

AE-10/19-1
OSP (D)
23/7/14

JGib. Sampat Army Street
30/07/14
AG

Date:22-07-2014

To,
The O.S.D.
Ghaziabad Development Authority,
Ghaziabad.

Subject: Submission of declaration Form your Letter No. 146/Parvartan zone/2014-14 Zone I dated 24.4.14.

Sir,

13/07/14
OSP (D)
23/7/14

Please find the enclosed filled Form of U.P. Apartment Act, 2010 from the Company "MCC DEVELOPERS (P) LIMITED" (PROJECT NAME:- SIGNATRE HOMES) situated at Khasra No, 1053, Village- Noor Nagar, Rajnagar Extn., Ghaziabad. Kindly find the enclosed documents.

Thanking you

For MCC DEVELOPERS (PVT.) LTD.

Authorised Signatory

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Rms set 29
30/07/14

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30/7/14

MCC DEVELOPERS PVT. LTD.

Form A

(See Rule 3)

FORM OF DECLARATION

Date :

Place :

Promoters Details :

1. Name : M.C.C. Developers (P) Ltd.
2. Registered Address : 805, Akashdeep Building, 26- A, Barakhamba Road, N.D.-110001
3. Local/Postal Address : 805, Akashdeep Building, 26- A, Barakhamba Road, N.D.-110001
4. Date of Incorporation (if applicable) : 9th March 2007
5. Name/designation of Authorised Signatory : Mr. Nirmal Jain (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 :

S.no	Description	Particulars
(1)	(2)	(3)
1.	Name of the Building / Group Housing Scheme	SIGNATURE HOME
2.	Sanctioning Authority of the Plan	Ghaziabad Development Authority
3.	Date of Sanction	
4.	Municipal No. of Property	
5.	Municipal Ward of the Property	
6.	Postal address of the property	Khasara no. 1053, Village Noor Nagar on new Meerut by pass Ghaziabad
7.	Name of Architect / Structural Engineer	Saha & Associates
8.	Height of the Building	39.55 mtr.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	G+12

For MCC DEVELOPERS PVT. LTD.



DIRECTOR

MCC DEVELOPERS PVT. LTD.

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 th 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 and 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.

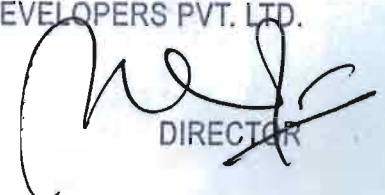
FOURTH : That the aforesaid building has a total floor area of ___square meters on all floors, of which ___ square meters will constitute the apartments and remaining___square meters will constitute the 'common areas and facilities' and ___ square meters constitute 'limited common areas and facilities' , which have been detailed in Annexure 'C' hereto.

FIFTH : That this condominium shall be known as "Signature Homes" (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 :

S.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 this 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 MCC DEVELOPERS PVT. LTD.


DIRECTOR

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

SEVENTH : That the Administration of Signature Homes Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of the apartment owners. The promoter 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 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 mortgages 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;

For MCC DEVELOPERS PVT. LTD.


DIRECTOR

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

IN WITNESS WHEREOF, Shri _____ for on and behalf of M/s _____ (the promoter) hereto set his hand this __ day of __ of year ____.

(Signed and delivered by seal of the promoter)

In presence of :-

1. _____

2. _____

For MCC DEVELOPERS PVT. LTD.


DIRECTOR

ANNEXURE 'A'

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

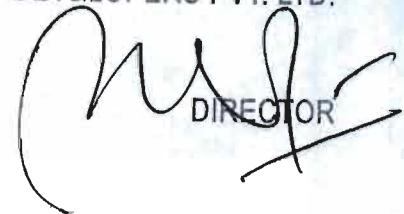
S.no	Items		
1.	Location of the land of the building	Revenue village	Village Noor Nagar
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Specify no.	
3.	Date of last document of title under which the promoter claims the land	15/03/2007 and 20/04/2007	
4.	Details of Registration of the above title document	Book No.	1,1,1 and 1
		Vol. No.	2757,2757,2756 and 2717
		Page Nos.	1 to 90, 100 to 190, 314 to 404 and 372 to 419
		SI No.	
		Date of Regn.	20/04/2007, 20/04/2007, 20/04/2007 and 15/03/2007
5.	Boundaries of the land	North	
		South	
		East	
		West	
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the unexpired period of the lease		

(Signature of declarant with designation and seal)

Place :

For MCC DEVELOPERS PVT. LTD.

