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1325/288/D  
22/7/14

AE. y. w/s-1  
22/7/14

JGoh. Pawan  
23/07/14  
AG

DATE : 21.07.14

TO,

O.S.D.

GHAZIABAD DEVELOPMENT AUTHORITY

GHAZIABAD (U.P.)

SUBJECT : FOR SUBMIT FORM OF DECLARATION

Respected Sir,

We hereby submit form of declaration by Quantum Buildwell (P) Ltd., Plot No. 1056, Noor Nagar, Ghaziabad.

Thanking you,

Yours faithfully,

  
(AUTHORISED SIGNATORY)

22/7/14  
23/7/14

**Quantum Buildwell Pvt. Ltd.**

## FORM A

(See Rule 3)

## FORM OF DECLARATION

Date 31-05-2014

Place:- Ghaziabad

Promoter Details:

1 Name: M/s Quantum Buildwell Pvt. Ltd.

2 Registered Office: 122D, Pocket - F, Mayur Vihar - II, New Delhi

3 Local/Postal Address: 110, Ocean Plaza, Sec - 18, Noida

4 Date of Incorporation: 24.04.2007

5 Name/Designation of Authorised Signatory: Manoj Kumar (General Manager)

The Declarant hereby solemnly states that the following:

First: The promoter owners/ 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 Hprousing scheme, detailed below:

S.No.	Description	Particulars
(1.)		
1	Name of the building/ Group Housing scheme	QUANTUM RESIDENCY
2	Sanctioning Authority of the Plan	Ghaziabad Development Authority
3	Date of sanctioning	12/11/2010
4	Municipal No. of the Property	Khasara No.-1056

5	Municipal ward of the Property	NOOR NAGAR, GHAZIABAD
6	Postal address of the property	KH-1056, NOOR NAGAR, GHAZIABAD
7	Name of Architect/ Structural Engineer	Designers Guild Associates, D-2, Sector-7, Noida
8	Height of the building	30.00 MT
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10	No. of floors.	B+S+G+8

## Annexure 'A'

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

S.No.	Items	Revenue village	NOOR NAGAR
1	Location of land of the building	Tehsil District	Ghaziabad Ghaziabad
2	Survey No. with area		4204 Sq. Mtr.
3	Date of last document of title under which the promoter claims the land		20.09.2007
4	Details of registration of the above title document	Book no.	1
		Vol. no.	2894
		Page nos.	144 To 167
		Sl. No.	7013
		Date of Regn.	20.09.2007
5	Boundaries of the land	North South East West	Khasra no. 1099 ROAD Khasra no. 1056 Khasra no. 1056
6	Land whether freehold or leasehold		Free Hold
7	If land is leasehold, the unexpired period of the lease		Not Applicable

Place

For Quantum Builtwell Pvt. Ltd.

General Manager

Signature of declarant

with designation and seal

Date



3	Seventh To Eighth Floor	A72	2	74.87	1.06	1.06	
		A73	3	102.9	1.45	1.45	
		A74	1	50.22	0.71	0.71	
		A75	1	51.97	0.73	0.73	
		B71	4	128.9	1.82	1.82	
		B72	3	103.76	1.47	1.47	
		B73	3	78.76	1.11	1.11	

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 aggregate of Column No. 4.

Place: **For Quantum Builtwell Pvt. Ltd.**  
Signature of declarant with designation and seal

*MAJ*  
General Manager

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	(3)	(4)	(5)	(6)
(1)	(2)				
(a)	Total covered area of apartment at various floors	7076	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act)	X	400	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	X	X	X	3060
(c)	Total covered area of the building { Total of (a), (b-1) & (b-2)}	X	X	X	10536.00
	Sum up	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. ©

