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The Uttar Pradesh Department (Promotion of Construction, Ownership and Maintenance) Rule, 2011

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Note: - Declaration form has submitted as per sanctioned drawings. Amendment in the declaration form will be submitted after compounding / purchasable F.A.R.

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

**UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-1**

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 commencement | 1. | (1) These rules may be called The Uttar Pradesh 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 Declaration
(sub section-1 of section 12) | of 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 |

For Shyam Buildwell Pvt. Ltd.
Raghendra Singh
Authorised Signatory

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.

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

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 sub-section (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, alongwith 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.

For Shyam Buildwell Pvt. Ltd.

Raghuendra Singh
Authorized Signatory

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name: M/s Shyam Buildwell Pvt. Ltd.
2. Registered Address: 862, Shalimar Gdn, Ext.I, Sahibabad , Gzd. U.P. 201005
3. Local/ Postal Address: 862, Shalimar Garden, Ext.I, Sahibabad, Gzb. U.P. 201005
4. Date of Incorporation (if applicable):
5. Name/designation of Authorised Signatory: Mr. Shyam Babu Sharma

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	BANKEY BIHARI SHARNAM
2.	Sanctioning Authority of the plan	G.D.A
3.	Date of sanction	29.08.2011
4.	Municipal No. of the property	972 M
5.	Municipal Ward of the property	Noor Nagar
6.	Postal address of the property	862, Shalimar Gdn. Ext.I, Sahibabad, Gzd.
7.	Name of Architect/ Structural Engineer	Ar. Ved Prakash Gupta Er. Sanjay Jaishwal

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

8.	Height of the building	26.75 excluding mummy & machine room
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	S+8

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 ...^{19441.34} square meters on all floors, of which ^{16252.88} square meters will constitute the apartments and remaining ^{3188.46} square meters will constitute the 'common areas and facilities' and square meters constitute 'limited common areas and facilities', which have been detailed in **Annexure 'C'** hereto.

FIFTH: That this condominium shall be known as "BANKEY BIHARI SHARNAM....."(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 -

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

Sl. No.	Item	Details
1.	"Common areas & facilities" [as defined in S. 3(i) of the Act]	As per Annexure 'D' PAGE -7A
2.	"Limited common areas & facilities" [as defined in S. 3(s) of the Act]	As per Annexure 'E' PAGE -7A
3.	"Independent areas" [as defined in S. 3(p) of the Act]	As per Annexure 'F' PAGE -7A

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 Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration ofCondominium 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.

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorized Signatory

	Total Common Area (Sqmt.)	Common FAR (Sqmt.)	TYP. Common FAR (Sqmt.)	Lift Lobby (Sqmt.)	Lift Shaft Area (Sqmt.)	Total No. of Floors.
BLOCK -A	132.07	79.58	636.69	8.18	6.84	8
BLOCK -B	172.62	101.88	815.05	6.96	13.92	8
BLOCK -C	102.25	48.013	384.1	4.939	6.734	8

For Shyam Buildwell Pvt. Ltd.

Ragendra Singh
 Authorised Signatory

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 @ _____ per month from the owners of each apartment.

For Shyam Buildwell Pvt. Ltd.

Ragendra Singh
Authorised Signatory

IN WITNESS WHEREOF, Shri Shyam Batta Sharma for on
 and behalf of M/s Shyam Buildwell Pvt. Ltd. (the promoter) hereto set
 his hand this 19 day of 07 of year 2014.

Signed and delivered by
 (Seal of the Promoter)

In the presence of:-

1. ~~_____~~ (Manish Sharma)

2. ~~_____~~
 Faizul
 Verma

Area List
 KHASRA NO. Sq. Mtr.
 972 9150

For Shyam Buildwell Pvt. Ltd.
Raghendra Singh
 Authorised Signatory

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
		Tehsil	GHAZIABAD
		District	GHAZIABAD
2.	Survey No. with area		9150 Sqmt.
3.	Data of last document of title under which the promoter claims the land		
4.	Details of Registration of the above title document	Book No.	1
		Vol. No.	1384/2011
		Page Nos.	
		Sl. No	
		Date of Regn.	15-2-11
5.	Boundaries of the land	North	Gov. Land
		South	Part of 972
		East	Chuck Road
		West	Chuck Road
6.	Land whether freehold or leasehold		Free Hold
7.	If land is leasehold, the unexpired period of the lease		N/A

