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**FORM A**  
(See Rule 3)  
**FORM OF DECLARATION**

Date:

Place: New Delhi

Promoter Details:

1. Name: SG Estates Ltd.
2. Registered Address: 105-106, Deepshikha Tower, Rajendra Place, New Delhi
3. Local/ Postal Address: 105-106, Deepshikha Tower, Rajendra Place, New Delhi
4. Date of Incorporation (If applicable): 03.01.1984
5. Name/designation of Authorised Signatory: Gaurav Gupta (Director)

The Declarant 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 declaration, an Apartment Building/Group Housing scheme, detailed below:

Sl.No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building / Group Housing Scheme	SG Impressions-58, Rajnagar Extn., Ghaziabad
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of Sanction	03.04.2010
4.	Municipal Ward of the property	N A
5.	Municipal Ward of the property	N A
6.	Postal address of the property	K.No. 889, 891, 888, 551 Noor Nagar, Ghaziabad
7.	Name of Architect/ Structural Engineer	Deepak Mehta & Associates
8.	Height of the buliding	Tower-1 : 40.33 Tower-2 : 44.76 Tower-3 : 44.76
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	Tower-1 : S + G + 10 Tower-2 : S + G + 10 + 11 half Tower-3 : S + G + 11

For SG  ESTATES LTD.

Director


**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	Specify No.	N A ?
3.	Date of last document of title under which the promoter claims the land	Specify date	Sale deed date 28.09.2007, 14.10.2009 & 14.10.2009
4.	Details of Registration of the above title document	Book No.	1, 1 & 1
		Volume No.	2897, 3649 & 3650
		Page No.	1 - 167, 291-518 & 265 - 446
		Sl. No.	7083, 6323 & 6332
5.	Boundaries of the land	N	Land of M/s. Land Craft
		S	Part land of K.No. 889
		E	Main Road
		W	Other land
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the unexpired period of the lease		N A

Place: New Delhi

Date: 19.02.2014

  
For S GSTATES LTD.  
Signature of declarant

Director

**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 52733.67 square meters on all floors, of which 33033.76 square meters will constitute the apartments and remaining 10400.00 square meters will constitute the 'common areas and facilities' and 9301.43 square meters constitute 'limited common areas and facilities' in Basement & Stilt, which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 4021.45 sq.mt. is not taken in above area.

**FIFTH:** That this condominium shall be known as "SG Impressions-58" (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'
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

For S G STATES LTD.

Director

Apartment Owners of the Impressions Plus Condominium is based on the proportionate value of each apartment to the total value of all apartments.

**SEVENTH:** That the Administration of Impressions Plus 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 through 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;

For S G ESTATES LTD.

Director

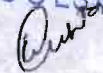
**FOURTEENTH:** that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition 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 @ 1.70 per sq.ft. per month from the owners of each apartment.

**IN WITNESS WHEREOF,** Shri Gaurav Gupta for on and behalf of M/s SG Estates Ltd. (the promoter) hereto set his hand this 21<sup>st</sup> day of December of year 2013.

For S G ESTATES LTD.



Signed and delivered by Director

(Seal of the Promoter)

