

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place: Ghaziabad

Promoter Details:

- 1 Name: M/S STAR AMD REALCON
2 Registered Address: 1010 Faiz Road , Karol Bagh, New Delhi-110005
3 Local/Postal Address: 1010 Faiz Road , Karol Bagh, New Delhi-110005
4 Date of Incorporation (If applicable): 27/02/2008
5 Name/Designation of Authorized Signatory: Goldy Gupta, Partner

The Declaration hereby solemnly states the following:

FIRST: The Promoter owns/holds the land as lease 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 declaration, an apartment Building/ Group Housing Scheme, detailed below:

Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	STAR RAMESHWARAM
2	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3	Date of Sanction	14/07/2017
4	Municipal No. of the property	N.A.
5	Municipal Ward of the property	N.A.
6	Postal Address of the property	Star Rameshwaram Kh. No. 502,503,506,507,508,513,516,517, Village- Noor Nagar, Rajnagar, Extension, NH-58, Ghaziabad, Uttar Pradesh
7	Name of Architect/Structured Engineer	<u>Architech:</u> M/s SPACE DESIGNER INTERNATIONAL ARCHITECTS PVT. LTD. AR.VISHAL MITTAL (B.Arch) <u>Sturcture Engineer:</u> M/s Optium Designer (P) Ltd. V.D. Sharma, M.E. (Structure)
8	Height of the building	52.925 m
9	Scheme whether residential or commercial (other than multiplex or mall)	GROUP HOUSING (RESIDENTIAL)
10	No. of floors	Ground+16 Floors

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:-

For Star AMD Realcon

Partner

FOURTH: That the aforesaid building as a total floor area of 100807.970 square meters on all floors, of which 66573.390 square meters will constitute the apartments and remaining 34234.580 square meters will constitute the 'common areas and facilities' and 0.000 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 3011.25 sq.mt. is not taken in above area.

FIFTH: That this condominium shall be known as **"STAR AMD REALCON"** (insert the name of the building/ scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act) the 'limited common areas and facilities' of the building/ scheme (as defined in S. 3(s) of the Act), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows –

Sl.No.	Item	Details
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 & F'
3	"Independent areas" [as defined S. 3(p) of the Act]"	As per Annexure 'E & 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 "STAR AMD REALCON" Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of "STAR AMD REALCON" 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 promoters shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

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 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 of 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 approved 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 instruments;

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;

For Star AMD Realcon

Partner

FOURTEENTH: That where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives association which 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 area', 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.

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

IN WITNESS WHEREOF, Shri GOLDY GUPTA for on and behalf of
M/s STAR AMD REALCON. PARTNER (the promoter) hereto set his hand this
_____ day of _____ of year _____.

Signed & delivered by
(Seal of the Promoter)

For Star AMD Realcon
G. Gupta
Partner

In the presence of:-

1 _____
2 _____

Annexure 'A'

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

Sl.No.	Items		
1	Location of the land of the building	Revenue Village	Noor nagar
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		20828.67 sq.mt.
3	Date of last document of title under which the promoter claims the land	14/02/2012	
4	Details of Registration of the above title document	Book No.	As per Exhibit B
		Vol. No.	As per Exhibit B
		Pages No.	As per Exhibit B
		Sl. No.	As per Exhibit B
		Date of Regn.	As per Exhibit B
5	Boundaries	North	Agriculture Land
		South	Agriculture Land
		East	Agriculture Land
		West	Road
6	Land whether freehold or leasehold		Freehold
7	If land is leasehold, the unexpired period of the lease		N.A.

