

Dated: 22ND Jan, 2018

To,
Ghaziabad Development Authority
Ghaziabad

Subject:- Submission of Updated Declaration under The Uttar Pradesh Apartment
(Promotion of Construction, Ownership and Maintenance) Rules,2011 for the
project

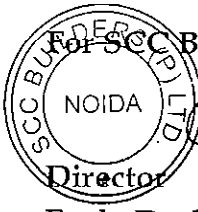
Ref : Our Sanction MAP Ref No.110/Zone-1/GH/17-18 dated 05.08.2017 for Group
Housing Project SCC SAPPHIRE at Khasra No. 1010,1011 & 1012 vill. Noor Nagar,
Raj Nagar Extension, Ghaziabad.

Sir,

With reference to above said subject I would like to submit the updated Declaration
under The Uttar Pradesh Apartment (Promotion of Construction, Ownership and
Maintenance) Rules,2011 in the prescribed format for our project SCC Sapphire at Khasra No.
1010,1011 & 1012 Noor Nagar, Raj Nagar Extension, Ghaziabad. . Further we want to
request you to please update your record for information.

Your quick action in this regard is highly obliged.

Thanks & Regards


For SCC Builders Pvt. Ltd.
Director

Encl : Declaration under UP Apartment Act. For the Project SCC Sapphire at
Khasra No. 1010,1011 & 1012 Noor Nagar, Raj Nagar Extension, Ghaziabad.

PA(I)
for ms pt.
25/01/18
REB-50070-1

DECLARATION UNDER UP APARTMENT ACT

**PROJECT : SCC SAPPHIRE
AT
KHASRA NO.1010, 1011 & 1012
VILL : NOOR NAGAR RAJ NAGAR
EXTENSION GHAZIABAD**

**BY
SCC BUILDERS PVT. LTD.
AND
SHRINE BUILDTECH PVT. LTD.**

Corp. Off : H-69, SECTOR-63, NOIDA (UP)

Ph: 0120-2427701,2427702,2427703,2427704,2427705

Regd. Off : D-218A, SECOND FLOOR VIVEK VIHAR PHASE-1, NEW DELHI-110095

**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

- | | |
|--|---|
| 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:

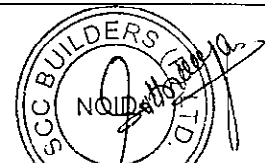
1. Name of Builder:-M/s S.C.C BUILDER PVT. LTD. & M/s SHRINE BUILDTECH PVT. LTD.
Registered Address:- 2ND Floor, D-218A, Vivek Vihar Ph-1, New Delhi-110095
2. Date of Incorporation (if applicable): 25.07.2005 and 13.06.2013
3. Name/designation of Authorized Signatory:- Mr. SAROJ PATTNAYAK, VP (Finance & Admin)

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	"SCC SAPPIRE" KH. NO. 1010, 1011 & 1012, VILLAGE NOOR NAGAR, GZB.
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	----- ----- -----
4.	Municipal No. of the property	KH. NO. 1010, 1011 & 1012, VILLAGE NOOR NAGAR, GHAZIABAD.
5.	Municipal Ward of the property	N/A
6.	Postal address of the property	SCC BIZPLAZA, H-69, SECTOR-63, NOIDA
7.	Name of Architect / Structural Engineer	AR. RAJ KUMAR /SH. SADANAND OHJA
8.	Height of the building	54.35Mt
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	BLOCK A, B, C,D & E = B1+B2+S+14 BLOCK F =B1+B2+S+16
	CONVINIENT SHOPPING & SCHOOL	AS PER SANCTION AT STILT FLOOR OF BLOCK-A & BLOCK F



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."