In the presence of:-

1. \_\_\_\_\_

2. \_\_\_\_\_

**Annerure - 'B'**  
(Details of Apartment)

Name of Condominium : **SG Impressions 58**

**Tower-1**

Sl. No.	Floor	Identifiable No. of the Apartment	No. Of Rooms	Covered Area (in sq. mtrs.)	Percentage of Undivided Share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
1	UG	UG1	2BHK	82.68	0.002	1	Residential
2	UG	UG2	2BHK	69.11	0.002	1	Residential
3	UG	UG3	2BHK	69.11	0.002	1	Residential
4	UG	UG4	2BHK	82.68	0.002	1	Residential
5	UG	UG5	2BHK Study	109.43	0.003	1	Residential
6	UG	UG6	2BHK Study	109.43	0.003	1	Residential
7	UG	UG7	2BHK Study	106.09	0.003	1	Residential
8	UG	UG8	2BHK Study	106.09	0.003	1	Residential
9	UG	UG9	3BHK	133.87	0.004	1	Residential
10	UG	UG10	3BHK	133.87	0.004	1	Residential
11	UG	UG11	2BHK	94.94	0.003	1	Residential
12	UG	UG12	2BHK Study	85.37	0.003	1	Residential
13	UG	UG13	2BHK Study	85.37	0.003	1	Residential
14	UG	UG14	2BHK	107.03	0.003	1	Residential
15	1	101	2BHK	77.20	0.002	1	Residential
16	1	102	2BHK	69.11	0.002	1	Residential
17	1	103	2BHK	69.11	0.002	1	Residential
18	1	104	2BHK	77.20	0.002	1	Residential
19	1	105	2BHK Study	91.97	0.003	1	Residential
20	1	106	2BHK Study	91.97	0.003	1	Residential
21	1	107	2BHK Study	92.43	0.003	1	Residential
22	1	108	2BHK Study	92.43	0.003	1	Residential
23	1	109	3BHK	112.87	0.003	1	Residential
24	1	110	3BHK	112.87	0.003	1	Residential
25	1	111	2BHK	81.84	0.002	1	Residential
26	1	112	2BHK Study	74.32	0.002	1	Residential
27	1	113	2BHK Study	74.32	0.002	1	Residential
28	1	114	2BHK	81.84	0.002	1	Residential
29	2	201	2BHK	77.20	0.002	1	Residential
30	2	202	2BHK	69.11	0.002	1	Residential
31	2	203	2BHK	69.11	0.002	1	Residential
32	2	204	2BHK	77.20	0.002	1	Residential
33	2	205	2BHK Study	91.97	0.003	1	Residential
34	2	206	2BHK Study	91.97	0.003	1	Residential
35	2	207	2BHK Study	92.43	0.003	1	Residential

For S G ESTATES LTD.

Director

*Value of apartment etc ?*

36	2	208	2BHK Study	92.43	0.003	1	Residential
37	2	209	3BHK	112.87	0.003	1	Residential
38	2	210	3BHK	112.87	0.003	1	Residential
39	2	211	2BHK	81.84	0.002	1	Residential
40	2	212	2BHK Study	74.32	0.002	1	Residential
41	2	213	2BHK Study	74.32	0.002	1	Residential
42	2	214	2BHK	81.84	0.002	1	Residential
43	3	301	2BHK	77.20	0.002	1	Residential
44	3	302	2BHK	69.11	0.002	1	Residential
45	3	303	2BHK	69.11	0.002	1	Residential
46	3	304	2BHK	77.20	0.002	1	Residential
47	3	305	2BHK Study	91.97	0.003	1	Residential
48	3	306	2BHK Study	91.97	0.003	1	Residential
49	3	307	2BHK Study	92.43	0.003	1	Residential
50	3	308	2BHK Study	92.43	0.003	1	Residential
51	3	309	3BHK	112.87	0.003	1	Residential
52	3	310	3BHK	112.87	0.003	1	Residential
53	3	311	2BHK	81.84	0.002	1	Residential
54	3	312	2BHK Study	74.32	0.002	1	Residential
55	3	313	2BHK Study	74.32	0.002	1	Residential
56	3	314	2BHK	81.84	0.002	1	Residential
57	4	401	2BHK	77.20	0.002	1	Residential
58	4	402	2BHK	69.11	0.002	1	Residential
59	4	403	2BHK	69.11	0.002	1	Residential
60	4	404	2BHK	77.20	0.002	1	Residential
61	4	405	2BHK Study	91.97	0.003	1	Residential
62	4	406	2BHK Study	91.97	0.003	1	Residential
63	4	407	2BHK Study	92.43	0.003	1	Residential
64	4	408	2BHK Study	92.43	0.003	1	Residential
65	4	409	3BHK	112.87	0.003	1	Residential
66	4	410	3BHK	112.87	0.003	1	Residential
67	4	411	2BHK	81.84	0.002	1	Residential
68	4	412	2BHK Study	74.32	0.002	1	Residential
69	4	413	2BHK Study	74.32	0.002	1	Residential
70	4	414	2BHK	81.84	0.002	1	Residential
71	5	501	2BHK	77.20	0.002	1	Residential
72	5	502	2BHK	69.11	0.002	1	Residential
73	5	503	2BHK	69.11	0.002	1	Residential
74	5	504	2BHK	77.20	0.002	1	Residential
75	5	505	2BHK Study	91.97	0.003	1	Residential
76	5	506	2BHK Study	91.97	0.003	1	Residential
77	5	507	2BHK Study	92.43	0.003	1	Residential
78	5	508	2BHK Study	92.43	0.003	1	Residential
79	5	509	3BHK	112.87	0.003	1	Residential
80	5	510	3BHK	112.87	0.003	1	Residential
81	5	511	2BHK	81.84	0.002	1	Residential
82	5	512	2BHK Study	74.32	0.002	1	Residential

For S  STATES LTD.