Place :

Date:

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

Annexure-'B'
(Details of Apartments)
AS PAGE - (11A)

Name of condominium:
Value of condominium :

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 the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
1.	Ground Floor	001		Specify	Specify	Specify	Specify	
		002		Specify	Specify	Specify	Specify	
		003		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	
2.	First Floor	101		Specify	Specify	Specify	Specify	
		102		Specify	Specify	Specify	Specify	
		103		Specify	Specify	Specify	Specify	
3.	Onward Floors	Onwards		Specify	Specify	Specify	Specify	
		201		Specify	Specify	Specify	Specify	
		202		Specify	Specify	Specify	Specify	
		203		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No. 4.

Place:

Date:

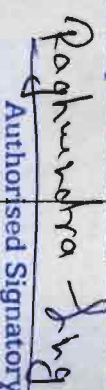
Signature of declarant with designation and seal

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

Sl. No. BLOCK (A)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate 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	Balcony	7	8	9	10
1	1st	1.01	2 Room	2 Rooms	63.81	10.07	883.71/19441.34*100	Mr. Shyam Babu Sharma	Residential	
		1.02	2 Room	2 Rooms	63.81	10.07				
		1.03	2 Room	2 Rooms	62.05	6.776				
		1.04	2 Room	2 Rooms	62.05	6.776				
		1.05	2 Room	2 Rooms	62.05	6.776				
		1.06	2 Room	2 Rooms	62.05	6.776				
		1.07	2 Room	2 Rooms	62.05	6.776				
		1.08	2 Room	2 Rooms	62.05	6.776				
		1.09	2 Room	2 Rooms	62.05	6.776				
		1.10	2 Room	2 Rooms	62.05	6.776				
		1.11	2 Room	2 Rooms	63.81	10.07				
		1.12	2 Room	2 Rooms	63.81	10.07				
2	2nd	2.01	2 Room	2 Rooms	63.81	10.07	876.87/19441.34*100	Mr. Shyam Babu Sharma	Residential	
		2.02	2 Room	2 Rooms	63.81	10.07				
		2.03	2 Room	2 Rooms	62.05	6.776				
		2.04	2 Room	2 Rooms	62.05	6.776				
		2.05	2 Room	2 Rooms	62.05	6.776				
		2.06	2 Room	2 Rooms	62.05	6.776				
		2.07	2 Room	2 Rooms	62.05	6.776				
		2.08	2 Room	2 Rooms	62.05	6.776				
		2.09	2 Room	2 Rooms	62.05	6.776				
		2.10	2 Room	2 Rooms	62.05	6.776				
		2.11	2 Room	2 Rooms	63.81	10.07				
		2.12	2 Room	2 Rooms	63.81	10.07				

For Shyam Buildwell Pvt. Ltd.


 Rajwadehra Singh
 Authorised Signatory

Sl. No. BLOCK (A)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @											
1	2	3	4	5	6		7	8	9	10											
5	5th				FAR	Balcony	876.87/19441.34*100	Mr. Shyam Babu Sharma	Residential												
											5.04	2 Room	2 Rooms	62.05	6.776						
											5.05	2 Room	2 Rooms	62.05	6.776						
											5.06	2 Room	2 Rooms	62.05	6.776						
											5.07	2 Room	2 Rooms	62.05	6.776						
											5.08	2 Room	2 Rooms	62.05	6.776						
											5.09	2 Room	2 Rooms	62.05	6.776						
											5.10	2 Room	2 Rooms	62.05	6.776						
											5.11	2 Room	2 Rooms	63.81	10.07						
											5.12	2 Room	2 Rooms	63.81	10.07						
											6	6th						876.87/19441.34*100	Mr. Shyam Babu Sharma	Residential	
6.02	2 Room	2 Rooms	63.81	10.07																	
6.03	2 Room	2 Rooms	62.05	6.776																	
6.04	2 Room	2 Rooms	62.05	6.776																	
6.05	2 Room	2 Rooms	62.05	6.776																	
6.06	2 Room	2 Rooms	62.05	6.776																	
6.07	2 Room	2 Rooms	62.05	6.776																	
6.08	2 Room	2 Rooms	62.05	6.776																	
6.09	2 Room	2 Rooms	62.05	6.776																	
6.10	2 Room	2 Rooms	62.05	6.776																	
6.11	2 Room	2 Rooms	63.81	10.07																	
6.12	2 Room	2 Rooms	63.81	10.07																	
7	7th						876.87/19441.34*100	Mr. Shyam Babu Sharma	Residential												
											7.01	2 Room	2 Rooms	63.81	10.07						
											7.02	2 Room	2 Rooms	63.81	10.07						
											7.03	2 Room	2 Rooms	62.05	6.776						
											7.04	2 Room	2 Rooms	62.05	6.776						
											7.05	2 Room	2 Rooms	62.05	6.776						
											7.06	2 Room	2 Rooms	62.05	6.776						
7.07	2 Room	2 Rooms	62.05	6.776																	

For Shyam Buildwell Pvt. Ltd.

Radhika Singh
Authorized Signatory

Sl. No. BLOCK (A)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @
1	2	3	4	5	6		7	8	9	10
					FAR	Balcony				
		7.08	2 Room	2 Rooms	62.05	6.776				
		7.09	2 Room	2 Rooms	62.05	6.776				
		7.10	2 Room	2 Rooms	62.05	6.776				
		7.11	2 Room	2 Rooms	63.81	10.07				
		7.12	2 Room	2 Rooms	63.81	10.07				
							876.87/19441.34*100			
		8.01	2 Room	2 Rooms	120.25	17.936				
		8.02	3 Room	3 Rooms	120.25	17.936				
		8.03	2 Room	2 Rooms	68.70	7.835				
		8.04	2 Room	2 Rooms	68.70	7.835				
		8.05	2 Room	2 Rooms	62.05	6.776				
		8.06	2 Room	2 Rooms	68.70	7.835				
		8.07	2 Room	2 Rooms	62.05	6.776				
		8.08	3 Room	3 Rooms	120.25	17.936				
		8.09	2 Room	2 Rooms	63.81	10.07				
8	8th						4.51%	Mr. Shyam Babu Sharma	Residential	

For Shyam Buildwell Pvt. Ltd.

Raghuendra Singh
Authorised Signatory

Sl. No. BLOCK (B)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @
1	2	3	4	5	6	7	8	9	10	
1	1st	1.01	2 Room	2 Rooms	54.34	8.146	956.17//19441.34*100	Mr. Shyam Babu Sharma	Residential	
		1.02	2 Room	2 Rooms	54.34	8.146				
		1.03	3 Room	3 Rooms	99.18	13.825				
		1.04	3 Room	3 Rooms	89.46	13.825				
		1.05	2 Room	2 Rooms	49.78	6.914				
		1.06	2 Room	2 Rooms	48.80	6.914				
		1.07	2 Room	2 Rooms	49.78	6.914				
		1.08	2 Room	2 Rooms	48.80	6.914				
		1.09	3 Room	3 Rooms	99.18	13.825				
		1.10	3 Room	3 Rooms	89.46	13.825				
		1.11	2 Room	2 Rooms	54.34	8.146				
		1.12	2 Room	2 Rooms	54.34	8.146				
2	2nd	2.01	2 Room	2 Rooms	54.34	8.146	956.17//19441.34*100	Mr. Shyam Babu Sharma	Residential	
		2.02	2 Room	2 Rooms	54.34	8.146				
		2.03	3 Room	3 Rooms	99.18	13.825				
		2.04	3 Room	3 Rooms	89.46	13.825				
		2.05	2 Room	2 Rooms	49.78	6.914				
		2.06	2 Room	2 Rooms	48.80	6.914				
		2.07	2 Room	2 Rooms	49.78	6.914				
		2.08	2 Room	2 Rooms	48.80	6.914				
		2.09	3 Room	3 Rooms	99.18	13.825				
		2.10	3 Room	3 Rooms	89.46	13.825				
		2.11	2 Room	2 Rooms	54.34	8.146				
		2.12	2 Room	2 Rooms	54.34	8.146				
						956.17//19441.34*100				

For Shyam Buildwell Pvt. Ltd.
Raghendra Singh
Authorised Signatory

Sl. No. BLOCK (B)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @
1	2	3	4	5	6	7	8	9	10	
3	3rd	3.01	2 Room	2 Rooms	FAR	4.91%	Mr. Shyam Babu Sharma	Residential		
		3.02	2 Room	2 Rooms	54.34					8.146
		3.03	3 Room	3 Rooms	99.18					13.825
		3.04	3 Room	3 Rooms	89.46					13.825
		3.05	2 Room	2 Rooms	49.78					6.914
		3.06	2 Room	2 Rooms	48.80					6.914
		3.07	2 Room	2 Rooms	49.78					6.914
		3.08	2 Room	2 Rooms	48.80					6.914
		3.09	3 Room	3 Rooms	99.18					13.825
		3.10	3 Room	3 Rooms	89.46					13.825
		3.11	2 Room	2 Rooms	54.34					8.146
		3.12	2 Room	2 Rooms	54.34					8.146
4	4th	4.01	2 Room	2 Rooms	54.34	8.146	4.91%	Mr. Shyam Babu Sharma	Residential	
		4.02	2 Room	2 Rooms	54.34	8.146				
		4.03	3 Room	3 Rooms	99.18	13.825				
		4.04	3 Room	3 Rooms	89.46	13.825				
		4.05	2 Room	2 Rooms	49.78	6.914				
		4.06	2 Room	2 Rooms	48.80	6.914				
		4.07	2 Room	2 Rooms	49.78	6.914				
		4.08	2 Room	2 Rooms	48.80	6.914				
		4.09	3 Room	3 Rooms	99.18	13.825				
		4.10	3 Room	3 Rooms	89.46	13.825				
		4.11	2 Room	2 Rooms	54.34	8.146				
		4.12	2 Room	2 Rooms	54.34	8.146				
					956.17/19441.34*100	For Shyam Buildwell Pvt. Ltd. <i>Parbhendra Singh</i> Authorised Signatory				
5.01	2 Room	2 Rooms	54.34	8.146						
5.02	2 Room	2 Rooms	54.34	8.146						
5.03	3 Room	3 Rooms	99.18	13.825						
5.04	3 Room	3 Rooms	89.46	13.825						

Sl. No. BLOCK (B)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @											
1	2	3	4	5	6		7	8	9	10											
5	5th				FAR	Balcony	4.91%	Mr. Shyam Babu Sharma	Residential												
											5.05	2 Room	2 Rooms	49.78	6.914						
											5.06	2 Room	2 Rooms	48.80	6.914						
											5.07	2 Room	2 Rooms	49.78	6.914						
											5.08	2 Room	2 Rooms	48.80	6.914						
											5.09	3 Room	3 Rooms	99.18	13.825						
											5.10	3 Room	3 Rooms	89.46	13.825						
											5.11	2 Room	2 Rooms	54.34	8.146						
											5.12	2 Room	2 Rooms	54.34	8.146						
																956.17/19441.34*100					
											6	6th						4.91%	Mr. Shyam Babu Sharma	Residential	
6.02	2 Room	2 Rooms	54.34	8.146																	
6.03	3 Room	3 Rooms	99.18	13.825																	
6.04	3 Room	3 Rooms	89.46	13.825																	
6.05	2 Room	2 Rooms	49.78	6.914																	
6.06	2 Room	2 Rooms	48.80	6.914																	
6.07	2 Room	2 Rooms	49.78	6.914																	
6.08	2 Room	2 Rooms	48.80	6.914																	
6.09	3 Room	3 Rooms	99.18	13.825																	
6.10	3 Room	3 Rooms	89.46	13.825																	
6.11	2 Room	2 Rooms	54.34	8.146																	
6.12	2 Room	2 Rooms	54.34	8.146																	
					956.17/19441.34*100																
7	7th						4.91%	Mr. Shyam Babu Sharma	Residential												
											7.01	2 Room	2 Rooms	54.34	8.146						
											7.02	2 Room	2 Rooms	54.34	8.146						
											7.03	3 Room	3 Rooms	99.18	13.825						
											7.04	3 Room	3 Rooms	89.46	13.825						
											7.05	2 Room	2 Rooms	49.78	6.914						
											7.06	2 Room	2 Rooms	48.80	6.914						
											7.07	2 Room	2 Rooms	49.78	6.914						
7.08	2 Room	2 Rooms	48.80	6.914																	

956.17/19441.34*100

For Shyam Buildwell Pvt. Ltd.

Raghuendra Singh
Authorised Signatory

Mr. Shyam Babu Sharma

Residential

Sl. No. BLOCK (B)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @				
1	2	3	4	5	6		7	8	9	10				
8	8th					FAR	956.17/19441.34*100		Residential					
						Balcony								
						7.09					3 Room	3 Rooms	99.18	13.825
						7.10					3 Room	3 Rooms	89.46	13.825
						7.11					2 Room	2 Rooms	54.34	8.146
						7.12					2 Room	2 Rooms	54.34	8.146
						8.01					2 Room	2 Rooms	54.34	8.146
						8.02					2 Room	2 Rooms	54.34	8.146
						8.03					3 Room	3 Rooms	99.18	13.825
						8.04					3 Room	3 Rooms	89.46	13.825
						8.05					2 Room	2 Rooms	49.78	6.914
						8.06					2 Room	2 Rooms	48.80	6.914
8.07	2 Room	2 Rooms	49.78	6.914										
8.08	2 Room	2 Rooms	48.80	6.914										
8.09	3 Room	3 Rooms	99.18	13.825										
8.10	3 Room	3 Rooms	89.46	13.825										
8.11	2 Room	2 Rooms	54.34	8.146										
8.12	2 Room	2 Rooms	54.34	8.146										

For Shyam Buildwell Pvt. Ltd.
Raghendra Singh
 Authorised Signatory

Sl. No.	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportinate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @		
BLOCK (C)					6	Balcony						
1	2	3	4	5	FAR		7	8	9	10		
					Balcony							
1	1st				1.01	1 Room	49.70	590.03/19441.34*100	Mr. Shyam Babu Sharma	Residential		
					1.02	1 Room	49.70					11.40
					1.03	1 Room	49.70					4.63
					1.04	1 Room	49.70					4.63
					1.05	1 Room	49.70					4.63
					1.06	1 Room	52.65					6.183
					1.07	2 Room	93.44					16.833
					1.08	2 Room	93.44					16.833
2	2nd				583.26/19441.34*100		3%	Mr. Shyam Babu Sharma	Residential			
					2.01	1 Room					49.70	11.40
					2.02	1 Room					49.70	11.40
					2.03	1 Room					49.70	4.63
					2.04	1 Room					49.70	4.63
					2.05	1 Room					49.70	4.63
					2.06	1 Room					52.65	6.183
					2.07	2 Room					93.44	16.833
		2.08	2 Room	93.44	16.833							
3	3rd				583.26/19441.34*100		3%	Mr. Shyam Babu Sharma For Shyam Buildwell Pvt. Ltd Raghurajendra Sharma Authorised Signatory	Residential			
					3.01	1 Room					49.70	11.40
					3.02	1 Room					49.70	11.40
					3.03	1 Room					49.70	4.63
					3.04	1 Room					49.70	4.63
					3.05	1 Room					49.70	4.63
					3.06	1 Room					52.65	6.183
					3.07	2 Room					93.44	16.833
		3.08	2 Room	93.44	16.833							

Sl. No. BLOCK (C)	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @
1	2	3	4	5	6		7	8	9	10
4	4th	4.01	1 Room	1 Room	49.70	11.40	3%	Mr. Shyam Babu Sharma	Residential	
		4.02	1 Room	1 Room	49.70	11.40				
		4.03	1 Room	1 Room	49.70	4.63				
		4.04	1 Room	1 Room	49.70	4.63				
		4.05	1 Room	1 Room	49.70	4.63				
		4.06	1 Room	1 Room	52.65	6.183				
		4.07	2 Room	2 Rooms	93.44	16.833				
		4.08	2 Room	2 Rooms	93.44	16.833				
		5.01	1 Room	1 Room	49.70	11.40				
		5.02	1 Room	1 Room	49.70	11.40				
5.03	1 Room	1 Room	49.70	4.63						
5.04	1 Room	1 Room	49.70	4.63						
5.05	1 Room	1 Room	49.70	4.63						
5.06	1 Room	1 Room	52.65	6.183						
5.07	2 Room	2 Rooms	93.44	16.833						
5.08	2 Room	2 Rooms	93.44	16.833						
6	6th	6.01	1 Room	1 Room	49.70	11.40	3%	Mr. Shyam Babu Sharma	Residential	
		6.02	1 Room	1 Room	49.70	11.40				
		6.03	1 Room	1 Room	49.70	4.63				
		6.04	1 Room	1 Room	49.70	4.63				
		6.05	1 Room	1 Room	49.70	4.63				
		6.06	1 Room	1 Room	52.65	6.183				
		6.07	2 Room	2 Rooms	93.44	16.833				
		6.08	2 Room	2 Rooms	93.44	16.833				
		7.01	1 Room	1 Room	49.70	11.40				
		7.02	1 Room	1 Room	49.70	11.40				
7.03	1 Room	1 Room	49.70	4.63						
					583.26/19441.34*100		583.26/19441.34*100			
					583.26/19441.34*100		583.26/19441.34*100			

Mr. Shyam Babu Sharma

Residential

For Shyam Buildwell Pvt. Ltd.

Raghuram Reddy
Authorised Signatory

Sl. No.	Floor	Identifiable no. of the apartment	Type of Flat	No. of Rooms	Covered area (In sq. mtr.)		Percentage of Undivided share in land on basis of covered area of the apartment (Ground Cov. Divide plot FAR x 100)	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the apartment @
BLOCK (C)					FAR	Balcony				
1	2	3	4	5	6		7	8	9	10
7	7th	7.04	1 Room	1 Room	49.70	4.63	3%	Mr. Shyam Babu Sharma	Residential	
		7.05	1 Room	1 Room	49.70	4.63				
		7.06	1 Room	1 Room	52.65	6.183				
		7.07	2 Room	2 Rooms	93.44	16.833				
		7.08	2 Room	2 Rooms	93.44	16.833				
		8.01	1 Room	1 Room	49.70	11.40				583.26/19441.34*100
		8.02	1 Room	1 Room	49.70	11.40				
8.03	1 Room	1 Room	49.70	4.63						
8.04	1 Room	1 Room	49.70	4.63						
8.05	1 Room	1 Room	49.70	4.63						
8	8th	8.06	1 Room	1 Room	52.65	6.183	3%	Mr. Shyam Babu Sharma	Residential	
		8.07	2 Room	2 Rooms	93.44	16.833				
		8.08	2 Room	2 Rooms	93.44	16.833				

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

Annexure 'C'

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

S.No	Particulars				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	UNITS	AS PER PAGE NO -6	—	16252.88
(b-1)	Total covered area of common areas & facilities (as defined in s.3(i) of the Act)	Common	AS PER PAGE NO- 6	—	3188.46
(b-2)	Total covered area of limited common areas & facilities (as per defined in S. 3(s) of the Act)	M.RM W T	AS PER PAGE NO -6	—	
(c)	Total covered area of the building area of the building [total of (a), (b-1) & (b-2)]	F.A.R	AS PER PAGE NO-6	—	19441.34
	Sum up	i.e. (a)	i.e.(b-1)	i.e. (b-2)	i.e. (c)

Place :

Date :

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

Annexure 'D'

Details of 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)	The parcel of land described in paragraph first of this deed.	
(b)	Basement(if any) (as shown in Exhibit 'A' attached hereto)	L.B, U.B
(c)	Facilities in the basement	UGT, LT PANEL
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	As per attached sheet Page-16
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	1381.92 Sqmt.
	(ii) Children playing area	
	(iii) Swimming pool	
	(iv) Tennis Court	
	(v) Badminton Court	
	(vi) Commercial areas & facilities	6 Shops
	(vii) Lobby & facilities	As page 7A
	(viii) Any other facility	NA
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

For Shyam Baidwell Pvt. Ltd.

Authorized Signatory

(i)	Eleator	AS PER attached Sheet 14 A
(ii)	Area of shaft	As PER PAGE No-14A
(iii)	Elevator shaft extends from ground floor upto	2 B + S + 8 Floors
(iv)	No. of Stairway 'A', which lead from the ground floor to the roof of the building	
(v)	No. of stairway 'B' (if any), which lead from the open court to the upper follors.	2 Stairs case Per Block
(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 and rubbish, and will be fed from the janitor's room of each of the..upper floors.	
(vii)	No. of water tank(s)	
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building	Machine Room
(ix)	Plumbering network throughout the building	YES
(x)	Electric wiring net-work throughout the building	YES
(xi)	Necessary Light(s)	YES
(xii)	Telephone(s)	
(Xiii)	Public Water Connection(s)	

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

Particulars	Shaft Size	Area
BLOCK-A		
Lift -1	1.9x1.8	3.42 Sqmt.
Lift -2	1.9x1.8	3.42 Sqmt.
BLOCK-B		
Lift -1	1.9x2.13	4.047 Sqmt.
Lift -2	1.9x2.13	4.047 Sqmt.
BLOCK-C		
Lift -1	1.84x1.715	3.1556 Sqmt.
Lift -2	1.84x1.84	3.385 Sqmt.
Total		21.47 Sqmt.

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

	(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	
	(xv)	Tank(s)	Specify no. & capacity
	(xvi)	Pump(s)	Specify no. & capacity
	(xvii)	Motor(s)	Specify no. & capacity
	(xviii)	Fans	Specify no. & capacity
	(ixx)	Fire fighting equipment(s)	Specify details
	(xx)	Compressor(s)	
	(xxi)	Duct(s)	
	(xxii)	Central Air Conditioning Equipment(s)	
	(xxiii)	Heating Equipment	
	(xxiv)	General all apparatus & installation existing for common use	

Place:

**Signature of declarant
with designation and seal**

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.

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
Authorised Signatory

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	As PER BELOW DETAIL
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	AS PER SHEET-7A
(iii)	Corridor extending from the lobby to the stairway	AS PER SHEET-7A

Place:

Date:

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

Note : Section 3(s) of the Act has defined the term "limited common areas and facilities" means " those common areas and facilities which are designed 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.

Proposed covered area		No. of cars
Lower basement	5432.04 Sqmt	107
Upper Basement	5432.04 Sqmt	83
Stilt	2453.23 Sqmt	87
Total		277
Open Parking (Net plot Area-ground Cov.)		21
Total Parking		298

Annexure 'F'

Details of the Independent areas " of the building of which the present declaration relates.

<u>"Independent areas" (as defined in S.3(P) of the Act)</u>		
<u>(i)</u>	<u>Parking</u>	<u>As PER BELOW DETAIL</u>
<u>(II)</u>	<u>Servant quarter</u>	
<u>(iii)</u>	<u>Club with independent access</u>	
<u>(iv)</u>	<u>Convenient shops</u>	<u>6 Shops @ 89.08 Sqmt.</u>
<u>(v)</u>	<u>Covered garage/Store</u>	
<u>(vi)</u>	<u>Terrace attached to an apartment (if applicable)</u>	

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

Place:

Date:

For Shyam Buildwell Pvt. Ltd.

Raghuendra Singh
 Authorised Signatory

<u>Proposed covered area</u>	<u></u>	<u>No. of cars</u>
<u>Lower basement</u>	<u>5432.04 Sqmt</u>	<u>107</u>
<u>Upper Basement</u>	<u>5432.04 Sqmt</u>	<u>83</u>
<u>Stilt</u>	<u>2453.23 Sqmt</u>	<u>87</u>
<u>Total</u>		<u>277</u>
<u>Open Parking (Net plot Area-ground Cov.)</u>		<u>21</u>
<u>Total Parking</u>		<u>298</u>

Schedule-A
[Specifications of Construction]

- | | |
|---------------------------------------|--|
| 1. Foundation: | R.C.C. RAFT |
| 2. Flooring: | VITRIFIED |
| 3. Doors and Hardware: | FLUSH DOOR & MS./ STEEL <i>Wooden</i> |
| 4. Windows: | ALUMINIUM / UPVC / WOODEN |
| 5. Internal Finish: | PAINTS: 2 Coats of Trector Emulsions paint-over one layer of primer over Coats of putty |
| 6. External Finish: | Acrylic Emulsion Paints -Over roller finish of Dura cast texture -over one Coat of primer on site. |
| 7. Sanitary ware and fittings: | STANDARD CHINA WARE -SS CP FITTING |
| 8. Electrical: | AS IS CODE & INDIAN ELECTRICITY RULE |
| 9. Plumbing and water Line: | STANDARD SUPREME UPVC & CPVC PRINCE / KISHAN /ETC. |

Place:

Signature of declarant
with designation and seal

Date:

For Shyam Buildwell Pvt. Ltd.

Raghendra Singh
 Authorised Signatory

FORM "B"*(See Rule 6)***Undertaking by the person acquiring apartment (Under Section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.**

Office of the Competent Authority at.....

I _____ S/o _____ R/o _____
acquired apartment no. _____ in the property _____ by way
of gift, exchange, purchase or otherwise or taking lease of an apartment
from Shri _____

I hereby undertake to comply with the covenants, conditions and restrictions
subject to which said apartment was owned by the aforesaid Shri
_____ before the date of transfer.

Further, I shall be subject to the provisions of The Uttar Pradesh Apartment
(Promotion of Construction, Ownership & Maintenance) Act, 2010.

Signature

In presence of

1.

2.