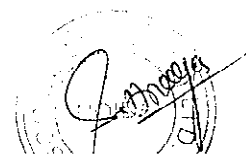
FOURTH: That the aforesaid building has a total floor area of 115272.35 square meters on all floors, of which 66775.72 square meters will constitute the apartments and remaining 13262.64 square meters will constitute the 'common areas and facilities' and 15726.59 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto and 19507.4 as independent area shown in annexure-F

FIFTH: That this condominium shall be known as " **SCC SAPPHIRE**" (**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]	
2.	"Limited common areas & facilities" [as defined in S. 3 (s) of the Act]	
3.	"Independent areas" [as defined in S. 3(p) of the Act]	

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 " **SCC SAPPHIRE**" (**GROUP HOUSING**) Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**SCC SAPPHIRE**" (**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.

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.

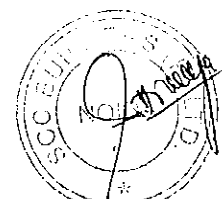
ELEVENTH: that the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned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

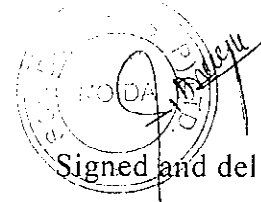
FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition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



SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @2Rs/Sft on total area per month from the owners of each apartment.

4. IN WITNESS WHEREOF, Mr. SAROJ PATTNAYAK, VP (Finance & Admin) for on and behalf of M/s. S.C.C Builder Pvt. Ltd. & Shrine Buildtech Pvt. Ltd.
5. The promoter) hereto set his hand thisday ofof year



Signed and delivered by
(Seal of the Promoter)

In the presence of:-

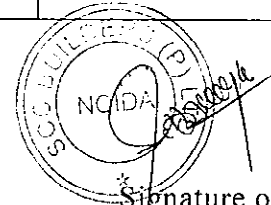
Annexure-'A'

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	Noor Nagar Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		1010 – 9960 sq.mt. 1011 - 5660 sq.mt. 1012 = 5320 sq.mt.
3.	Date of last document of title under which the promoter claims the land		
4.	Details of Registration of the above title document	Book No. I	
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. –	
5.	Boundaries of the land	East	Others property
		West	Others property
		North	Proposed 30 mt. wide road
		South	Others property
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:-



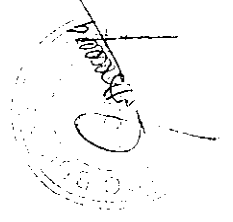
Signature of declarant
with designation and seal

Annexure-'B' (Details of Apartments)

Name of condominium :- **SCC SAPPHIRE (GROUP HOUSING)**

of condominium :- **BLOCK - A (2 BASEMENT +STILT + 14TH FLOOR)**

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)		
	FIRST FLOOR							
	TYPE-T1	T1/A/101 & 111	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential	
	TYPE-T2	T2/A/103 & 104	3BHK+Pooja +3TO	105.61		106	Residential	
	TYPE-T3	T3/A/102, 105 TO 110	3BHK+2TO + Dress	89.41		89	Residential	
	SECOND FLOOR							
	TYPE-T1	T1/A/201 & 211	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential	
	TYPE-T2	T2/A/203 & 204	3BHK+Pooja +3TO	105.61		106	Residential	
	TYPE-T3	T3/A/202, 205 TO 210	3BHK+2TO + Dress	89.41		89	Residential	
	THIRD FLOOR							
	TYPE-T1	T1/A/301 & 311	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential	
	TYPE-T2	T2/A/303 & 304	3BHK+Pooja +3TO	105.61		106	Residential	
	TYPE-T3	T3/A/302, 305 TO 310	3BHK+2TO.+ Dress	89.41		89	Residential	