Director

83	5	513	2BHK Study	74.32	0.002	1	Residential
84	5	514	2BHK	81.84	0.002	1	Residential
85	6	601	2BHK	77.20	0.002	1	Residential
86	6	602	2BHK	69.11	0.002	1	Residential
87	6	603	2BHK	69.11	0.002	1	Residential
88	6	604	2BHK	77.20	0.002	1	Residential
89	6	605	2BHK Study	91.97	0.003	1	Residential
90	6	606	2BHK Study	91.97	0.003	1	Residential
91	6	607	2BHK Study	92.43	0.003	1	Residential
92	6	608	2BHK Study	92.43	0.003	1	Residential
93	6	609	3BHK	112.87	0.003	1	Residential
94	6	610	3BHK	112.87	0.003	1	Residential
95	6	611	2BHK	81.84	0.002	1	Residential
96	6	612	2BHK Study	74.32	0.002	1	Residential
97	6	613	2BHK Study	74.32	0.002	1	Residential
98	6	614	2BHK	81.84	0.002	1	Residential
99	7	701	2BHK	77.20	0.002	1	Residential
100	7	702	2BHK	69.11	0.002	1	Residential
101	7	703	2BHK	69.11	0.002	1	Residential
102	7	704	2BHK	77.20	0.002	1	Residential
103	7	705	2BHK Study	91.97	0.003	1	Residential
104	7	706	2BHK Study	91.97	0.003	1	Residential
105	7	707	2BHK Study	92.43	0.003	1	Residential
106	7	708	2BHK Study	92.43	0.003	1	Residential
107	7	709	3BHK	112.87	0.003	1	Residential
108	7	710	3BHK	112.87	0.003	1	Residential
109	7	711	2BHK	81.84	0.002	1	Residential
110	7	712	2BHK Study	74.32	0.002	1	Residential
111	7	713	2BHK Study	74.32	0.002	1	Residential
112	7	714	2BHK	81.84	0.002	1	Residential
113	8	801	2BHK	77.20	0.002	1	Residential
114	8	802	2BHK	69.11	0.002	1	Residential
115	8	803	2BHK	69.11	0.002	1	Residential
116	8	804	2BHK	77.20	0.002	1	Residential
117	8	805	2BHK Study	91.97	0.003	1	Residential
118	8	806	2BHK Study	91.97	0.003	1	Residential
119	8	807	2BHK Study	92.43	0.003	1	Residential
120	8	808	2BHK Study	92.43	0.003	1	Residential
121	8	809	3BHK	112.87	0.003	1	Residential
122	8	810	3BHK	112.87	0.003	1	Residential
123	8	811	2BHK	81.84	0.002	1	Residential
124	8	812	2BHK Study	74.32	0.002	1	Residential
125	8	813	2BHK Study	74.32	0.002	1	Residential
126	8	814	2BHK	81.84	0.002	1	Residential
127	9	901	2BHK	77.20	0.002	1	Residential
128	9	902	2BHK	69.11	0.002	1	Residential
129	9	903	2BHK	69.11	0.002	1	Residential

For S. ESTATES LTD.

Director



130	9	904	2BHK	77.20	0.002	1	Residential
131	9	905	2BHK Study	91.97	0.003	1	Residential
132	9	906	2BHK Study	91.97	0.003	1	Residential
133	9	907	2BHK Study	92.43	0.003	1	Residential
134	9	908	2BHK Study	92.43	0.003	1	Residential
135	9	909	3BHK	112.87	0.003	1	Residential
136	9	910	3BHK	112.87	0.003	1	Residential
137	9	911	2BHK	81.84	0.002	1	Residential
138	9	912	2BHK Study	74.32	0.002	1	Residential
139	9	913	2BHK Study	74.32	0.002	1	Residential
140	9	914	2BHK	81.84	0.002	1	Residential
141	10	1001	2BHK	77.20	0.002	1	Residential
142	10	1002	2BHK	69.11	0.002	1	Residential
143	10	1003	2BHK	69.11	0.002	1	Residential
144	10	1004	2BHK	77.20	0.002	1	Residential
145	10	1005	2BHK Study	91.97	0.003	1	Residential
146	10	1006	2BHK Study	91.97	0.003	1	Residential
147	10	1007	2BHK Study	92.43	0.003	1	Residential
148	10	1008	2BHK Study	92.43	0.003	1	Residential
149	10	1009	3BHK	112.87	0.003	1	Residential
150	10	1010	3BHK	112.87	0.003	1	Residential
151	10	1011	2BHK	81.84	0.002	1	Residential
152	10	1012	2BHK Study	74.32	0.002	1	Residential
153	10	1011	2BHK Study	74.32	0.002	1	Residential
154	10	1012	2BHK	81.84	0.002	1	Residential
			<b>Total</b>	<b>13369.87</b>			

