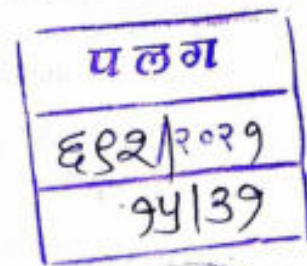
under:

East : Flat No.203

West : M.C. Road

North : Tilak Nagar Road

South : Flat No.201



(iv) Third Floor: 4 Residential Apartments

The Residential Apartment on the Third Floor of the Complex having following configuration:-

Residential Apartment No.301 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.302

West : M.C. Road

North : Flat No.304

South : Layout Open Space

Residential Apartment No.302 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1

West : Flat No.301

North : Flat No.303

South : Layout Open Space

Residential Apartment No.303 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

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East : Plot No.1
West : Flat No.304
North : Tilak Nagar Road
South : Flat No.302

Residential Apartment No.304 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.303
West : M.C. Road
North : Tilak Nagar Road
South : Flat No.301

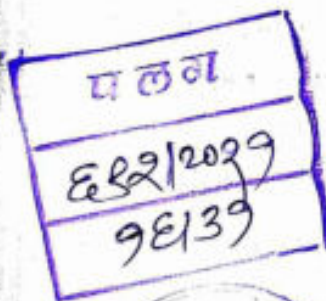
(v)Fourth Floor: 4 Residential Apartments

The Residential Apartment on the Fourth Floor of the Complex having following configuration:-

Residential Apartment No.401 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.402
West : M.C. Road
North : Flat No.404
South : Layout Open Space

Residential Apartment No.402 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:



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East : Plot No.1
West : Flat No.401
North : Flat No.403
South : Layout Open Space

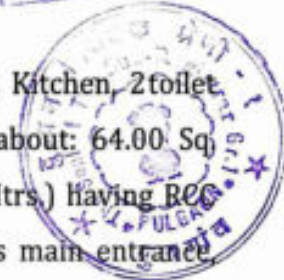
Residential Apartment No.403 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 88.7 Sq. Mtrs.) having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Plot No.1
West : Flat No.404
North : Tilak Nagar Road
South : Flat No.402



Residential Apartment No.404 : 2 Bed Room, Hall, Kitchen, 2toilet and bathroom having built-up area admeasuring about: 64.00 Sq. Mtrs., (built-up area admeasuring about: 86.4 Sq. Mtrs.) Having RCC Frame Structure and chemical/flush doors towards main entrance, electric fittings and vitrified tiles on the floor. Along-with 5.34 % undivided share and interest in the total plot/land and is bounded as under:

East : Flat No.403
West : M.C. Road
North : Tilak Nagar Road
South : Flat No.401



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SIXTH: The building shall be known and styled as "Sadguru Plaza".
The area statement of the plot cum building is specified as under:-

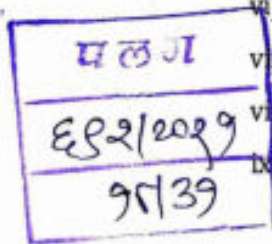
Total Plot Area (as per Sale Deed)	:	750.81 Sq. Mtrs.
Total Plot Area (on the spot)	:	750.81 Sq. Mtrs.
Permissible F.S.I. with Premium	:	3.68
Consumed F.S.I	:	2.38
Permissible Built-Up Area	:	2750.21 Sq.Mtrs.
Total permissible Built-up Area	:	2750.21 Sq.Mtrs.
Proposed Built-up Area	:	1771.01 Sq.Mtrs.

1) The measurement of the shops and residential apartments includes all the outside walls, half of the block partition walls; share in staircase and mid landings and floor landings.

2) All the shops and residential apartments are regular rectangular shaped having areas, sizes and dimensions as mentioned in the copy of the sanctioned plans attached herewith. Main doors of the shops on the ground floor are access to the staircase on the respective floors.

3) Common areas and facilities: The common areas and the facilities of the building for the shops and residential apartments are described below:

- i) Water pump on the ground floor and the bore well with pump.
- ii) Plumbing and electrical network throughout the building.
- iii) Foundation, main walls columns, beams, RCC structure etc.
- iv) Sanitary network throughout the building.
- v) Pump, electrical lights and all other apparatus, appliances and installations meant for common uses.
- vi) Water tank on the ground floor.
- vii) Staircase, stairways
- viii) Aluminum windows
- ix) Covered parking for residential flats shown in the map attached herewith.



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SEVENTH : (A) That the right, title and interest of each shops and residential flat owner in the common areas and facilities and their proportionate share in the profits and expenses in the above mentioned common areas and facilities shall be proportionate to the percentage of undivided shares in the said plot relatable to their respective apartments and shops.

(B) Apartment and percentage of undivided interest in the common areas and the facilities appertaining to the residential apartment is not encumbered in any manner whatsoever on the date of this declaration.

EIGHTH : THAT, as appears above, a plan of Apartment Ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, so that the shops and residential apartment in the building 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 facility of the building, each apartment having an exclusive and particular right, title and interest over his respective unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

NINETH : THAT for the purpose of stamp duty and registration fees to be imposed on the registration of this deed and the deed of the apartment, the value of the **said residential cum commercial complex** distributed as follows:

Parcel of land described in Paragraph FIRST hereof is valued at about Rs.1,25,00,000/- (Rs One Crore and Twenty Five Lacs only).

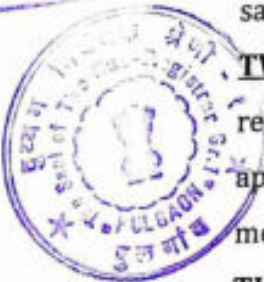
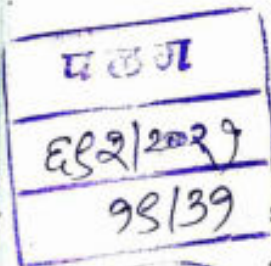
TENTH: THAT the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

ELEVENTH: THAT the percentage of the 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 this Deed duly registered. That the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall be subject to change so long as the VENDOR do the same due to revised sanction of the Building Plans.

TWELTH: THAT the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the apartment and shops even though such interest is not separately mentioned or described in the conveyance of other instruments.

THIRTEENTH: THAT each shops and residential apartment owner shall comply with the provisions of this deed, decisions of the complex owners or its representatives and failure to comply with any such provisions, decisions shall be grounds for an action to recover sum due for damages or for injunction relief.

FOURTEENTH: THAT the declaration of the property to the plans of apartment ownership herein shall not be revoked or the property removed from the plan of the apartment ownership or any of the provisions herein amended unless all of the residential apartment and shop owners and the mortgages of all the mortgages covering the units unanimously agree to such revocation or amendment or



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