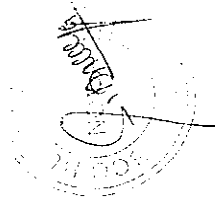
FOURTH FLOOR	TYPE-T1	T1/A/401 & 411	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/403 & 404	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/402, 405 TO 410	3BHK+2TO.+ Dress	89.41		89	
FIFTH FLOOR	TYPE-T1	T1/A/501 & 511	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/503 & 504	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/502, 505 TO 510	3BHK+2TO.+ Dress	89.41		89	
SIXTH FLOOR	TYPE-T1	T1/A/601 & 611	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/603 & 604	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/602, 605 TO 610	3BHK+2TO.+ Dress	89.41		89	
SEVENTH FLOOR	TYPE-T1	T1/A/701 & 711	3BHK+3BHK+SER.+3 TO.+	121.69		122	Residential
	TYPE-T2	T2/A/703 & 704	W.C+ Dress 3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/702, 705 TO 710	3BHK+2TO.+ Dress	89.41		89	
EIGHTH FLOOR	TYPE-T1	T1/A/801 & 811	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/803 & 804	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/802, 805 TO 810	3BHK+2TO.+ Dress	89.41		89	

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NINETH FLOOR	TYPE-T1	T1/A/901& 911	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/903 &904	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/902,905 TO 910	3BHK+2TO. + Dress	89.41		89	
TENTH FLOOR	TYPE-T1	T1/A/1001& 1011	3BHK+SER.+3TO. + W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/1003 &1004	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/1002,1005 TO 1010	3BHK+2TO. + Dress	89.41		89	
ELEVEN FLOOR	TYPE-T1	T1/A/1101& 1111	3BHK+SER.+3TO. + W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/1103 &1104	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/1102,1105 TO 1110	3BHK+2TO. + Dress	89.41		89	
TWELVE FLOOR	TYPE-T1	T1/A/1201& 1211	3BHK+SER.+3TO. + W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/1203 &1204	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/1202,1205 TO 1210	3BHK+2TO. + Dress	89.41		89	
THIRTEEN FLOOR	TYPE-T1	T1/A/1301& 1311	3BHK+SER.+3TO. + W.C+ Dress	121.69		122	Residential
	TYPE-T2	T2/A/1303 &1304	3BHK+Pooja +3TO	105.61		106	
	TYPE-T3	T3/A/1302,1305 TO 1310	3BHK+2TO. + Dress	89.41		89	

Handwritten signature and date: 17/09/2014

	FOURTEEN FLOOR							
TYPE-T1	T1/A/1401 & 1411	3BHK+SER.+3TO.+ W.C+ Dress	121.69		122			
TYPE-T2	T2/A/1403 & 1404	3BHK+Pooja +3TO	105.61		106			Residential
TYPE-T3	T3/A/1402, 1405 TO 1410	3BHK+2TO.+ Dress	89.41		89			



Annexure-'B' (Details of Apartments)

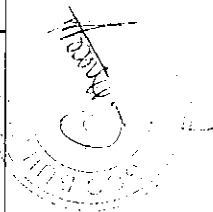
Name of condominium :- SCC SAPPHIRE (GROUP HOUSING)
of condominium :- BLOCK - B (2 BASEMENT + STILT + 14TH FLOOR)

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)		
	FIRST FLOOR							
	TYPE-T2	T2/B/105 & 106	3BHK+ 3TO.+ PO	105.61		106	Residential	
	TYPE-T4	T4/B/101 TO 104, 107 TO 110	3BHK+2TO+STORE	77.53		78	Residential	
	SECOND FLOOR							
	TYPE-2	T2/B/205 & 206	3BHK+ 3TO.+ PO	105.61		106	Residential	
	TYPE-T4	T4/B/201 TO 204, 207 TO 210	3BHK+2TO+STORE	77.53		78	Residential	
	THIRD FLOOR							
	TYPE-T1	T2/B/305 & 306	3BHK+ 3TO.+ PO	105.61		106	Residential	
	TYPE-T4	T4/B/301 TO 304, 307 TO 310	3BHK+2TO+STORE	77.53		78	Residential	
	FOURTH FLOOR							
	TYPE-T1	T2/B/405 & 406	3BHK+ 3TO.+ PO	105.61		106	Residential	
	TYPE-T4	T4/B/401 TO 404, 407 TO 410	3BHK+2TO+STORE	77.53		78	Residential	

	FIFTH FLOOR	T2/B/505 & 506 T4/B/501 TO 504, 507 TO 510	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	
	SIXTH FLOOR	T2/B/605 & 606 T4/B/601 TO 604, 607 TO 610	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	
	SEVENTH FLOOR	T2/B/705 & 706 T4/B/701 TO 704, 707 TO 710	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	
	EIGHT FLOOR	T2/B/805 & 806 T4/B/801 TO 804, 807 TO 810	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	
	NINTH FLOOR	T2/B/905 & 906 T4/B/901 TO 904, 907 TO 910	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	
	TENTH FLOOR	T2/B/1005 & 1006 T4/B/1001 TO 1004, 1007 TO 1010	3BHK+ 3TO.+ PO 3BHK+2TO+STORE	105.61 77.53		106 78	Residential	

STAFF ONLY

ELEVENTH FLOOR	TYPE-T1	T2/B/1105& 1106	3BHK+ 3TO.+ PO	105.61	106 78	Residential	
	TYPE-T4	T4/B/1101 TO1104, 1107 TO 1110	3BHK+2TO+STORE	77.53			
TWELVE FLOOR	TYPE-T1	T2/B/1205& 1206	3BHK+ 3TO.+ PO	105.61	106 78	Residential	
	TYPE-T4	T4/B/1201 TO 1204, 1207 TO 1210	3BHK+2TO+STORE	77.53			
THIRTEEN FLOOR	TYPE-T1	T2/B/1305 & 1306	3BHK+ 3TO.+ PO	105.61	106 78	Residential	
	TYPE-T4	T4/B/1301 TO 1204, 1307 TO 1310	3BHK+2TO+STORE	77.53			
FORTEENTH FLOOR	TYPE-T1	T2/B/1305& 1306	3BHK+ 3TO.+ PO	105.61	106 78	Residential	
	TYPE-T4	T4/B/1301 TO 1204, 1307 TO 1310	3BHK+2TO+STORE	77.53			

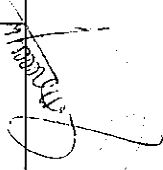


Annexure-'B' (Details of Apartments)

Name of condominium: - **SCC SAPPHIRE (GROUP HOUSING)**

of condominium : - **BLOCK – C (2 BASEMENT +STILT + 14TH FLOOR)**

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 the covered area of the apartment	Proportionate representation for voting purpose in the meeting of the apartment owners	Approved use Residential/ Commercial	Value of the Apartment
		(3)		(4)	(5)	(6)	(7)	
1)	FIRST FLOOR							
	TYPE-T6	T6/C/101 TO 111	2BHK+2TO.+STO.	58.29		58	Residential	
	SECOND FLOOR							
	TYPE-T6	T6/C/201 TO 211	2BHK+2TO.+STO.	58.29		58	Residential	
	THIRD FLOOR							
	TYPE-T6	T6/C/301 TO 311	2BHK+2TO.+STO.	58.29		58	Residential	
	FOURTH FLOOR							
	TYPE-T6	T6/C/401 TO 411	2BHK+2TO.+STO.	58.29		58	Residential	
	FIFTH FLOOR							
	TYPE-T6	T6/C/501 TO 511	2BHK+2TO.+STO.	58.29		58	Residential	
	SIXTH FLOOR							
	TYPE-T6	T6/C/601 TO 611	2BHK+2TO.+STO.	58.29		58	Residential	
	SEVENTH FLOOR							
	TYPE-T6	T6/C/701 TO 711	2BHK+2TO.+STO.	58.29		58	Residential	



 11/08/2015

Annexure-'B' (Details of Apartments)

