

The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011

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UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-

In pursuance of the provisions of clause (3) of article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 3975/8-1-11- 115D.A./02T.C.-I dated 16 November, 2011

NOTIFICATION

No. 3975/8-1-11-115D.A./02T.C.-I

Lucknow: Dated 16 November, 2011

In exercise of the powers conferred by section 30 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, the Governor of Uttar Pradesh hereby makes the following rules, namely,:-

The Uttar Pradesh Apartment (Promotion of Construction,
Ownership and Maintenance) Rules, 2011

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|--|---|
| Short Title and | 1) These rules may be called The Uttar Pradesh commencement Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011. |
| | (2) They shall come into force with effect from the date of their publication in the Gazette. |
| Definitions | 2. (1) In these rules, unless the context otherwise requires,-
(a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.
(b) "Form" means a Form appended to these rules;
(c) "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists.
(d) "Section" means a section of the Act.
(2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act. |
| Form of Declaration
(sub section-1 of section 12) | 3. The declaration shall be submitted by a promoter under sub-section (1) of section 12 in Form 'A' which shall be submitted by the promoter within a period of 12 months from the date of approval of the plans. Where the building has been constructed or is under construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement. |

Amendment of Declaration
(sub section-2 of section 12) 4. (1)

The declaration submitted by a promoter under rule 3 may be amended at any time, by the promoter, If, -

- (a) The declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or
 - (b) The amendment is necessitated by reason of any revision in the sanctioned plan of the building; or
 - (c) The proposed amendment is just and reasonable; Provided that the amendment made by the promoter shall not violate the building bye-laws, sanctioned building plan or the contractual obligation of the promoter.
- (2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall be supported by an affidavit of the promoter or of a person authorized on his behalf along with the necessary documents.
- (3) The Competent Authority, on receipt of the application under sub-rule (2) shall issue a written notice to the association of the apartment owners of the building and shall also cause the publication of a public notice in two daily newspapers circulating in that locality.
- (4) On receipt of the objections, if any, received within 30 days from the date of publication of notice under sub-rules (3) the Competent Authority shall, after giving an opportunity of being heard to the objector, association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.
- (5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

Grant of permission for prosecution
(sub section-4 of section 25)

5. (1) After majority decision by the Board, the president or the person authorized on its behalf may apply the Competent Authority for grant of the permission to file its written complaint under the provisions of subsection (4) of section 25;

Provided that every such application shall be accompanied by a true attested copy of the decision of the Board;

Provided further that such application shall clearly specify the nature and extent of the violation of the provisions of the Act or the Bye-laws, as the case may be;

Provided also that such application shall also specify the steps taken and efforts made by the Board to ensure that the violation is set right by the concerned owner of the apartment or the promoter, as the case may be, along with necessary documents of the efforts made by the Board.

- (2) The Competent Authority, on receipt of the Application, shall give notice to the erring apartment owner or the promoter, as the case may be and shall pass such order as he may deem fit:

Provided that no such order shall be passed by the Competent Authority unless the Competent Authority records his satisfaction in writing as to the violation of the provisions of the Act or the bye-laws after affording adequate opportunity of being heard to all concerned.

Undertaking to be filed by the person
acquiring apartment. (section 10)

- (6) Any person acquiring any apartment from any apartment owner by gift, exchange, purchase or otherwise, or taking lease of an apartment from an apartment owner under section 10 and shall execute an undertaking in Form 'B' to comply with the covenants, conditions and restrictions, subject to which such apartment is owned by the said apartment owner. Such undertaking shall be executed and registered within a period of 30 days from the date of acquiring the apartment.

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s Friends Land Developers
Registered Address:- Office:- 17, Kiran Enclave , Near Samrat Hotel, G.T.Road, Ghaziabad
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory:- Mr. Vijay Jindal (Partner)

The Declaring hereby solemnly states the following:

FIRST: The Promoter owns /holds the land as lessee which is fully described and detailed in Annexure 'A' to this declaration.

