FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 101, 201, 301 AND 401:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **44.354 Sq. Mtrs.,** Built-up Area of **52.182 Sq. Mtrs.,** Premium area of **13.620 Sq.Mtrs** and Parking area of **11.355 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 102, 202, 302 AND 402:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **39.875 Sq. Mtrs.,** Built-up Area of **46.912 Sq. Mtrs.** Premium area of **12.245 Sq.Mtrs**., and Parking area of **10.208 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 103, 203, 303 AND 403:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **41.572 Sq. Mtrs.,** Built-up Area of **48.909 Sq. Mtrs.** Premium area of **12.768 Sq.Mtrs**., and Parking area of **10.644 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

SIXTH : **(A)** THAT the right, title and interest of each Owner of a Family unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-Paragraph (2) of Para FIFTH and their proportionate share in the profits and common expenses in the said General Common/Restricted Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of **"GULMOHOR NIWAS"** shall be as follows :-



SR. NO.	FAMILY UNIT NO.	CARPET AREA	BUILT-UP AREA	PREMIUM AREA	PARKING AREA	NET AREA	UNDIVIDED SHARE IN LAND
		M2	M2	M2	M2	M2	%
BLOCKS							
1.	G-001	10.800	12.285	____	___	12.285	2.049%
2.	G-002	15.000	17.490	____	___	17.490	2.835 %
APARTMENTS							
1.	101	44.354	52.182	13.620	11.355	77.157	8.384 %
2.	102	39.875	46.912	12.245	10.208	69.365	7.537 %
3.	103	41.572	48.909	12.768	10.644	72.321	7.858 %
4.	201	44.354	52.182	13.620	11.355	77.157	8.384 %
5.	202	39.875	46.912	12.245	10.208	69.365	7.537 %
6.	203	41.572	48.909	12.768	10.644	72.321	7.858 %
7.	301	44.354	52.182	13.620	11.355	77.157	8.384 %
8.	302	39.875	46.912	12.245	10.208	69.365	7.537 %
9.	303	41.572	48.909	12.768	10.644	72.321	7.858 %
10.	401	44.354	52.182	13.620	11.355	77.157	8.384 %
11.	402	39.875	46.912	12.245	10.208	69.365	7.537 %
12.	403	41.572	48.909	12.768	10.644	72.321	7.858 %

Is as per Revised Sanctioned Building Plan hereby corrected and amended as Under:-

THIRD : THAT the said Multistoreyed Building to be known and styled as **"GULMOHOR NIWAS"** consists of Ground Floor and 4 Upper Floors. There are 3 (Three) Apartments each on First, Second, Third and Fourth Floor. Thus there are 12 (TWELVE) independent and self contained separate Apartments in the said Building. All Apartments shall be strictly utilised for RESIDENTIAL

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Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted areas and facilities of the building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "FAMILY UNIT") and also an Undivided interest in the General Common/Restricted areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common/Restricted Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors (Excluding Balconies and Premium area) is **805.16 Sq. Mtrs.** and an Open Land is constitutes the General Common/Restricted Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as **"GULMOHOR NIWAS CONDOMINIUM"** and the Family Units and the Common/Restricted Areas and Facilities of the building are as follows :-

FAMILY UNITS ON FIRST, SECOND, THIRD AND FOURTH FLOOR :

There are 3 (Three) Apartments each on First, Second, Third and Fourth Floor. Thus there are in all 12 (TWELVE) independent and self contained separate Apartments in the said Building. The Family Units (Apartment) on First Floor are numbered as 101 to 103. The Family Units (Apartments) on Second Floor are numbered as 201 to 203. The Family Units (Apartments) on Third Floor are numbered as 301 to 303 and The Family Units (Apartments) on Fourth Floor are numbered as 401 to 403. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment. The Family Units on the Upper Floors have an access to the Corridor of the respective floor.

The Room Details and the Built-up areas of the aforesaid Family Units are as under :-

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FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 101, 201, 301 AND 401:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **53.380 Sq. Mtrs.,** Built-up Area of **79.625 Sq. Mtrs.,** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 102, 202, 302 AND 402:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **45.443 Sq. Mtrs.,** Built-up Area of **63.622 Sq. Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NOS. 103, 203, 303 AND 403:

This is a Residential Apartment on the First, Second, Third and Fourth Floor having a Carpet Area of **40.926 Sq. Mtrs.,** Built-up Area of **58.043 Sq. Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, Bed Rooms, Two Toilets.

SIXTH : **(A)** THAT the right, title and interest of each Owner of a Family unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-Paragraph (2) of Para FIFTH and their proportionate share in the profits and common expenses in the said General Common/Restricted Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of **"GULMOHOR NIWAS"** shall be as follows :-

SR. NO.	AMILY UNIT NO.	CARPET AREA M2	CARPET + BALCONY AREA M2	BUILT-UP AREA M2	COMMON AREA M2	NET AREA M2	UNDIVIDED SHARE IN LAND %
1.	101	53.380	67.685	79.625	43.470	123.095	10.114 %
2.	102	45.443	53.313	63.622	33.925	97.547	8.015 %
3.	103	40.926	48.656	58.043	25.569	83.612	6.871 %
4.	201	53.380	67.685	79.625	43.470	123.095	10.114 %
5.	202	45.443	53.313	63.622	33.925	97.547	8.015 %

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