Date :


DIRECTOR

ANNEXURE 'B'

(Details of Apartments)

Name of condominium : T1 & T4 (G+11)

Value of condominium :

S.no	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area(In mtr.) sq.
(1)	(2)	(3)		(4)
1.	Ground Floor	T1/01 & T4/01	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530
		T1/02 & T4/02	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530
		T1/03 & T4/03	LIV/DIN+KIT+2BED+2TOI+STUDY	87.535
		T1/04 & T4/04	LIV/DIN+KIT+2BED+2TOI+STUDY	87.535
2.	TYP Floor (1st TO 11 th)	T1/11 & T4/11 TO T1/111& T4/111	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530
		T1/12 & T4/12 TO T1/112& T4/112	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530
		T1/13 & T4/13 TO T1/113& T4/113	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530
		T1/14 & T4/14 TO T1/114& T4/114	LIV/DIN+KIT+2BED+2TOI+STUDY	87.530

For MCC DEVELOPERS PVT. LTD.

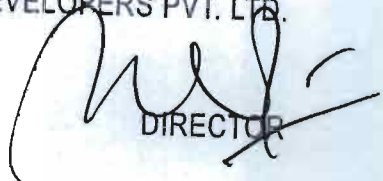

DIRECTOR

Name of condominium : T2 & T3 (G+11)

Value of condominium :

S.no	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area(In sq. mtr.)
(1)	(2)	(3)		(4)
	Ground Floor	T2/01 & T3/01	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/02 & T3/02	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/03 & T3/03	LIV/DIN+KIT+3BED+3TOI	104.369
		T2/04 & T3/04	LIV/DIN+KIT+3BED+3TOI	104.369
2.	1st FLOOR	T2/11 & T3/11	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/12 & T3/12	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/13 & T3/13	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/14 & T3/14	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
3.	2 ND FLOOR	T2/21 & T3/22	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	120.362
		T2/22 & T3/21	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/23 & T3/24	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/24 & T3/23	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	120.362
4.	TYP FLOOR 3 rd TO 12 th	T2/31 & T3/31 TO T2/121 & T3/121	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/32 & T3/32 TO T2/122 & T3/122	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/33 & T3/33 TO T2/123 & T3/123	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517
		T2/34 & T3/34 TO T2/124 & T3/124	LIV/DIN+KIT+3BED+3TOI+UTILITY+W.C	111.517

For MCC DEVELOPERS PVT. LTD.


DIRECTOR

Name of condominium : COMMUNITY AT GROUND (RESIDENTIAL FLAT AT 1st & 2nd FL)

Value of condominium :

S.no	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area(In sq. mtr.)
(1)	(2)	(3)		
1.	TYP Floor (1st & 2 ND)	CH/01 & CH/03	LIV+KIT+3BED+3TOI+DRESS	137.836
		CH/02 & CH/04	LIV+KIT+2BED+2TOI+STORE+DRESS	121.745


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 Residential /Commercial use	Value of the Apartment
(5)	(6)	(7)	
TOWER T1=30%	Specify	RESIDENTIAL	
TOWER T2=30%	Specify	RESIDENTIAL	
TOWER T3=30%	Specify	RESIDENTIAL	
TOWER T4=30%	Specify	RESIDENTIAL	
RESIDENTIAL above community =30%	Specify	RESIDENTIAL	

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:

Signature of declarant
with designation and seal

For MCC DEVELOPERS PVT. LTD.


DIRECTOR

Date:

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				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors.	20526.620	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act.)	X	2067.137	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act.)(Community+basement)	X	X	6429.882	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	
	Sum up	i.e.(a)= 20526.620	i.e.(b-1)= 2067.137	i.e.(b-2)= 6429.882	i.e. (c)= 29023.639

For MCC DEVELOPERS PVT. LTD.