Name of condominium :- SCC SAPPHIRE (GROUP HOUSING)

of condominium :- **BLOCK - D (2 BASEMENT +STILT + 14TH FLOOR)**

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)		
	FIRST FLOOR							
	TYPE-T7	T7/D/101 TO 109	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	SECOND FLOOR							
	TYPE-T7	T7/D/201 TO 209	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	THIRD FLOOR							
	TYPE-T7	T7/D/301 TO 309	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	FOURTH FLOOR							
	TYPE-T7	T7/D/401 TO 409	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	FIFTH FLOOR							
	TYPE-T7	T7/D/501 TO 509	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	SIXTH FLOOR							
	TYPE-T7	T7/D/601 TO 609	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	SEVENTH FLOOR							
	TYPE-T7	T7/D/701 TO 709	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	
	EIGHT FLOOR							
	TYPE-T7	T7/D/801 TO 809	2BHK+ 2TOILET	52.24	52.0	52.0	Residential	

NINTH FLOOR	T7/D/901 TO 909	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						
TENTH FLOOR	T7/D/1001 TO 1009	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						
ELEVENTH FLOOR	T7/D/1101 TO 1109	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						
TWELVE FLOOR	T7/D/1201 TO 1209	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						
THIRTEEN FLOOR	T7/D/1301 TO 1309	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						
FOURTEEN FLOOR	T7/D/1401 TO 1409	2BHK+ 2TOILET	52.24		52.0	Residential
TYPE-T7						



Annexure-'B' (Details of Apartments)

Name of condominium: - SCC SAPPHIRE (GROUP HOUSING)

of condominium: - BLOCK - E (2 BASEMENT +STILT + 14TH FLOOR)

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)		
	FIRST FLOOR							
	TYPE-T5	T5/E/101 TO 110	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	
	SECOND FLOOR							
	TYPE-T5	T5/E/201 TO 210	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	
	THIRD FLOOR							
	TYPE-T5	T5/E/301 TO 310	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	
	FOURTH FLOOR							
	TYPE-T5	T5/E/401 TO 410	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	
	FIFTH FLOOR							
	TYPE-T5	T5/E/501 TO 510	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	
	SIXTH FLOOR							
	TYPE-T5	T5/E/601 TO 610	2BHK+2TOILET + STORE (BIG)	67.03		67.0	Residential	

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Annexure-'B' (Details of Apartments)

Name of condominium :- **SCC SAPPHIRE (GROUP HOUSING)**
of condominium :- **BLOCK - F (2 BASEMENT +STILT + 16TH FLOOR)**

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)		
	FIRST FLOOR TYPE-T8	T8/F/101 & 102	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54		133		
	TYPE-T9	T9/F/106 & 107,	3BHK+ 2TOILET	92.21		92	Residential	
	TYPE-10	T10/F/103 To 105 108 To 111	2BHK+ 2TOILET+STORE	70.30		70		
	SECOND FLOOR TYPE-T8	T8/F/201 & 202	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54		133		
	TYPE-T9	T9/F/206 & 207	3BHK+ 2TOILET	92.21		92	Residential	
	TYPE-10	T10/F/ 203 To 205 208 To 211	2BHK+ 2TOILET+STORE	70.30		70		
	THIRD FLOOR TYPE-T8	T8/F/301 & 302	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54		133		
	TYPE-T9	T9/F/306 & 307	3BHK+ 2TOILET	92.21		92	Residential	
	TYPE-10	T10/F/303 To 305 308 To 311	2BHK+ 2TOILET+STORE	70.30		70		

(Signature)

FOURTH FLOOR TYPE-T8	T8/F/401 & 402	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/406 & 407	3BHK+ 2TOILET	92.21	92	
	T10/F/403 To 405 408 To 411	2BHK+ 2TOILET+STORE	70.30	70	
FIFTH FLOOR TYPE-T8	T8/F/501 & 502	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/506 & 507,	3BHK+ 2TOILET	92.21	92	
	T10/F/503 To 505 508 To 511	2BHK+ 2TOILET+STORE	70.30	70	
SIXTH FLOOR TYPE-T8	T8/F/601 & 602	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/606 & 607,	3BHK+ 2TOILET	92.21	92	
	T10/F/603 & 605 608 To 611	2BHK+ 2TOILET+STORE	70.30	70	
SEVENTH FLOOR TYPE-T8	T8/F/701 & 702	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/706 & 707	3BHK+ 2TOILET	92.21	92	
	T10/F/703 To 705 708 To 711	2BHK+ 2TOILET+STORE	70.30	70	

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EIGHT FLOOR TYPE-T8	T8/F/801 & 802	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/806 & 807	3BHK+ 2TOILET	92.21	92	
	T10/F/803 To 805 808 To 811	2BHK+ 2TOILET+STORE	70.30	70	
NINTH FLOOR TYPE-T8	T8/F/901 & 902	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/906 & 907,	3BHK+ 2TOILET	92.21	92	
	T10/F/903 To 905 908 To 911	2BHK+ 2TOILET+STORE	70.30	70	
TENTH FLOOR TYPE-T8	T8/F/1001 & 1002	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1006 & 1007,	3BHK+ 2TOILET	92.21	92	
	T10/F/1003 To 1005 1008 To 1011	2BHK+ 2TOILET+STORE	70.30	70	
ELEVEN FLOOR TYPE-T8	T8/F/1101 & 1102	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1106 & 1107	3BHK+ 2TOILET	92.21	92	
	T10/F/1103 To 1105 1108 To 1111	2BHK+ 2TOILET+STORE	70.30	70	

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TWELVE FLOOR TYPE-T8	T8/F/1201 & 1202	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1206 & 1207	3BHK+ 2TOILET	92.21	92	
	T10/F/1203 To 1205 1208 To 1211	2BHK+ 2TOILET+STORE	70.30	70	
THIRTEEN FLOOR TYPE-T8	T8/F/1301 & 1302	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1306 & 1307	3BHK+ 2TOILET	92.21	92	
	T10/F/1303 & 1305 1308 To 1311	2BHK+ 2TOILET+STORE	70.30	70	
FOURTEEN FLOOR TYPE-T8	T8/F/1401 & 1402	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1406 & 1407	3BHK+ 2TOILET	92.21	92	
	T10/F/1403 To 1405 1408 To 1411	2BHK+ 2TOILET+STORE	70.30	70	
FIFTEEN FLOOR TYPE-T8	T8/F/1501 & 1502	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
	T9/F/1506 & 1507	3BHK+ 2TOILET	92.21	92	
	T10/F/1503 To 1505 1508 To 1511	2BHK+ 2TOILET+STORE	70.30	70	

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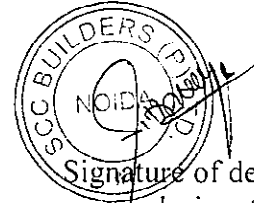
SIXTEEN FLOOR TYPE-T8	T8/F/1601 & 1602	3BHK+ 3TOILET+ DRESS+SER.+WC	132.54	133	Residential
TYPE-T9	T9/F/1607 & 1606	3BHK+ 2TOILET	92.21	92	
TYPE-10	T10/F/1603 To 1605 1608 & 1611	2BHK+ 2TOILET+STORE	70.30	70	



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	(3)	(4)	(5)	(6)
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	66775.72 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	13262.64 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	15726.59 sq.mt.	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	95764.95 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

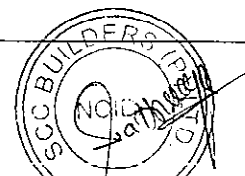


Signature of declarant with
designation and seal

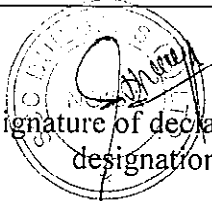
Place:

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)
1.	The parcel of land described in paragraph First of this Deed.	Total Land =20940 m ² Less Land for Road = 2100 m ² NET PLOT AREA = 18840 m ²
2.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	2646.00m ²
3.	Facilities in the basement	Parking, STP, pump room
4.	Parking facilities (as shown in Exhibit 'A' attached hereto)	Normal Open Parking – 701.25 m ² Mechanical Open Parking - 1536 m ²
e.	Facilities on the ground floor: (as shown in Exhibit 'A' attached hereto)	
	Garden lawns	2825 m ² (15% green)
	Children playing area	Part of 15% Green
	WATER BODY	200.00 m ² (Part of 15% Green)
	Tennis Court	N/A
	Badminton Court	N/A
	VNT SHOPS	N/A
	Lobby & facilities	N/A
	PARTY LAWN	Part of 15% Green
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	13262.64
	Elevator	14.00 Nos.
	Area of shaft(s)	
	Elevator shaft extends from ground floor upto	
	No. of stairway 'A', which lead from the ground floor to the roof of the building	12 Nos.
	No. of stairway 'B' (if any), whichlead from The open court to the upper floors.	NA.
	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
	No. of Water tank(s)	As per drawings
	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	



			N/A
		Plumbing network throughout the building	As per drawing
		Electric wiring net-work throughout the building	As per drawing
		Necessary light(s)	AS PER BY LAWS
		Telephone(s)	As per drawing
		Public water connection(s)	N/A
		Foundations and main walls, columns, girders, beams and roofs of the building	As per drawing / code
		Tank(s)	AS PER NBC
		Pump(s)	AS PER NBC
		Motor(s)	AS PER NBC
		Fans	AS PER NBC
		Fire fighting equipment(s)	AS PER NBC
		Compressor(s)	AS PER NBC
		Duct(s)	AS PER NBC
		Central Air Conditioning Equipment(s)	N/A
		Heating Equipment	N/A
		General all apparatus & installation existing for common use	AS PER NBC


 Signature of declarant with
 designation and seal

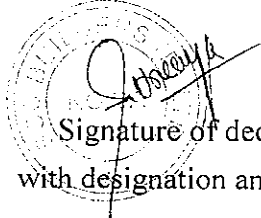
Place:

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	
	Corridor extending from the lobby to the stairway	11882.39m ²


 Signature of declarant
 with designation and seal

Date:

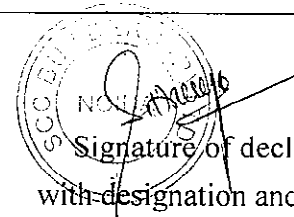
Place:

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."

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	Normal Open – 701.25 m ² Mechanical Open - 1536 m ² Lower Basement- 5235.75 m ² Upper basement –3506.25m ² Stilt - 1815 m ²
	Servant quarter	NA
	Club	350.15 m ²
	Convenient shops	300 m ²
	Primary & nursery School	320.00 m ²
	Terrace	5743 m ²
	TOTAL	19507.4 m ²


Signature of declarant
with designation and seal

Date:

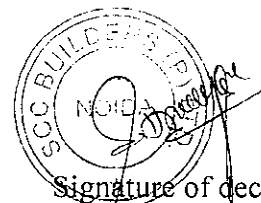
Place:

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 Flush doors having Mortise lock in Bedrooms, Wooden flush doors with Mortise Latch in Toilets and Wooden panel skin door with Mortise lock at Main Entrance.
4. External doors & window: Aluminum doors and windows with glass.
5. Internal Finish: All walls and ceiling plastered & painted with OBD Paint.
6. External Finish: All weather texture paint in external areas and snowcem in shafts and terraces.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of reputed make. Fittings – Hot & Cold water supply (without geyser) with CP fittings of reputed make.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
9. Plumbing and water Line: As per NBC.

Place:


Signature of declarant
with designation and seal