Place:

Date:

Signature of declarant
with designation & Seal

For Star AMD Realcon

Partner

ANNEXURE-'B' (DETAILS OF APARTMENT)

S. No.	Floor	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (SQ.MT.)	% OF UNDIVIDED SHARE IN LAND ON 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 APARTMENT
TOWER - D								
1	Ground Floor	DG-03	3 BED 2 TOILET 1 STORE 1 DRESS	109.960	0.165%	1	RESIDENTIAL	AS PER THE AGREEMENT
2	Ground Floor	DG-04	3 BED 2 TOILET 1 STORE 1 DRESS	109.710	0.165%	1	RESIDENTIAL	AS PER THE AGREEMENT
3	Ground Floor	DG-05	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
4	Ground Floor	DG-07	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
5	Ground Floor	DG-08	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
6	1st Floor	D-101	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
7	1st Floor	D-102	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
8	1st Floor	D-103	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
9	1st Floor	D-104	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
10	1st Floor	D-105	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
11	1st Floor	D-106	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
12	1st Floor	D-107	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
13	1st Floor	D-108	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
14	2nd Floor	D-201	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
15	2nd Floor	D-202	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
16	2nd Floor	D-203	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
17	2nd Floor	D-204	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
18	2nd Floor	D-205	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
19	2nd Floor	D-206	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
20	2nd Floor	D-207	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
21	2nd Floor	D-208	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
22	3rd Floor	D-301	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
23	3rd Floor	D-302	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
24	3rd Floor	D-303	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
25	3rd Floor	D-304	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
26	3rd Floor	D-305	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
27	3rd Floor	D-306	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
28	3rd Floor	D-307	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
29	3rd Floor	D-308	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
30	4th Floor	D-401	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
31	4th Floor	D-402	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
32	4th Floor	D-403	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
33	4th Floor	D-404	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
34	4th Floor	D-405	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
35	4th Floor	D-406	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
36	4th Floor	D-407	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
37	4th Floor	D-408	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
38	5th Floor	D-501	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
39	5th Floor	D-502	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
40	5th Floor	D-503	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
41	5th Floor	D-504	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
42	5th Floor	D-505	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
43	5th Floor	D-506	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
44	5th Floor	D-507	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
45	5th Floor	D-508	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
46	6th Floor	D-601	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
47	6th Floor	D-602	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
48	6th Floor	D-603	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
49	6th Floor	D-604	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
50	6th Floor	D-605	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
51	6th Floor	D-606	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
52	6th Floor	D-607	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
53	6th Floor	D-608	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
54	7th Floor	D-701	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
55	7th Floor	D-702	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
56	7th Floor	D-703	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
57	7th Floor	D-704	3 BED 2 TOILET 1 STORE	105.030	0.158%	1	RESIDENTIAL	AS PER THE AGREEMENT
58	7th Floor	D-705	3 BED 2 TOILET 1 STORE	105.680	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
59	7th Floor	D-706	3 BED 2 TOILET 1 STORE	105.530	0.159%	1	RESIDENTIAL	AS PER THE AGREEMENT
60	7th Floor	D-707	3 BED 2 TOILET 1 STORE	106.540	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
61	7th Floor	D-708	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT
62	8th Floor	D-801	3 BED 2 TOILET 1 STORE	106.670	0.160%	1	RESIDENTIAL	AS PER THE AGREEMENT

For Star and Be...
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819	14th Floor	F-1403	2 BED 2 TOILET	83.280	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
820	14th Floor	F-1404	2 BED 2 TOILET 1 STORE	77.420	0.116%	1	RESIDENTIAL	AS PER THE AGREEMENT
821	14th Floor	F-1405	2 BED 2 TOILET 1 KIDS	90.800	0.136%	1	RESIDENTIAL	AS PER THE AGREEMENT
822	14th Floor	F-1406	2 BED 2 TOILET	82.280	0.124%	1	RESIDENTIAL	AS PER THE AGREEMENT
823	14th Floor	F-1407	2 BED 2 TOILET 1 STORE	77.650	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
824	14th Floor	F-1408	2 BED 2 TOILET	83.220	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
825	15th Floor	E-1501	2 BED 2 TOILET 1 STORE	78.920	0.119%	1	RESIDENTIAL	AS PER THE AGREEMENT
826	15th Floor	E-1502	2 BED 2 TOILET 1 STORE	78.920	0.119%	1	RESIDENTIAL	AS PER THE AGREEMENT
827	15th Floor	E-1503	2 BED 2 TOILET 1 STORE	77.420	0.116%	1	RESIDENTIAL	AS PER THE AGREEMENT
828	15th Floor	E-1504	2 BED 2 TOILET	82.730	0.124%	1	RESIDENTIAL	AS PER THE AGREEMENT
829	15th Floor	E-1505	2 BED 2 TOILET	83.010	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
830	15th Floor	E-1506	2 BED 2 TOILET 1 STORE	77.830	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
831	15th Floor	E-1507	2 BED 2 TOILET	83.270	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
832	15th Floor	F-1501	3 BED 2 TOILET 1 STORE	108.521	0.163%	1	RESIDENTIAL	AS PER THE AGREEMENT
833	15th Floor	F-1502	2 BED 2 TOILET 1 STORE	78.110	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
834	15th Floor	F-1503	2 BED 2 TOILET	83.280	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
835	15th Floor	F-1504	2 BED 2 TOILET 1 STORE	77.420	0.116%	1	RESIDENTIAL	AS PER THE AGREEMENT
836	15th Floor	F-1505	2 BED 2 TOILET 1 KIDS	90.800	0.136%	1	RESIDENTIAL	AS PER THE AGREEMENT
837	15th Floor	F-1506	2 BED 2 TOILET	82.280	0.124%	1	RESIDENTIAL	AS PER THE AGREEMENT
838	15th Floor	F-1507	2 BED 2 TOILET 1 STORE	77.650	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
839	15th Floor	F-1508	2 BED 2 TOILET	83.220	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
840	16th Floor	E-1601	2 BED 2 TOILET 1 STORE	78.920	0.119%	1	RESIDENTIAL	AS PER THE AGREEMENT
841	16th Floor	E-1602	2 BED 2 TOILET 1 STORE	78.920	0.119%	1	RESIDENTIAL	AS PER THE AGREEMENT
842	16th Floor	E-1603	2 BED 2 TOILET 1 STORE	77.420	0.116%	1	RESIDENTIAL	AS PER THE AGREEMENT
843	16th Floor	E-1604	2 BED 2 TOILET	82.730	0.124%	1	RESIDENTIAL	AS PER THE AGREEMENT
844	16th Floor	E-1605	2 BED 2 TOILET	83.010	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
845	16th Floor	E-1606	2 BED 2 TOILET 1 STORE	77.830	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
846	16th Floor	E-1607	2 BED 2 TOILET	83.270	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
847	16th Floor	F-1601	3 BED 2 TOILET 1 STORE	108.521	0.163%	1	RESIDENTIAL	AS PER THE AGREEMENT
848	16th Floor	F-1602	2 BED 2 TOILET 1 STORE	78.110	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
849	16th Floor	F-1603	2 BED 2 TOILET	83.280	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
850	16th Floor	F-1604	2 BED 2 TOILET 1 STORE	77.420	0.116%	1	RESIDENTIAL	AS PER THE AGREEMENT
851	16th Floor	F-1605	2 BED 2 TOILET 1 KIDS	90.800	0.136%	1	RESIDENTIAL	AS PER THE AGREEMENT
852	16th Floor	F-1606	2 BED 2 TOILET	82.280	0.124%	1	RESIDENTIAL	AS PER THE AGREEMENT
853	16th Floor	F-1607	2 BED 2 TOILET 1 STORE	77.650	0.117%	1	RESIDENTIAL	AS PER THE AGREEMENT
854	16th Floor	F-1608	2 BED 2 TOILET	83.220	0.125%	1	RESIDENTIAL	AS PER THE AGREEMENT
				66573.39	100%	854		

For Star Alvin

Partner

Annexure-'C'

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

Sl.No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)				
(a)	Total covered area of apartment at various floors	66573.390 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		34234.580 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				100807.970 sq.mt.
	Sum up				

• Open Parking area 3011.25 sq.m. is not included in (b-2)

Place:

Date:

Signature of declarant
with designation & Seal


For Star AMD Realcon
[Handwritten Signature]
Partner

Annexure 'D'

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

SI.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	11785.27 sq.mts
(c)	Facilities in the basement	S.T.P,RAMP,LT PANEL, UNDER GROUND TANK
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	No Parking provided in common area & facilities
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	3103.59 sq.mts.
	(ii) Children playing area	310.359 sq.mts.
	(iii) Swimming Pool	273.64
	(iv) Tennis Court	N.A
	(v) Basket Ball Court	215
	(vi) Badminton Court	265
	(vii) Commercial areas & facilities	NA
	(viii) Lobby & facilities	NA
	(ix) Any other facility(Community Hall)	
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	12 nos.
	(ii) Area of shaft(s)	2195.23 SQ.MT.
	(iii) Elevator shaft extends from ground floor upto	Ground Floor To Terrace Floor
	(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	9 NO. & 2855.490 SQ.MT.
	(v) No. of stairway 'B' (if any), which lead from open court to the upper floors.	NA
	(vi) A Flue (if applicable), extending from the incinerator in the basement to the roof of the building, which one of the upper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	NA
	(vii) No. of Water tank(s)	8 (Eight)

SI.No.	Name of the common areas & facilities	Its description / area
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Pent House Not Provided
	(ix) Plumbing network throughout the building.	Provided
	(x) Electric wiring network throughout the building	Provided
	(xi) Necessary light(s)	Provided as required

For Star  **Parn**

	(xii)	Telephone(s)	NA	
	(xiii)	Public water connection(s)	Provided as required	
	(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	R.C.C Design By Structure Engineer	
	(xv)	Tank(s)	DOMESTIC UGT	175 KLD
			FIRE UGT	200 KLD
	(xvi)	Pump(s)	Provided	
	(xvii)	Motor(s)	Provided	
	(xviii)	Fans		
	(xix)	Firefighting equipment(s)	Equipped as per fire NOC.	
	(xx)	Compressor(s)	N.A	
	(xxi)	Duct(s)	N.A	
	(xxii)	Central Air Conditioning Equipment(s)	N.A	
	(xxiii)	Heating Equipment	N.A	
	(xxiv)	General all apparatus & installation existing for common use	NO APPARATUS IS INSTALLED TILL NOW FOR COMMON USE IN EXISTING	

Place:

Date:

Signature of declarant
with designation & Seal

For Star AMD Realcon

Partner

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 S. 3(c) of the Act and shown in Exhibit 'A')			
(i)	Parking	Basement Parking Area-	NA
		Stilt Parking Area-	NA
		Open Parking Area -	NA
		Total Parking Provided -	NA
		against required	NA
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	NA	
(iii)	Corridor extending from the lobby to the stairway	NA	

Place:

Date:

Signature of declarant
with designation & Seal

For Star AMD Realcon
[Handwritten Signature]
Partner

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."

Annexure 'F'

**Details of the independent area of the building to which
the present declaration relates**

"Independent areas" (as defined in S. 3(P) of the Act)				
(i)	Parking	Basement Parking Area(A)	9,350.00	sq.mt.
		Open Parking Area(B)	3011.25	sq.mt.
		=(A+B)	12,361.25	sq.mt.
(ii)	Servant Quarter	NA		
(iii)	Club with independent access	NA		
(iv)	Convenient shops/ Commercial		173.99	sq.mt.
(v)	Covered garage/ Store	NA		
(vi)	Terrace attached to an apartment(If applicable)	TOWER A,B,C,D	765.11	sq.mt.
		TOWER E,F	365.19	sq.mt.
		GRAND TOTAL	1130.3	sq.mt.

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 promoters without the interference of other apartment owners.