Place:

Signature of declarant
with designation and seal


Date:

Annexure 'D'

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

S.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)	6162.757 sq.mtr. & 1 Basement
(c)	Facilities in the basement	Parking,U.G.W.T.,LT Panel room
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	5836.234 Sq.mtr.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden Lawns	1916.455 sq.mtrs.
	(ii) Children playing area	20.000 sq.mtrs.
	(iii) Swimming Pool	62.259 sq.mtrs.
	(iv) Tennis Court	Specify area in sq.mtrs.
	(v) Badminton Court	Not provided
	(vi) Commercial areas & facilities	1029.726 sq.mtrs.
	(vii) Lobby & facilities	2067.137 sq.mtrs.
	(viii) Any other facility	Specify area in sq.mtrs.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	TOWER-A1 & A4 = 2 nos. TOWER-A2 & A3 = 2 nos.
	(ii) Area of shaft(s)	TOWER-A1 & A4 = 7.92 sq.m. TOWER-A2 & A3 = 7.92 sq.m.
	(iii) Elevator shaft extends from ground floor upto	Terrace
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building.	Tower-A1,A2,A3,A4 1stair,area=7.965sq.m., W=1200,T=250,R=166.66 FLAT OVER COMMUNITY 1 Stair ,area=15.109 sq.m. W=1350,T=300,R=176.47
	(v) No. of stairway 'B' (if any), which lead from the op[en court to the upper floors.	Tower-A1,A2,A3,A4 1stair,area=10.981sq.m., W=1200,T=250,R=176.47
	(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 theupper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the ...upper floors.	N.A.
	(vii) No. of water tank(s)	1 O.H.W.T For each tower. 1 U.G.W.T. For whole housing

For MCC DEVELOPERS PVT. LTD.


 DIRECTOR

(viii)	Elevator pent -house with corresponding elevator equipment located on the roof of the building.	Machine room at terrace
(ix)	Plumbing network throughout the building.	yes
(x)	Necessary light(s)	External lighting
(xi)	Telephone(s)	N.A.
(xii)	Public water connection(s)	YES
(xiii)	Foundations and main walls, columns, girders, beams and roofs of the building.	R.C.C.
(xiv)	Tank(s)	1 U.G.W.T. & Cap=250000 lts & 1 O.H.W.T. IN A1,A2,A3,A4 Cap=35000 lts Each tower
(xv)	Pump(s)	8
(xvi)	Motor(s)	8
(xvii)	Fans	4
(xviii)	Fire fighting equipment(s)	Fire haus cabinet at each floor
(xix)	Compressor(s)	n.a.
(xx)	Duct(s)	n.a.
(xxi)	Central Air Conditioning Equipment(s)	n.a.
(xxii)	Heating Equipment	n.a.
(xxiii)	General all apparatus & installation existing for common use	n.a.

For MCC DEVELOPERS PVT. LTD

Place:

Signature of declarant
DIRECTOR
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.

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© of the Act and shown in Exhibit 'A')		
(i)	Parking	Basement parking area 5836.234 sq.m., 168 nos. Surface parking area 1368 sq.m., 114 nos.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	Lobby area 6.10 sq.m., 1 nos.
(iii)	Corridor extending from the lobby to the stairway	14.164 sq.m., 2 nos

For MCC DEVELOPERS PVT. LTD.

Place:


Signature of declarant
DIRECTOR
with designation and seal

Date

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

Annexure 'F'

Details of the "independent areas" of the building to which the present declaration relates

"independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	N.A.
(ii)	Servant quarter	N.A.
(iii)	Club with independent access	267.125 SQ.M.
(iv)	Convenient shops	1029.726 SQ.M., 28 NOS.
(v)	Covered garage/store	N.A.
(vi)	Terrace attached to an apartment. (if applicable)	41.796 sq.m. at 2 nd floor In tower A2 & A3

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 sold by the promoter without the interference of other apartment owners.

For MCC DEVELOPERS PVT. LTD.

Place:

Signature of declarant
with designation and seal
DIRECTOR


Date:

Schedule-A

[Specifications of Construction]

1. Foundation: R.C.C.
2. Flooring: Vitrified/Marble/ceramic tile
3. Doors and Hardware: internal/ent. Door:-Malaysian hardwood frame with European style factory made modular skin doors in polish with brass/S.S. hardware.
External doors :- aluminium
4. Windows:- aluminium
5. Internal Finish: Acrylic oil bound emulsion paint on POP punning
6. External Finish: Texture paint with some stone/tile bands in contrast colour
7. Sanitary ware and fittings: Designer single lever mixer of shower panel & other C.P. fittings/white coloured chinaware.conventional fittings and WC in servant's toilet.
8. Electricals: Modular switches,copper wiring with M.C.Bs., Power backup of 1.5 KVA each apartment (chargeable)
9. Plumbing and water line: imported PPR internal corrosion free and UV resistant piping for water supply inside the toilets and kitchen.

For MCC DEVELOPERS PVT. LTD.



DIRECTOR

Signature of declarant
with designation and seal

Place:

Date: