



Maia Constructions Pvt. Ltd.

CS - 16, Upper Mezzanine Floor,
Ansal Plaza, Vaishali,
Ghaziabad - 201010 (U.P.)
Tel : +91 120 4131114/5
E-mail : contact@maidevelopers.com
Website : www@maidevelopers.com

AE-5. शांति-1
22/7/14

Dated: 22-07- 2014

The Executive Engeenier
GDA. GHAZIABAD (UP).

Sub: Submission of form "A" of U.P Apartment Act-

Dear Sir,

We are submitting Form of Declaration on Form "A" of U.P Apartment Act for our project "Maia Marvel "at Khasra no.1008 noor nagar Ghaziabad being developed by Maia Construction Pvt.Ltd for your kind consideration".

Thanking you,

For Maia Constructions Pvt.Ltd. – Maia Marvel

1330/080(D)
22/7/14

Sanjay Garg
(Director)

अ/श. संतोष.
23/07/14
AG

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FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 7/22/2014

Place: GHAZIABAD

Promoter Details:

- 1 Name: **M/s MAIA CONSTRUCTIONS PVT.LTD.**
 2 Registered Address: **J-2/1, AGARIEN APPARTMENTS, WEST JYOTI NAGAR, DELHI - 110093**
 3 Local/Postal Address: **CS-16, UPPER MEZZANINE FLOOR, ANSAL PLAZA, VAISHALI, GHAZIABAD -201016, UTTAR PRADESH , TEL- +911204131114/5**
 4 Date of Incorporation (If applicable): **26-11-2007**
 5 Name/Designation of Authorized Signatory: **MR. SANJAY GARG/ DIRECTOR**

The Declaration hereby solemnly states the following:

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' to this declaration, an apartment Building/ Group Housing Scheme. detailed below:

Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	MAIA MARVEL/ MAIA MARVEL
2	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3	Date of Sanction	1/12/2011
4	Municipal No. of the property	1008
5	Municipal Ward of the property	
6	Postal Address of the property	"MAIA MARVEL APP" KHASRA NO 1008, NOOR NAGAR RAINAGAR EXTENSION. N.H -58. GHAZIABAD
7	Name of Architect/Structured Engineer	AR.VISHAL MITTAL / Vikas Garg
8	Height of the building	TOWER-MAIA MARVEL=49.5 MT.,
9	Scheme whether residential or commercial (other than multiplex or mall)	GROUP HOUSING(RESIDENTIAL)
10	No. of floors	TOWER-MAIA MARVEL =BASEMENT+STILT+14

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 as a total floor area of 12131.678 square meters on all floors, of which 8107.368 square meters will constitute the apartments and remaining 2882.596 square meters will constitute the 'common areas and facilities' and 1141.714 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 715.00 sq.mt. is not taken in above area.

FIFTH: That this condominium shall be known as "MAIA MARVEL" (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 S. 3(p) of the Act]	As per Annexure 'F'

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the association of apartment owners of the "MAIA MARVEL" Condominium is based on the proportionate value of each apartment to the total value of all apartments.

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

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

(a) Land of each apartment would be computed on basis of the percentage of the undivided share so that the aggregate of the Land component of all of the apartments of the building is equivalent to the total value of the Land of the building;

(b) The construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, Shri Sanjay Garg for on and behalf of M/s MAIA CONSTRUCTIONS PVT.LTD. (the promoter) hereto set his hand this 22nd day of 07 of year 2014

For MAIA CONSTRUCTIONS PVT. LTD.

Signed & delivered by (Seal of the Promoter)

[Signature]
Director

In the presence of:-

- 1 Saket Kumar Bappay
- 2 _____

Annexure-'A'

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

Sl.No.	Items		
1	Location of the land of the building	Revenue Village	NOOR NAGAR
		Tehsil	LOMT
		District	GHAZIABAD
2	Survey No. with area		4440 SQ MT.
3	Date of last document of title under which the promoter claims the land	SALE DEED DATED ON 07-05-2010	
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	4008
		Pages No.	369/412
		Sl. No.	3749
		Date of Regn.	07-05-2010
5	Boundaries	North	CHACK ROAD 8.25FT.
		South	KHASRA NO. - 1007
		East	0
		West	30 MT ROAD
6	Land whether freehold or leasehold		FREEHOLD
7	If land is leasehold, the unexpired period of the lease		N.A.