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' to this declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	"Gulmohur Greens"
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	15/11/2011
4.	Municipal No. of the property	N/A
5.	Municipal Ward of the property	N/A
6.	Postal address of the property	"Gulmohur Greens" Kh NO. 95, Katori Mill Mohan Nagar Ghaziabad
7.	Name of Architect / Structural Engineer	AR. ANUJ AGARWAL / Er. Y.P. Singh
8.	Height of the building	40.Mt.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	B+G+8 & B+G+10

For Friend Land Developers

THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be sold to one or more persons, each person obtaining a particular and exclusive property rights 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 the 'Apartment') and also an undivided interest in the general and/or 'limited common areas and facilities' of the building/property scheme, as listed in this declaration deed, necessary for their adequate use and enjoyment, and referred to as:-

- (a) Common facilities for dwelling units of individual block
- (b) Limited common facilities for apartments, means those common areas and facilities which have been designated in writing by the promoter as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

FOURTH: That the aforesaid building has a total floor area of 381020.32 square meters on all floors, of which 196090.92 square meters will constitute the apartments and remaining 47281.29 square meters will constitute the 'common areas and facilities' and 38933.01 square meters constitute 'limited common areas and facilities remaining 98715.10 sq.mt. will constitute the independent area as details in Annexure -F & all of which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "**GULMOHUR GREENS GROUP HOUSING**" (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in 5. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in 5. 3(s) of the Act), and the 'independent areas' (as defined in 5. 3(p) of the Act), and shall be as follows -

S.No.	Item	Detail
1.	"Common areas & facilities" [as defined in s. 3(i) of the act]	As per Annexure 'D'
2.	"Limited common areas & facilities" [as defined in S. 3 (s) of the Act]	As per Annexure 'E'
3.	"Independent areas" [as defined in S. 3(p) of the Act]	As per Annexure 'F'

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the "**GULMOHUR GREENS GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**GULMOHUR GREENS GROUP HOUSING**" Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

For Friend Land Developers

[Signature]
Partner

EIGHTH: That for the purpose of stamp duty and registration fees payable on the deed of apartments under S. 13 of the Act, the value of the

- (a) Land of each apartment would be computed on the basis of the percentage of the undivided share so that the aggregate of the land component of all of the apartments of the building is equivalent to the total value of the land of the building;
- (b) The construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

NINTH: that the 'common areas and facilities' as well as the 'limited common areas and facilities' shall remain undivided and no apartment owner shall bring any action for their partition or division thereof.

TENTH: that the percentage of the undivided interest in the "common areas and facilities" as well as the "limited common areas and facilities" established herein shall not be changed except with the unanimous consent of all the apartment owners and approval of Competent Authority expressed in amendment to this deed.

ELEVENTH: that the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument;

TWELTH: that neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by only registered instruments;

THIRTEENTH: that if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Act;

FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of the title by such acquirer but the association of apartment owners would be entitled to recover the amount subsequent to the date of acquisition of title by such acquirer.

FIFTEENTH: that the 'independent areas', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S. 3(p) of the Act.

For Friend Land Developers


Partner

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ 1.67 Rs/Sft. per month from the owners of each apartment.

2/1.67

4. IN WITNESS WHEREOF, Sh. Vijay Jindal (Partner) for on and behalf of M/s. Friends Land Developers

5. The promoter) hereto set his hand thisday ofof year

For Friend Land Developers

Vijay

Partner

Signed and delivered by
(Seal of the Promoter)

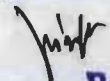
In the presence of:-

Annexure-'A'

Details of the land of the building to which the present declaration relates

S.No.	Item		
1.	Location of the land of the building	Revenue village	Kareda
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		(955 to 960) 1010, 1011, 1015. & (1017 to 1051) – Plot Area- 87930.00
3.	Date of last document of title under which the promoter claims the land		15/11/2011
4.	Details of Registration of the above title document	Book No. I	1 st
		Vol. No.	1493
		Page Nos.	311 to 376
		Sl. No.	5890
		Date of Regn. –	09/11/2002
5.	Boundaries of the land	East	Road to Mohan Nagar
		West	Other property
		North	Road to Bhajanpura, Delhi
		South	Other Property
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

For Friend Land Developer



Partner

Signature of declarant
with designation and seal

Place:-

Date:-

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULLMOHUR GREENS GROUP HOUSING**

of condominium :- **TOWER-2 & 3 (BASEMENT +GROUND 8TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A" (2nos)	3BHK	155.19	0.08%	155	Residential	As per sale deed
		TYPE-A (2nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (4nos)	4BHK	173.49	0.09%	174	Residential	As per sale deed

For Friend Land Developers

Y.M.W.
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**

of condominium :- **TOWER-4 & 5 (BASEMENT +GROUND+ 8TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SEVENTH & EIGHT FLOOR	TYPE-A	PENT HOUSE	174.60	0.07%	148	Residential	As per sale deed

For Friend Land Developers

Partner
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-6 & 7 (BASEMENT +GROUND+ 8TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	SEVENTH	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (4nos)	3BHK	147.88	0.07%	148	Residential	As per sale deed

For Friend Land Developer,

with
Partner

Annexure-'B' (Details of Apartments)

Name of condominium: - GULMOHUR GREENS GROUP HOUSING

of condominium : - TOWER-8, 9, 10, 11 & 12(BASEMENT +GROUND+ 8TH FLOOR)

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (2nos) TYPE-B (2nos)	2BHK 2BHK	92.05 108.10	0.04% 0.05%	92 108	Residential Residential	As per sale deed As per sale deed
	FIRST FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	SECOND FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	THIRD FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	FOURTH FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	FIFTH FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	SIXTH FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed
	EIGHT FLOOR	TYPE-B (2nos)	2BHK	108.10	0.05%	108	Residential	As per sale deed

For Friend Land Developers


Partner

	SEVENTH FLOOR	TYPE-A (2nos)	3BHK	175.74	0.09%	176	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (2nos)	2BHK	175.74	0.09%	176	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed

For Friend Land Developers


Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-16 -17(GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	FIRST FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	SECOND FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	THIRD FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	FOURTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	FIFTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
		TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
		TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
	SIXTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed

	TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
	TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
SEVENTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
	TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
	TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
EIGHT FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
	TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
	TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
NINTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
	TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
	TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed
TENTH FLOOR	TYPE-1 (4 nos)	3BHK	94.94	0.04%	95	Residential	As per sale deed
	TYPE-2(2 nos)	3BHK	107.85	0.05%	108	Residential	As per sale deed
	TYPE-3(2 nos)	3BHK	107.51	0.05%	108	Residential	As per sale deed

For Friend Land Developers

Partner

Annexure-'B' (Details of Apartments)

**Name of condominium :- GULMOHUR GREENS GROUP HOUSING
of condominium :- TOWER-18 & 19 (GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mts.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
		TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed

	TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
SEVENTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
	TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
EIGHT FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
	TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
NINTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
	TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed
TENTH FLOOR	TYPE-A (2 nos)	2BHK	80.19	0.04%	81	Residential	As per sale deed
	TYPE-B (2 nos)	3BHK	108.37	0.05%	108	Residential	As per sale deed

For Friend Land Developers

 Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-24, 25 & 26 (BASEMENT +GROUND+ 8TH FLOOR)**

S.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed

For Friend Land Developers



Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-27 & 28 (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (6 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
		TYPE-C (1 nos)	2BHK	81.56	0.04%	82	Residential	As per sale deed	
	FIRST FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	SECOND FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	THIRD FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	FOURTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	FIFTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	SIXTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	SEVENTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	EIGHT FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	
		TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed	
	NINTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed	

	TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed
TENTH FLOOR	TYPE-A (7 nos)	3BHK	98.96	0.05%	99	Residential	As per sale deed
	TYPE-B (1 nos)	3BHK	121.51	0.06%	122	Residential	As per sale deed

For Friend Land Developer

[Signature]
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREEN GROUP HOUSING**
of condominium :- **TOWER-30 (BASEMENT +GROUND+ 8TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SEVENTH & EIGHT FLOOR	TYPE-B & C PENT HOUSE	PENT HOUSE	154.07	0.08%	155	Residential	As per sale deed

For Friend Land Developer

Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- GULMOHUR GREEN GROUP HOUSING

of condominium :- TOWER-31 & 32 (BASEMENT +GROUND+ 8TH FLOOR)

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (4 nos)	3BHK	137.50	0.07%	138	Residential	As per sale deed

For Friend Land Developer

M/A
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHAR GREEN GROUP HOUSING**
of condominium :- **TOWER-33, 34 & 35 (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (4 nos)		3BHK	141.44	0.07%	142	Residential	As per sale deed

Annexure-'B' (Details of Apartments)

**Name of condominium :- GULMOHUR GREENS GROUP HOUSING
of condominium :- TOWER-A & D (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	CONVINENT SHOP	N/A	101.25	N/A	N/A	Commercial	As per sale deed
		TYPE-A (1 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed

NINTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
TENTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed

For Friend Land Developers

[Signature]
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHAR GREENS GROUP HOUSING**
of condominium:- **TOWER-B & C (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	CONVINENT SHOP	N/A	101.25	N/A	N/A	Commercial	As per sale deed
	FIRST FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	FIRST FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	SECOND FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	THIRD FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	FOURTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	FIFTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	SIXTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	EIGHT FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	NINTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (2 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	TENTH FLOOR	TYPE-B (2 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-E & G (BASEMENT+GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed

TENTH FLOOR	TYPE-A (3 nos)	3BHK	133.10	0.06%	134	Residential	As per sale deed
	TYPE-B (1 nos)	3BHK	106.80	0.05%	107	Residential	As per sale deed

For Friend Land Developer

[Signature]
Partner

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**
of condominium :- **TOWER-F (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (2 nos)		3BHK	133.10	0.06%	134	Residential	As per sale deed
		TYPE-B (2 nos)		3BHK	106.80	0.05%	107	Residential	As per sale deed

Annexure-'B' (Details of Apartments)

Name of condominium: - GULMOHAR GREENS GROUP HOUSING

of condominium: - TOWER-H (BASEMENT +GROUND+ 10TH FLOOR)

S.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (6 nos)		2BHK	77.01	0.04%	78	Residential	As per sale deed

For Friend Land Developers

Partner
Partner

Annexure-'B' (Details of Apartments)

Name of condominium: - GULMOHAR GREENS GROUP HOUSING

of condominium: - TOWER-I (BASEMENT +GROUND+ 10TH FLOOR)


S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (In sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (5 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed

Annexure-'B' (Details of Apartments)

Name of condominium: - **GULMOHAR GREENS GROUP HOUSING**
of condominium: - **TOWER-J (BASEMENT +GROUND+ 10TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	EIGHT FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	NINTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed
	TENTH FLOOR	TYPE-A (6 nos)	2BHK	77.01	0.04%	78	Residential	As per sale deed

For Friend Land Developers



Partner

Annexure-'C'11

Details of covered area of apartments and total covered area of common areas and facilities /limited common areas and facilities

S. No.	Particulars				
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	196090.92 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	47281.29 sq.mt.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	X	X	38933.01 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	282305.22 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

For Friend Land Developer


Signature of declarant with designation and seal

Place:

Annexure 'D'
Details of the common area and facilities of the building
to which the present declaration relates

Sl. No.	Name of the common areas & facilities	Its description /area (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	87930.00 m ²
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	9784.74 m ²
c.	Facilities in the basement	Ramp, lift, parking, staircase
d.	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
e.	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) a. Garden lawns	13189.50 m ²
	(ii) Children playing area	N/A
	(iii) WATER BODY	302.93 m ²
	(iv) Tennis Court	N/A
	(v) Badminton Court	N/A
	(vi) Convenient Shops	N/A
	(vii) Lobby & facilities	N/A
	(viii) PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	N/A
	(ii) Area of shaft(s)	N/A
	(iii) Elevator shaft extends from ground floor upto	
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	N/A
	(v) No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	(vii) No. of Water tank(s)	2 no water tank with each tower + under ground water tank
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	(ix) Plumbing network throughout the building	Through shaft
	(x) Electric wiring net-work throughout the	Through shaft ramp along the

	building	corridor to flat
(xi)	Necessary light(s)	Corridor staircase main gate boundary wall green area.
(xii)	Telephone(s)	Through L.V. shaft
(xiii)	Public water connection(s)	N/A
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	RCC raft foundation main wall -1 st brick work column & beams RCC
(xv)	Tank (s)	Domestic over head & under ground water tank
(xvi)	Pump (s)	Domestic & submersible pump
(xvii)	Motor (s)	AS PER NBC
(xviii)	Fans	AS PER NBC
(ixx)	Fire fighting equipment (s)	Installed as per fire norms
(xx)	Compressor (s)	AS PER NBC
(xxi)	Duct (s)	For ventilation
(xxii)	Central Air Conditioning Equipment (s)	N/A
(xxiii)	Heating Equipment	N/A
(xxiv)	General all apparatus & installation existing for common use	All the necessary equipments installed

For Friend Land Developers
Signature of declarant with
designations and seal
Part 1

Place:

Date:-

Note:= Section 3(i) of the Act has defined the term "common areas and facilities" and the above common areas and facilities are illustrative and not exhaustive.

Annexure 'E'
Details of the limited common area and facilities of the building to
which the present declaration relates

"Limited Common areas & Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')		
	Parking	N/A
	Lobby, giving access to the elevator (s) to specified dwelling unit	57.90 m ²
	Corridor extending from the lobby to the stairway	12286.33 m ²

Signature of declarant
with designation and seal

Date:

Place:

Note:-Section 3(s) of the Act has defined the term "limited common areas and facilities" means "those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

For Friend Land Developers


Partner

Annexure 'F'

Details of the "independent areas" of the building to which the present declaration relates

"Independent areas" (as defined in 5. 3(P) of the Act)	
Parking	Open - 3836.25 m ² Basement - 63297.04 m ²
Servant quarter	N/A
Club	599.21 m ²
Convenient shops	405.00 m ²
Green area with apartment	9494.38 m ²
Covered Garage/ store	N/A
Terraces	21083.22 m ²
Total	98715.10 m ²

For Friend Land Developers

Signature of declarant
[Signature]
Partner
with designation and seal

Date:
Place:


Note:-Section 3(p) of the Act has defined the term "independent area" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by the promoter without the interference of other apartment owners.

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: Wooden doors having Mortice lock and designer door with hardware at Main Entrance & all external door are in uPVC.
4. Windows: External windows (uPVC) with glass shutters.
5. Internal Finish: All walls plastered, P.O.P. & painted with OBD Paint, Ceiling white.
6. External Finish: All weather texture paint.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of. Fittings – Hot & Cold water supply (without geyser) with CP fittings.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
9. 9. Plumbing and water Line: As per NBC.

Place:

For Friend Land Developers

Signature 
with designation and seal

FRIEND LAND DEVELOPERS

17, Kiran Enclave, (Near Hotel Samrat), G.T. Road, Ghaziabad - 201 002 (U.P.)

Phone : 0120-2860056, 2860457, 4187135

Ref. No.

Date

1735/92007
27-11-14

सेवा में,

दिनांक 26/11/2014

श्रीमान राहायक अभियन्ता

गाजियाबाद विकास प्राधिकरण,

गाजियाबाद।

विषय:- मैसर्स फ्रैण्ड लैण्ड डवलपर्स खसरा नम्बर 955 से 960, 1010, 1015 आदि
में अपार्टमेन्ट एक्ट की त्रुटि सुधार के सम्बन्ध में

महोदय,

निवेदन यह है कि मैसर्स मैसर्स फ्रैण्ड लैण्ड डवलपर्स 95 कटोरी मिल मोहन
नगर करैहड़ा पर निर्मित गुप हाउसिंग सोसायटी गुलमोहर ग्रीन के द्वारा आपके
कार्यालय में अपार्टमेन्ट एक्ट की एक प्रति जमा की गयी थी, किन्तु कम्प्यूटर की
त्रुटि के कारण टावर नम्बर 14 एवं 15 के थ्री बी0 एच0 के0 के कर्वड एरिया में
गलत एरिया लिखा गया था। अब उस एरिया को सही करके पेज नम्बर 15 व 16
को अपार्टमेन्ट एक्ट में बदल कर लगाने के लिए आपके समक्ष प्रस्तुत कर रहे।

अतः श्रीमान जी से अनुरोध है कि पेज नम्बर 15 व 16 को अपार्टमेन्ट एक्ट में
बदलवाने के लिए आज्ञा प्रदान करने की कृपा करें।

धन्यवाद

cel JB
27/11/14
AG

कृते फ्रैण्ड लैण्ड डवलपर्स



विजय जिन्दल
पार्टनर

Annexure-'B' (Details of Apartments)

Name of condominium :- **GULMOHUR GREENS GROUP HOUSING**

of condominium :- **TOWER-14 & 15 (BASEMENT +GROUND+ 8TH FLOOR)**

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	TYPE-A (2 nos)	3BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	FIRST FLOOR	TYPE-A (2nos)	3BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	SECOND FLOOR	TYPE-A (2nos)	2BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	THIRD FLOOR	TYPE-A (2nos)	3BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	FOURTH FLOOR	TYPE-A (2nos)	2BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	FIFTH FLOOR	TYPE-A (2nos)	3BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	SIXTH FLOOR	TYPE-A (2nos)	2BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
	SEVENTH FLOOR	TYPE-A (2nos)	3BHK	156.26	0.07%	157	Residential	As per sale deed
		TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed

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	TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed
EIGHT FLOOR	TYPE-A (2nos)	2BHK	156.26	0.07%	157	Residential	As per sale deed
	TYPE-B (2nos)	2BHK	105.45	0.05%	106	Residential	As per sale deed

For Friend Land Developers


Partner