**Tower-2**

Sl. No.	Floor	Indentifiable No. of the Apartment	No. Of Rooms	Covered Area (in sq. mtrs.)	Percentage of Undivided Share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
1	UG	UG1	3BHK	93.64	0.003	1	Residential
2	UG	UG2	3BHK	89.09	0.003	1	Residential
3	UG	UG3	3BHK	95.96	0.003	1	Residential
4	UG	UG4	3BHK	87.97	0.003	1	Residential
5	UG	UG5	3BHK	93.64	0.003	1	Residential
6	UG	UG6	3BHK STUD	121.23	0.004	1	Residential
7	UG	UG7	3BHK	106.00	0.003	1	Residential
8	UG	UG8	3BHK STUD	119.75	0.004	1	Residential
9	UG	UG9	3BHK	93.64	0.003	1	Residential
10	UG	UG10	3BHK	87.97	0.003	1	Residential
11	1	101	3BHK	88.90	0.003	1	Residential
12	1	102	3BHK	89.09	0.003	1	Residential
13	1	103	3BHK	89.46	0.003	1	Residential

For  ESTATES LTD.

Director

14	1	104	3BHK	87.05	0.003	1	Residential
15	1	105	3BHK	87.05	0.003	1	Residential
16	1	106	3BHK STUD	112.41	0.003	1	Residential
17	1	107	3BHK	117.42	0.004	1	Residential
18	1	108	3BHK STUD	112.41	0.003	1	Residential
19	1	109	3BHK	87.05	0.003	1	Residential
20	1	110	3BHK	87.05	0.003	1	Residential
21	2	201	3BHK	88.90	0.003	1	Residential
22	2	202	3BHK	89.09	0.003	1	Residential
23	2	203	3BHK	89.46	0.003	1	Residential
24	2	204	3BHK	87.05	0.003	1	Residential
25	2	205	3BHK	87.05	0.003	1	Residential
26	2	206	3BHK STUD	112.41	0.003	1	Residential
27	2	207	3BHK	117.42	0.004	1	Residential
28	2	208	3BHK STUD	112.41	0.003	1	Residential
29	2	209	3BHK	87.05	0.003	1	Residential
30	2	210	3BHK	87.05	0.003	1	Residential
31	3	301	3BHK	88.90	0.003	1	Residential
32	3	302	3BHK	89.09	0.003	1	Residential
33	3	303	3BHK	89.46	0.003	1	Residential
34	3	304	3BHK	87.05	0.003	1	Residential
35	3	305	3BHK	87.05	0.003	1	Residential
36	3	306	3BHK STUD	112.41	0.003	1	Residential
37	3	307	3BHK	117.42	0.004	1	Residential
38	3	308	3BHK STUD	112.41	0.003	1	Residential
39	3	309	3BHK	87.05	0.003	1	Residential
40	3	310	3BHK	87.05	0.003	1	Residential
41	4	401	3BHK	88.90	0.003	1	Residential
42	4	402	3BHK	89.09	0.003	1	Residential
43	4	403	3BHK	89.46	0.003	1	Residential
44	4	404	3BHK	87.05	0.003	1	Residential
45	4	405	3BHK	87.05	0.003	1	Residential
46	4	406	3BHK STUD	112.41	0.003	1	Residential
47	4	407	3BHK	117.42	0.004	1	Residential
48	4	408	3BHK STUD	112.41	0.003	1	Residential
49	4	409	3BHK	87.05	0.003	1	Residential
50	4	410	3BHK	87.05	0.003	1	Residential
51	5	501	3BHK	88.90	0.003	1	Residential
52	5	502	3BHK	89.09	0.003	1	Residential
53	5	503	3BHK	89.46	0.003	1	Residential
54	5	504	3BHK	87.05	0.003	1	Residential
55	5	505	3BHK	87.05	0.003	1	Residential
56	5	506	3BHK STUD	112.41	0.003	1	Residential
57	5	507	3BHK	117.42	0.004	1	Residential
58	5	508	3BHK STUD	112.41	0.003	1	Residential
59	5	509	3BHK	87.05	0.003	1	Residential
60	5	510	3BHK	87.05	0.003	1	Residential

For S G ESTATES LTD.