Sadar
Ghaziabad

For MAIA CONSTRUCTIONS PVT. LTD.



Director

Place: Ghaziabad

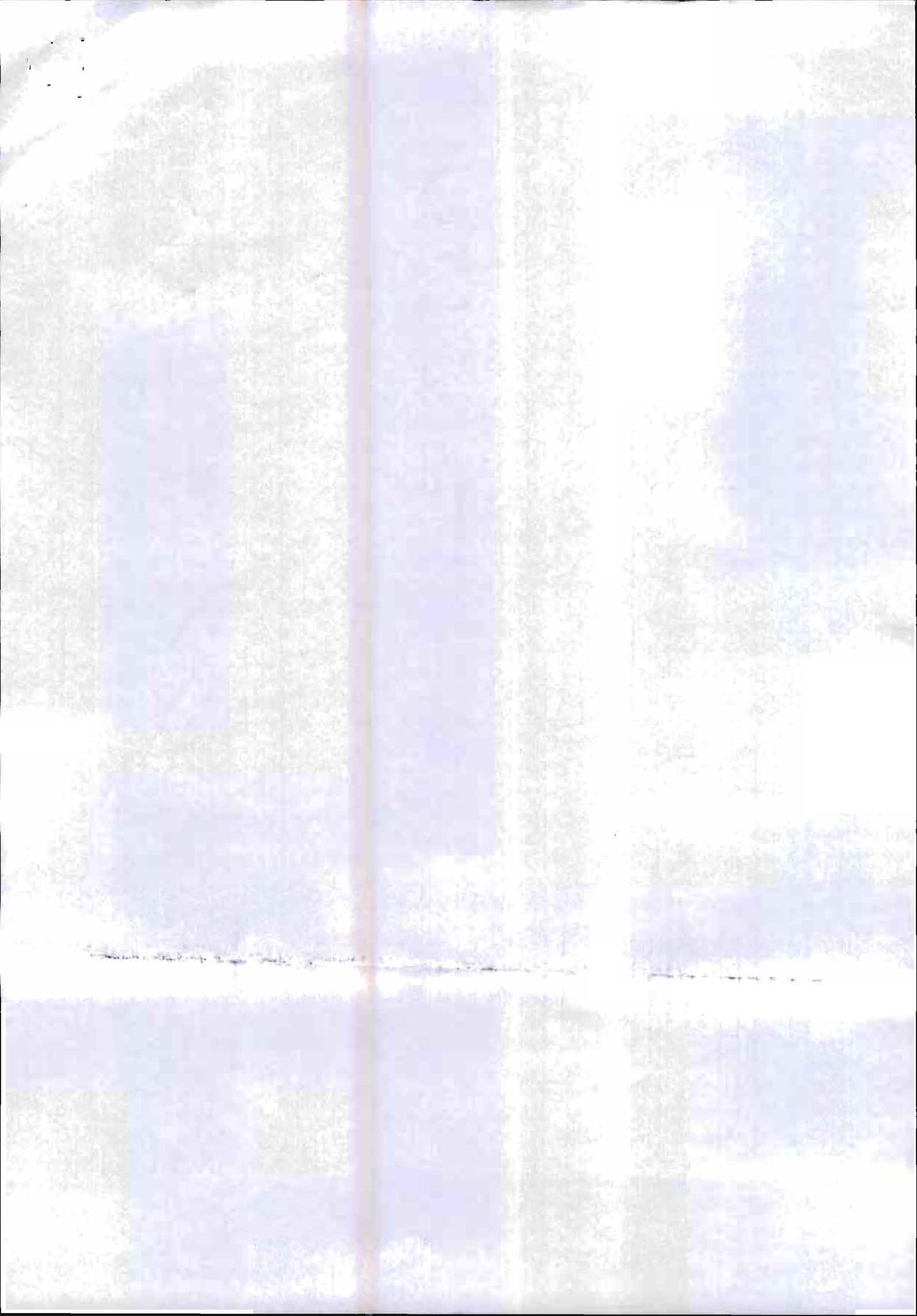
Date: 22-07-14

Signature of declarant
with designation & Seal

ANNEXURE 'B' (DETAILS OF APARTMENT)