Place:

Date:

Signature of declarant
with designation & Seal

For Star AMD Realcon.
Ganesh
Partner

EXHIBIT-A

		No. of floors	Lifts	Shafts	Circulation Area on typical floor	Circulation Area on Ground floor	Overhead Tanks	Lobby at Basement	Staircase at basement	Mumty	SUBTOTAL
Tower A,B,C	BASEMENT + GROUND +16 FLOORS	18	433.01	828.58	5739.856	497.732	317.94	61.45	76.57	56.213	8011.351
Tower D	BASEMENT + GROUND +16 FLOORS	18	178.6	207.4	1955.44	258.423	99.48	8.85	39.48	20.126	2767.799
Tower E, F	BASEMENT + GROUND +16 FLOORS	19	519.2	465.22	3386.88	268.651	190.732	31.18	172.54	41.256	5075.659
	SUBTOTAL										15854.809
	GUARD ROOM										
Basement	TT Room										12.50
Basement	Pool Room										60.79
Basement	GYMNASIUM										60.79
Basement	MAINTENANCE OFFICE										227.79
Basement	BASEMENT ROAD AREA										53.88
	GROUND ROAD AREA										11785.27
A-Tower Ground Floor	COMMUNITY FACILITY										3422.75
B & D- Tower Ground Floor	ROOM										135.17
	CHILDRENS PLAY AREA										65.81
	BASKET BALL COURT										310.36
	BADMINTON COURT										215.00
	SWIMMING POOL										265.00
	GARDEN LAWN										273.64
	STP										465.53
Basement	UGT & PUMP ROOM										556.38
Basement	LT PANEL ROOM										294.94
	RAIN WATER HARVESTING PIT										131.60
	SUB TOTAL										42.57
	TOTAL										18379.77
											34234.58
											A+B
NOTE	Area of STP and UGT has been considered twice due to height being more than 3000 mm										

For Star AMD Realcon

 Partner

Exhibit - B**Detail of Registration of the title documents**

Book No.	Vol. No.	Page Nos.	Sl. No.	Date of Regn.	Khasra No	Area (in Sqmtr)
1	3024	47 - 76	1343	27-02-2008	502	1010
1	3024	76 - 110	1344	27-02-2008	503	1380
1	3024	169- 187	1348	27-02-2008	507	600
1	3028	290- 320	1453	03-03-2008	507	1800
1	3063	394- 425	2439	10-04-2008	508, 513, 516	1,220.70
1	3091	386- 429	2993	02-05-2008	506	2020
1	3240	1 - 102	7056	12-09-2008	517	6691
1	5473	283- 374	948	25-01-2012	508, 513, 516	1222
1	5523	1 - 264	1,636	13-02-2012	508, 513, 516	3665
1	5529	101- 206	1,713	14-02-2012	508, 513, 516	1222

For Star AMD Record:
S.A.
Partner

Schedule -A
[Specifications of Construction]

1 Foundation - RCC Structure

	Living Room / Dinning room	Bedroom	Kitchen	Toilets	Balconies	Lift lobby / corridor
2	Flooring: Vitrified tiles	Vitrified tiles	Vitrified / Cermaic tiles	Anti -skid ceramic tiles	Anti -skid ceramic tiles	Pattern in stone / tiles
3	Doors / windows & Hardware: Wooden frames / aluminium frames / skin doors / Flush door	Wooden frames / aluminium frames / skin doors / Flush door	Wooden frames / aluminium frames / skin doors / Flush door	Wooden frames / aluminium frames / skin doors / Flush door	Aluminium framed glass window	-
4	Internal Finish: 2 Coat Wall Putty, OBD	2 Coat Wall Putty, OBD	2 Coat Wall Putty, OBD	False Ceiling	1 Coat Primer, Texture Paint	2 Coat Wall Putty, OBD
5	External Finish: 1 Coat Primer, Texture Paint					
7	Sanitary ware & fittings: -		Granite counter, stainless steel sink chrome plated taps	Chinaware of reputed brand chrome plated tap	Provision of washing machine in one balcony	-
8	Electrical fixtures: Fans, Lights, switches	Fans, Lights, switches	Lights, switches	Lights, switches	Lights, switches	Lights, switches
9	Plumbing and water Line: -		Pipes - corrosion - free pipes for internal conduiting	Pipes - corrosion - free pipes for internal conduiting	Pipes - corrosion - free pipes for internal conduiting	-

Place:

Signature of declarant
with designation & Seal

Date:

For Star AMD Realcon

[Signature]
Partner