*[Signature]*  
Director

61	6	601	3BHK	88.90	0.003	1	Residential
62	6	602	3BHK	89.09	0.003	1	Residential
63	6	603	3BHK	89.46	0.003	1	Residential
64	6	604	3BHK	87.05	0.003	1	Residential
65	6	605	3BHK	87.05	0.003	1	Residential
66	6	606	3BHK STUD	112.41	0.003	1	Residential
67	6	607	3BHK	117.42	0.004	1	Residential
68	6	608	3BHK STUD	112.41	0.003	1	Residential
69	6	609	3BHK	87.05	0.003	1	Residential
70	6	610	3BHK	87.05	0.003	1	Residential
71	7	701	3BHK	88.90	0.003	1	Residential
72	7	702	3BHK	89.09	0.003	1	Residential
73	7	703	3BHK	89.46	0.003	1	Residential
74	7	704	3BHK	87.05	0.003	1	Residential
75	7	705	3BHK	87.05	0.003	1	Residential
76	7	706	3BHK STUD	112.41	0.003	1	Residential
77	7	707	3BHK	117.42	0.004	1	Residential
78	7	708	3BHK STUD	112.41	0.003	1	Residential
79	7	709	3BHK	87.05	0.003	1	Residential
80	7	710	3BHK	87.05	0.003	1	Residential
81	8	801	3BHK	88.90	0.003	1	Residential
82	8	802	3BHK	89.09	0.003	1	Residential
83	8	803	3BHK	89.46	0.003	1	Residential
84	8	804	3BHK	87.05	0.003	1	Residential
85	8	805	3BHK	87.05	0.003	1	Residential
86	8	806	3BHK STUD	112.41	0.003	1	Residential
87	8	807	3BHK	117.42	0.004	1	Residential
88	8	808	3BHK STUD	112.41	0.003	1	Residential
89	8	809	3BHK	87.05	0.003	1	Residential
90	8	810	3BHK	87.05	0.003	1	Residential
91	9	901	3BHK	88.90	0.003	1	Residential
92	9	902	3BHK	89.09	0.003	1	Residential
93	9	903	3BHK	89.46	0.003	1	Residential
94	9	904	3BHK	87.05	0.003	1	Residential
95	9	905	3BHK	87.05	0.003	1	Residential
96	9	906	3BHK STUD	112.41	0.003	1	Residential
97	9	907	3BHK	117.42	0.004	1	Residential
98	9	908	3BHK STUD	112.41	0.003	1	Residential
99	9	909	3BHK	87.05	0.003	1	Residential
100	9	910	3BHK	87.05	0.003	1	Residential
101	10	1001	3BHK	88.90	0.003	1	Residential
102	10	1002	3BHK	89.09	0.003	1	Residential
103	10	1003	3BHK	89.46	0.003	1	Residential
104	10	1004	3BHK	87.05	0.003	1	Residential
105	10	1005	3BHK	87.05	0.003	1	Residential
106	10	1006	3BHK STUD	112.41	0.003	1	Residential
107	10	1007	3BHK	117.42	0.004	1	Residential

For S. P. STATES LTD.

Director

108	10	1008	3BHK STUD	112.41	0.003	1	Residential
109	10	1009	3BHK	87.05	0.003	1	Residential
110	10	1010	3BHK	87.05	0.003	1	Residential
111	11	1101	3BHK	88.90	0.003	1	Residential
112	11	1102	3BHK	89.09	0.003	1	Residential
113	11	1103	3BHK	89.46	0.003	1	Residential
114	11	1104	3BHK	87.05	0.003	1	Residential
115	11	1110	3BHK	87.05	0.003	1	Residential
			<b>Total</b>	<b>11009.34</b>			

**Tower-3**

Sl. No.	Floor	Identifiable No. of the Apartment	No. Of Rooms	Covered Area (in sq. mtrs.)	Percentage of Undivided Share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
1	UG	UG1	2BHK	76.55	0.002	1	Residential
2	UG	UG2	2BHK	66.70	0.002	1	Residential
3	UG	UG3	2BHK	69.67	0.002	1	Residential
4	UG	UG4	2BHK	81.84	0.002	1	Residential
5	UG	UG5	2BHK	69.67	0.002	1	Residential
6	UG	UG6	2BHK	84.54	0.003	1	Residential
7	UG	UG7	2BHK	69.67	0.002	1	Residential
8	UG	UG8	2BHK	88.44	0.003	1	Residential
9	UG	UG9	2BHK	73.48	0.002	1	Residential
10	UG	UG10	2BHK	75.99	0.002	1	Residential
11	1	101	2BHK	73.39	0.002	1	Residential
12	1	102	2BHK	66.33	0.002	1	Residential
13	1	103	2BHK	64.66	0.002	1	Residential
14	1	104	2BHK	73.76	0.002	1	Residential
15	1	105	2BHK	66.70	0.002	1	Residential
16	1	106	2BHK	73.76	0.002	1	Residential
17	1	107	2BHK	66.70	0.002	1	Residential
18	1	108	2BHK	85.00	0.003	1	Residential
19	1	109	2BHK	73.48	0.002	1	Residential
20	1	110	2BHK	74.22	0.002	1	Residential
21	2	201	2BHK	73.39	0.002	1	Residential
22	2	202	2BHK	66.33	0.002	1	Residential
23	2	203	2BHK	64.66	0.002	1	Residential
24	2	204	2BHK	73.76	0.002	1	Residential
25	2	205	2BHK	66.70	0.002	1	Residential
26	2	206	2BHK	73.76	0.002	1	Residential
27	2	207	2BHK	66.70	0.002	1	Residential
28	2	208	2BHK	85.00	0.003	1	Residential
29	2	209	2BHK	73.48	0.002	1	Residential
30	2	210	2BHK	74.22	0.002	1	Residential

For S G ESTATES LTD.

Director

31	3	301	2BHK	73.39	0.002	1	Residential
32	3	302	2BHK	66.33	0.002	1	Residential
33	3	303	2BHK	64.66	0.002	1	Residential
34	3	304	2BHK	73.76	0.002	1	Residential
35	3	305	2BHK	66.70	0.002	1	Residential
36	3	306	2BHK	73.76	0.002	1	Residential
37	3	307	2BHK	66.70	0.002	1	Residential
38	3	308	2BHK	85.00	0.003	1	Residential
39	3	309	2BHK	73.48	0.002	1	Residential
40	3	310	2BHK	74.22	0.002	1	Residential
41	4	401	2BHK	73.39	0.002	1	Residential
42	4	402	2BHK	66.33	0.002	1	Residential
43	4	403	2BHK	64.66	0.002	1	Residential
44	4	404	2BHK	73.76	0.002	1	Residential
45	4	405	2BHK	66.70	0.002	1	Residential
46	4	406	2BHK	73.76	0.002	1	Residential
47	4	407	2BHK	66.70	0.002	1	Residential
48	4	408	2BHK	85.00	0.003	1	Residential
49	4	409	2BHK	73.48	0.002	1	Residential
50	4	410	2BHK	74.22	0.002	1	Residential
51	5	501	2BHK	73.39	0.002	1	Residential
52	5	502	2BHK	66.33	0.002	1	Residential
53	5	503	2BHK	64.66	0.002	1	Residential
54	5	504	2BHK	73.76	0.002	1	Residential
55	5	505	2BHK	66.70	0.002	1	Residential
56	5	506	2BHK	73.76	0.002	1	Residential
57	5	507	2BHK	66.70	0.002	1	Residential
58	5	508	2BHK	85.00	0.003	1	Residential
59	5	509	2BHK	73.48	0.002	1	Residential
60	5	510	2BHK	74.22	0.002	1	Residential
61	6	601	2BHK	73.39	0.002	1	Residential
62	6	602	2BHK	66.33	0.002	1	Residential
63	6	603	2BHK	64.66	0.002	1	Residential
64	6	604	2BHK	73.76	0.002	1	Residential
65	6	605	2BHK	66.70	0.002	1	Residential
66	6	606	2BHK	73.76	0.002	1	Residential
67	6	607	2BHK	66.70	0.002	1	Residential
68	6	608	2BHK	85.00	0.003	1	Residential
69	6	609	2BHK	73.48	0.002	1	Residential
70	6	610	2BHK	74.22	0.002	1	Residential
71	7	701	2BHK	73.39	0.002	1	Residential
72	7	702	2BHK	66.33	0.002	1	Residential
73	7	703	2BHK	64.66	0.002	1	Residential
74	7	704	2BHK	73.76	0.002	1	Residential
75	7	705	2BHK	66.70	0.002	1	Residential
76	7	706	2BHK	73.76	0.002	1	Residential
77	7	707	2BHK	66.70	0.002	1	Residential

For S  STATES LTD.