Place  
Date

**For Quantum Builtwell Pvt. Ltd.**  
 Signature of declarant  
 with designation and seal  
  
**General Manager**

## 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	Single basement of area 1538 sqmt.
©	Facilities in basement	Parking, Services and under ground water tanks
(d)	Parking facilities (as shown in exhibit 'A' attached hereto)	Approx 1375 sqmt area in basement for parking
(e)	Facilities on the ground floor (as shown in exhibit 'A' attached hereto	
	(i) Garden lawns	Provided
	(ii) Children playing area	Provided
	(iii) Swimming pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	Approx 137 sqmt. Area
	(vii) Lobby & facilities	Provided
	(viii) Any other facility	NA
(f)	Common areas & facilities located throughout the building (as shown in exhibit 'A')	
	(i) Elevator	4. no. of elevator
	(ii) Area of shaft	12.96 sqmt.
	(iii) Elevator shafts extends from ground floor upto Terrace lvl.	
	(iv) No. of stairways 'A', which lead from the ground floor to the roof of the building	2
	(v) (iv) No. of stairways 'B', which lead from the 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 has a hooper 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.	NA
(vii) No. of water tanks	6
(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the	Machine room provided
(ix) Plumbing network throughout the building.	Provided
(x) Electric wiring net-work, throughout the building	Provided
(xi) Necessary light(s).	Provided

(xii) Telephone(s)	Provisions made
(xiii) Public water connection(s)	Provided
(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	As per IS code
(xv) Tanks(s)	Provided
(xvi) Pump(s)	Provided
(xvii) Motor(s)	Provided
(xviii) Fans	Provided
(xix) Fire fighting equipments.	As/NBC
(xx) Compressors	NA
(xxi) Duct(s)	NA
(xxii) Central Air Conditioning Equipments	NA
(xxiii) Heating equipment	NA
(xxiv) General all apparatus & installation existing for common use	NA

Place

Date

**General Manager**

*MSD*

Signature of declarant  
with designation and 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 limited common areas and facilities of the building to which present declaration relates

"Limited common areas & Facilities " (as defined in S.3© of the Act and shown in Exhibit 'A'

(i)	Parking	STILT-785 SQMT AND OPEN-225 SQMT BASEMENT-1375 SQMT
(ii)	Lobby, giving access to the elevator(s) to specified dwelling	PROVIDED
(iii)	Corridor extending from the lobby to the stairway	WELL CONNECTED CORRIDORS AT EVERY FLOOR AREA- PROVIDED 675 SQMT. APPROX.

TOTAL AREA-3060 SQMT

Signature of declarant

For Quantum Builtwell Pvt. Ltd., designation and seal

General Manager

Date:

Note:- Section 3(s) of the Act has defined the "Limited common areas and facilities" means "those 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 NA
(ii)	Servant Quarter NA
(iii)	Club with independent access NA
(iv)	Convenient Shops NA
(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 the areas which have been declared but not included as common areas for the joint use of apartment and may be sold by the promoter without the interference of other apartment owners.

Place:-

**For Quantum Builtwell Pvt. Ltd.**

 Signature of declarant  
General Manager

Date:-









(xii) Telephone(s)	Provisions made
(xiii) Public water connection(s)	Provided
(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	As per IS code
(xv) Tanks(s)	Provided
(xvi) Pumps(s)	Provided
(xvii) Motor(s)	Provided
(xviii) Fans	Provided
(xix) Fire fighting equipments.	As/NBC
(xx) Compressers	NA
(xxi) Duct(s)	NA
(xxii) Central Air Conditioning Equipments	NA
(xxiii) Heating equipment	NA
(xxiv) General all apparatus & installation existing for common use	NA

Place

Date

**General Manager**

*MSD*

Signature of declarant  
with designation and 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 limited common areas and facilities of the building to which present declaration relates

"Limited common areas & Facilities " (as defined in S.30 of the Act and shown in Exhibit 'A'

(i)	Parking	STILT-785 SQMT AND OPEN-225 SQMT BASEMENT-1375 SQMT
(ii)	Lobby, giving access to the elevator(s) to specified dwelling	PROVIDED
(iii)	Corridor extending from the lobby to the stairway	WELL CONNECTED CORRIDORS AT EVERY FLOOR AREA- PROVIDED 675 SQMT. APPROX.

TOTAL AREA-3060 SQMT

Signature of declarant

For Quantum Builtwell Pvt. Ltd. designation and seal

General Manager



Date:

Note:-

Section 3(s) of the Act has defined the "Limited common areas and facilities" means "those 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	NA
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient Shops	NA
(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 the areas which have been declared but not included as common areas for the joint use of apartment and may be sold by the promoter without the interference of other apartment owners.

Place:-

For Quantum Bullwell Pvt. Ltd.



Signature of declarant

General Manager With designation and seal

Date:-