TOWER-MAIA MARVEL

FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN LAND ON BASIS OF COVERED AREA OF THE APARTMENT	PROPORTIONATE REPRESENTATION FOR VOTING PURPOSE IN THE MEETING OF THE ASSOCIATION OF APARTMENT OWNERS	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
1st Floor	101	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	102	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	103	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	
	104	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	105	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	106	2 BED 2 TOILET (MIG-I)	62.575	0.772%	1	RESIDENTIAL	
	107	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL	
	108	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL	
2nd Floor	201	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	202	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	203	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	
	204	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	205	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	206	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	
	207	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL	
	208	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL	
3rd Floor	301	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	302	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	303	2 BED 2 TOILET (MIG-I)	62.575	0.772%	1	RESIDENTIAL	
	304	4 BED 4 TOILET (HIG-V)	144.314	1.780%	1	RESIDENTIAL	
	306	2 BED 2 TOILET (MIG-I)	62.575	0.772%	1	RESIDENTIAL	
	307	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL	
	308	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL	
	401	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
4th Floor	402	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	403	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	
	404	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	405	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL	
	406	2 BED 2 TOILET (MIG-I)	62.575	0.772%	1	RESIDENTIAL	
	407	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL	
	408	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL	
	501	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
5th Floor	502	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL	
	503	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	
	504	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL	
	506	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL	



	507	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	508	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	601	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	602	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	603	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	604	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	605	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	606	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	607	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	608	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	701	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	702	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	703	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	704	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	705	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	706	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	707	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	708	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	801	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	802	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	803	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	804	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL
	806	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	807	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	808	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	901	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	902	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	903	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	904	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL
	906	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	907	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	908	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	1001	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1002	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1003	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1004	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL
	1006	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1007	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	1008	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	1101	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1102	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1103	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL

11th Floor	1104	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL
	1106	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1107	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	1108	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	1201	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1202	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-II)	92.268	1.138%	1	RESIDENTIAL
	1203	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1204	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
12th Floor	1205	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	1206	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1207	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	1208	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	1401	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1402	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1403	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1404	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
13th Floor	1405	2 BED 2 TOILET (MIG-I)	55.916	0.690%	1	RESIDENTIAL
	1406	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1407	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	1408	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	1501	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1502	3 BED 2 TOILET 1 SERVANT 1 TOILET(HIG-III)	92.268	1.138%	1	RESIDENTIAL
	1503	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1504	4 BED 4 TOILET (HIG-IV)	120.749	1.489%	1	RESIDENTIAL
14th Floor	1506	2 BED 2 TOILET (MIG-II)	62.575	0.772%	1	RESIDENTIAL
	1507	3 BED 2 TOILET (HIG-I)	75.291	0.929%	1	RESIDENTIAL
	1508	3 BED 2 TOILET (HIG-II)	76.147	0.939%	1	RESIDENTIAL
	MIG-I	DRAWING /DINING ROOM,KITCHEN,2BED,2TOILET, 3 BALCONY				
	MIG-II	DRAWING /DINING ROOM,KITCHEN,2BED,2TOILET, 2 BALCONY				
HIG-I	DRAWING /DINING ROOM,KITCHEN,3BED,2TOILET, 2 BALCONY					
HIG-II	DRAWING /DINING ROOM,KITCHEN,3BED,2TOILET, 2 BALCONY					
HIG-III	DRAWING ROOM,DINING AREA,KITCHEN,3BED,2TOILET,1 SERVANT,1 TOILET, 3BALCONY					
HIG-IV	DRAWING ROOM,DINING AREA,KITCHEN,4BED,4TOILET,4BALCONY					
HIG-V	DRAWING ROOM,DINING AREA,KITCHEN,4BED,4TOILET, 4BALCONY					

GROUND COVERAGE TOWER -M/ALA MARVEL	808.27	SQ. MT.
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GRAND TOTAL		
TOTAL GROUND COVERAGE OF ALL TOWERS	8107.368	100.000%
TOTAL COVERED AREA OF ALL TOWERS(UNIT AREA + CUPBOARD)	8107.368	SQ. MT.

105

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)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors	8107.368 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		2882.596 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			1141.714 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				12131.678 sq.mt.
	Sum up				

• Open Parking area

715.00

sq.m. is not included in (b-2)

For MAIA CONSTRUCTIONS PVT. LTD.


Director

Place: Cogebad

Date: 22-07-2014

Signature of declarant
with designation & Seal

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)	The parcel of Land described in paragraph First of this Deed	
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	2163.766 sq.mts
(c)	Facilities in the basement	STP,RAMP,LT PANEL, UNDER GROUND TANK
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	No Parking provided in common area & facilities
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	83.4 SQ.MT.
	(ii) Children playing area	55.6 SQ.MT.
	(iii) Swimming Pool	90 SQ.MT.
	(iv) Tennis Court	N.A
	(v) Basket Ball Court	NA
	(vi) Badminton Court	NA
	(vii) Commercial areas & facilities	NA
	(viii) Lobby & facilities	NA
	(ix) Any other facility	
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	2 Number Elevator
	(ii) Area of shaft(s)	NA
	(iii) Elevator shaft extends from ground floor upto	Ground Floor To Terrace Floor
	(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	2 NO. & 494.91 SQ.MT. AS PER ATTACHED DETAIL
	(v) No. of stairway 'B' (if any), which lead from open court to the upper floors.	NA
(vi) A Flue (if applicable), extending from the incinerator in the basement to the roof of the building, which one of the upper floors for the disposal of		

	garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	NA
(vii)	No. of Water tank(s)	As per drawings attached

(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Pent House Not Provided
(ix)	Plumbing network throughout the building.	As per drawings attached
(x)	Electric wiring network throughout the building	As per drawings attached
(xi)	Necessary light(s)	27 poles will be provided
(xii)	Telephone(s)	E.P.A.B.X.connection to all apartment.
(xiii)	Public water connection(s)	As per drawings attached
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	R.C.C Design By Structure Engineer
(xv)	Tank(s)	DOMESTIC UGT 50 KLD FIRE UGT 75 KLD
(xvi)	Pump(s)	5 NO S
(xvii)	Motor(s)	5. NO S
(xviii)	Fans	NA
(xix)	Firefighting equipment(s)	Equipped as per fire NOC.
(xx)	Compressor(s)	N.A
(xxi)	Duct(s)	N.A
(xxii)	Central Air Conditioning Equipment(s)	N.A
(xxiii)	Heating Equipment	N.A
(xxiv)	General all apparatus & installation existing for common use	NO APPARATUS IS INSTALLED TILL NOW FOR COMMON USE IN EXISTING

For MAIA CONSTRUCTIONS PVT. LTD.

Place: Coimbatore

Date: 22-07-14


Director

Signature of declarant
with designation & Seal

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

Annexure 'E'

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

"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')		
(i)	Parking	Basement Parking Area- 1926.55 sq.mt.
		Stilt Parking Area- 537.06 sq.mt.
		Open Parking Area - 715.00 sq.mt.
		Total Parking Provided - 131 no.
		against required 121 no.
(ii)	Lobby, giving access to the elevator(s) to specified	1141.714 SQ.MT.
(iii)	Corridor extending from the lobby to the	NA

For MAIA CONSTRUCTIONS PVT. LTD.

Place: Gogriaba

Date: 22-07-14


Director

Signature of declarant
with designation & Seal

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

Annexure 'F'

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

"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	2,284.89 SQ.MT.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	44.765 SQ.MT.
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment (If applicable)	NA

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

For MAIA CONSTRUCTIONS PVT. LTD.

Place: *Cheyaband*

Date: *22-07-14*


Director

Signature of declarant
with designation & Seal

Schedule -A
[Specifications of Construction]

- 1 Foundation: Raft foundation
- 2 Flooring: Vetrified tiles/ and granite stone flooring in drawing/ dining and bedrooms. Anti - skid floor tiles in bathrooms, kitchen and balcony.
- 3 Doors & Hardware: All frames, panelled flush door shutters with superior quality hard wood and decorative entrance door.
- 4 Windows: Aluminium and glass window shutters
- 5 Internal Finish: All internal walls plastered and painted in pleasing shades of oil bound distemper (ceiling white). Decorative plaster of paris cornice in drawing / dining and bedrooms.
- 6 External Finish: Apex waterproof coating
- 7 Sanitary ware & fittings: Glazed tiles in pleasing colors on walls up to door level. Sanitary ware/ chinaware in white, with tiles and chrome plated fittings and fixtures of good quality make. Granite work platform with 2ft high glazed tiles above its other wall, glazed tiles up to the same level and provided with stainless steel sink.
- 8 Electrical: All copper wiring in PVC concealed conduit. Provision for adequate light and power points as well as telephone and tv, internet outlets in all areas. Switches and sockets of good quality with protective MCBs.
- 9 Plumbing and water Line: U.P.V.C / C.P.V.C. / G.I. Underground and overhead tank with pumps for uninterrupted supply of water.

Place: Goyiabad

Date: 22-07-14


Director

Signature of declarant
with designation & Seal

EXHIBIT-A

TOWER NAME	COMMON FACILITIES OF THE TOTAL SCHEME (105 UNIT) (a)			COMMON FACILITIES OF THE APARTMENT UNIT IN THIS TOWER (b)			LIMITED COMMON FACILITIES OF TOWER (c)		
	FACILITIES	AREA (SQ.MT.)	sq.mt., PER UNIT	FACILITIES	AREA(sq.mt.)	sq.mt.PER UNIT	FACILITIES	AREA	sq.mt. PER UNIT
MAIA MARVEL - MIG-I,II & HIG- I,II,III,IV,V	COMMUNITY	187.172	1.783	LIFT AT BASEMENT	13.31	0.127	CIRCULATION(FAR AREA)	66.407	
	METER ROOM	29.79	0.284	STAIRCASE AT BASEMENT	43.18	0.411	FIRE STAIR (NON FAR)	15.144	
	GUARD ROOM	9	0.086	SHAFT AT BASEMENT	4.31	0.041			
	BASEMENT CIRCULATION	893.72	8.512	CIRCULATION AT STILT (FAR)	22.001	0.210	TYPICAL FLOOR	81.551	
	GROUND CIRCULATION	1179.32	11.232	NON FAR AT STILT FLOOR (FIRE STAIR)	16.193	0.154			
	CHILDRENS PLAY AREA	55.6	0.530	MUMTY	37	0.352			
	GARDEN LAWN	83.4	0.794	MACHINE ROOM	23.34	0.222			
	SWIMMING POOL	90	0.857	OVERHEAD TANK	16.19	0.154			
	UGT & PUMP ROOM	127	1.210						
	LT PANEL ROOM	52.07	0.496						
TOTAL AREA	2707.072	25.782	TOTAL AREA	175.524	1.093	TOTAL AREA	1141.714	10.873	
TOTAL COMMON FACILITIES IN TOWER-Z= (b)									
TOTAL LIMITED COMMON FACILITIES IN TOWER-Z = (c)									
TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-Z(per unit area a + b + c)									

COMMON FACILITIES OF THE TOTAL SCHEME	2882.596	SQ.MT.
TOTAL COMMON FACILITIES OF THE TOTAL APARTMENTS(TOWER)	2707.072	SQ.MT.
TOTAL LIMITED COMMON FACILITIES OF THE TOTAL APARTMENTS(TOWER)	175.524	SQ.MT.
	1141.714	SQ.MT.
	37.748	SQ.MT.

2882.596

4024.3100

TOTAL AREA OF SHAFT (LIFT & SERVICES)

TOWER NAME	AREA OF SHAFT	NO OF FLOOR	TOTAL AREA ALL FLOORS
MAIA MARVET	1.104	BASEMENT+STILT+14 16	17.664
TOTAL AREA			17.664

AREA DETAIL OF STAIRWAY (internal & fire escape)

TOWER NAME	AREA OF STAIRWAY ONE FLOOR	NO OF FLOOR	TOTAL AREA ALL FLOORS
MAIA MARVET	32.994	STILT+14 15	494.91
		TOTAL AREA	494.91