Director

78	7	708	2BHK	85.00			
79	7	709	2BHK	73.48	0.003	1	Residential
80	7	710	2BHK	74.22	0.002	1	Residential
81	8	801	2BHK	73.39	0.002	1	Residential
82	8	802	2BHK	66.33	0.002	1	Residential
83	8	803	2BHK	64.66	0.002	1	Residential
84	8	804	2BHK	73.76	0.002	1	Residential
85	8	805	2BHK	66.70	0.002	1	Residential
86	8	806	2BHK	73.76	0.002	1	Residential
87	8	807	2BHK	66.70	0.002	1	Residential
88	8	808	2BHK	85.00	0.002	1	Residential
89	8	809	2BHK	73.48	0.003	1	Residential
90	8	810	2BHK	74.22	0.002	1	Residential
91	9	901	2BHK	73.39	0.002	1	Residential
92	9	902	2BHK	66.33	0.002	1	Residential
93	9	903	2BHK	64.66	0.002	1	Residential
94	9	904	2BHK	73.76	0.002	1	Residential
95	9	905	2BHK	66.70	0.002	1	Residential
96	9	906	2BHK	73.76	0.002	1	Residential
97	9	907	2BHK	66.70	0.002	1	Residential
98	9	908	2BHK	85.00	0.002	1	Residential
99	9	909	2BHK	73.48	0.003	1	Residential
100	9	910	2BHK	74.22	0.002	1	Residential
101	10	1001	2BHK	73.39	0.002	1	Residential
102	10	1002	2BHK	66.33	0.002	1	Residential
103	10	1003	2BHK	64.66	0.002	1	Residential
104	10	1004	2BHK	73.76	0.002	1	Residential
105	10	1005	2BHK	66.70	0.002	1	Residential
106	10	1006	2BHK	73.76	0.002	1	Residential
107	10	1007	2BHK	66.70	0.002	1	Residential
108	10	1008	2BHK	85.00	0.002	1	Residential
109	10	1009	2BHK	73.48	0.003	1	Residential
110	10	1010	2BHK	74.22	0.002	1	Residential
111	11	1101	2BHK	73.39	0.002	1	Residential
112	11	1102	2BHK	66.33	0.002	1	Residential
113	11	1103	2BHK	64.66	0.002	1	Residential
114	11	1104	2BHK	73.76	0.002	1	Residential
115	11	1105	2BHK	66.70	0.002	1	Residential
116	11	1106	2BHK	73.76	0.002	1	Residential
117	11	1107	2BHK	66.70	0.002	1	Residential
118	11	1108	2BHK	85.00	0.002	1	Residential
119	11	1109	2BHK	73.48	0.003	1	Residential
120	11	1110	2BHK	74.22	0.002	1	Residential
		<b>Total</b>		<b>8654.55</b>			
		<b>Total Residential</b>		<b>33033.76</b>	<b>0.987</b>		
		<b>Commercial</b>		<b>430.36</b>	<b>0.013</b>		<b>Comercial</b>
		<b>Total Area</b>		<b>33464.12</b>	<b>1.000</b>		

For S. P. STATES LTD.

Director

**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 apartments at various floors	33033.76 sq.m.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		10400.00 sq.m.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			9301.43 sq.m.	
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]				52733.67 sq.m.
	<b>Sum up</b>				

- Open Parking area 4021.45 sq.m. is not included in (b-2).

Place: New Delhi

Date: 19.02.2014

For S G ESTATES LTD.  
*[Signature]*  
Signature of declarant  
Director

**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
(a)	<b>The parcel of land described in paragraph First of this Deed.</b>	K.No. 889, 891, 888, 551 Noor Nagar, Ghaziabad
(b)	<b>Basement (if any) (as shown in Exhibit 'A' attached hereto)</b>	Tower-1 : 1902.15 sq.m. Tower-2 & 3 : 4370.56 sq.m. Taken in limited common area & facility
(c)	<b>Facilities in the basement</b>	N A
(d)	<b>Parking facilities (as shown in Exhibit 'A' attached herewto)</b>	N A
(e)	<b>Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)</b>	
	(i) Garden lawns	2074.20 sq.m.
	(ii) Children playing area	N A
	(iii) Swimming Pool	N A
	(iv) Tennis Court	N A
	(v) Badminton Court	N A
	(vi) Commercial areas & facilities	Taken as independent area
	(vii) Lobby & facilities	N A
	(viii) Any other facility (club)	Taken as independent area
(f)	<b>Common areas &amp; Facilities located throughout the building (as shown in Exhibit 'A')</b>	
	(i) Elevator	Tower-1 : 4 no & Tower-2 & 3 2 no in each Tower
	(ii) Area of shaft(s)	43.16 sq.m.
	(iii) Elevator shaft extends from ground floor upto	Tower-1 : upto 11 <sup>th</sup> Floor Tower-2 & 3 : upto 12 <sup>th</sup> Floor
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	Tower-1 : 4 no Tower-2 & 3 : 2 no in each Tower
	(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 of the upper floors for the disposal of garbage	

For S C STATES LTD.

Director



	and rubbish, and will be fed from the janitor's room of each of the upper floors.	
(vii)	No. of Water tank(s)	Tower-1 : 2 no Tower-2 & 3 : 2 no in each tower
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Each Towers lift room at top of comprising elevator equipment
(ix)	Plumbing network throughout the building	Stilt to top floor
(x)	Electric wiring net-work throughout the building	Stilt to top floor
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	E.P.A.B.X connection to all apartment
(xiii)	Public water connections(s)	
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	As per structure design
(xv)	Tank(s)	6 no
(xvi)	Pump(s)	6 no
(xvii)	Motor(s)	6 no
(xviii)	Fans	
(xix)	Fire fighting 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	Provided

Place: New Delhi

Date: 19.02.2014

For S C ESTATES LTD.  
Signature of declarant  
Director

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

<b>"Limited Common areas &amp; Facilities" (as defined in S. 3 (c) of the Act and shown in Exhibit 'A')</b>		
(i)	Parking	Basement Parking Area - 6524.41 Stilt Parking Area - 2777.02 Open Parking Area - 4021.45 Total Parking Provided - 470 no against required 426 no
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	N A
(iii)	Corridor extending from the lobby to the stairway	N A

Place: New Delhi

Date: 19.02.2014

For S *Antar* IES LTD.  
Signature of declarant

Director

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**

<b>"Independent areas" (as defined in S. 3(P) of the Act)</b>		
(i)	Parking	N A
(ii)	Servant quarter	N A
(iii)	Club with independent access	299.40 sq.m.
(iv)	Convenient shops / commercial	233.09sq.m
(v)	Covered garage/store	N A
(vi)	Terrace attached to an apartment. (If applicable)	N A

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.

Place: New Delhi

Date: 19.02.2014

For S C ESTATES LTD.

Signature of declarant

Director

## Schedule-A

### [Specifications of Construction]

#### 1. Drawing & Dining Room

Floors : Vitrified Tiles  
Doors & Windows : M.S. Frame and Flush Door Shutter  
Walls : POP Cornice & Oil bound Distemper  
Electrical Fittings : Modular switches telephone cable outlet etc.

#### 2. Bedrooms

Floors : Vitrified Tiles  
Doors & Windows : M.S. Frame and Flush Door  
Walls : POP Cornice & Oil bound Distemper Paint  
Electrical Fittings : Modular switches telephone cable outlet  
Fixtures & Fittings : Wooden Almirah in Master Bed Room only

#### 3. Toilets

Floors : Floor Tiles  
Doors & Windows : Wooden Flush Door  
Walls : Ceramic tiles upto 7 feet  
Electrical Fittings : Arrangement of hot & cold water, western seat with cistern of Hindware or its equivalent washbasin with cp fittings (ISI mark)

#### 4. Kitchen

Floors : Vitrified Tiles  
Doors & Windows : Flush Door  
Walls : Ceramic tiles upto 2 feet on working counter  
Electrical Fittings : Modular switches.  
Fixtures & Fittings : Granite counter, stainless steel sink & wooden cabinet below the kitchen working counter.

#### 5. Balconies

Floors : Ceramic Tiles  
Railing : M-Steel Railings  
Ceiling : Texture Paint

For S G ESTATES LTD.

Director

**Lift Lobbies/Corridors**

Floors : Baroda Green with white marble  
Walls : Oil Distemper  
Ceiling : Oil Distemper  
Fixtures & Fittings : Adequate light points

**Staircase**

Floors : Baroda Green with white marble

**Exterior**

Outer Finishing : Weather proof coating

Place: New Delhi

Date:

For S.G.   
**Signature of declarant**

Director