

20

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

**Date:**

**Place:**

**Promoter Details:**

- 1 Name:** Ajnara India Ltd.
- 2 Registered Address:** 502, 5th Floor, Sachdeva Tower, Plot No-17, Karkardooma Community Center, Delhi-92
- 3 Local/Postal Address:** 502, 5th Floor, Sachdeva Tower, Plot No-17, Karkardooma Community Center, Delhi-92
- 4 Date of Incorporation (If applicable):**
- 5 Name/Designation of Authorized Signatory:** Mr. Ashlesh Gupta

The Declaration hereby solemnly states the following:

**FIRST:** The Promoter owns/holds the land as lease 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:

<b>Sl.No.</b> (1)	<b>Description</b> (2)	<b>Particulars</b> (3)
1	Name of the building/Group Housing Scheme	Ajnara Grace
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3	Date of Sanction	24/07/2008
4	Municipal Ward of the property	NA
5	Municipal Ward of the property	NA
6	Postal Address of the property	Khasra No-897, Village Noor nagar, Ghaziabad
7	Name of Architect/Structured Engineer	Ar. Vishal Mittal
8	Height of the building	40.40 m.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10	No. of floors	S+UG+10

For **AJNARA INDIA LTD.**

  
Authorized Signatory

ALVARA INDIA LTD.

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**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.

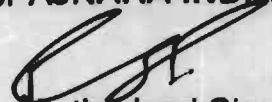
**FOURTH:** That the aforesaid building as a total floor area of 17189.8 square meters on all floors, of which 11150.88 square meters will constitute the apartments and remaining 1496.54 square meters will constitute the 'common areas and facilities' and 4542.38 square meters constitute 'limited common areas and facilities' in basement and stilt, which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 632.5 sq.mt. is not taken in above area.

**FIFTH:** That this condominium shall be known as **"Ajnara Grace"** (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 **"Ajnara Grace"** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

For **AJNARA INDIA LTD.**

  
 Authorised Signatory



of ALNARA INDIA LTD.

Authorized Signatory

**SEVENTH:** That the Administration of "Ajnara Grace" 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 charged except with the unanimous consent of all the apartment owners and approved of Competent Authority expressed in amendment to this deed.

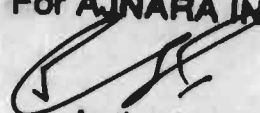
**ELEVENTH:** That the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned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

For **AJNARA INDIA LTD.**

  
Authorised Signator

FOR AIRWAYS INDIA LTD

W/11/11



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 @ 1.50 Rs. Per sq.ft. \_\_\_\_\_ per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri ASHLESH GUPTA for on and behalf of  
M/s AJNARA INDIA LIMITED (the promoter) hereto set his hand this  
18 day of MARCH of year 2014.

**For AJNARA INDIA LTD.**

Signed & delivered by  
(Seal of the Promoter) **Authorised Signatory**

In the presence of:-

- 1 ANOOP SRIVASTAV
- 2 RAJNEESH TOMER

For ALARA INDIA LTD.

Authorized Signatory



Annexure-'A'


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

Sl.No.	Items		
1	Location of the land of the building	Revenue Village	Noor Nagar
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area	Khata No. 185/	0.552 Hect
3	Date of last document of title under which the promoter claims the land	Sale Deed	
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	2661
		Pages No.	90 to 192
		Sl. No.	542
		Date of Regn.	19/01/2007
5	Boundaries	North	Road
		South	Khasra No. 917
		East	Khasra No. 899
		West	Khasra No. 826
6	Land whether freehold or leasehold	Freehold	
7	If land is leasehold, the unexpired period of the lease	NA	

Place: GHAZIABAD

Date: 18/3/2014

For AJNARA INDIA LTD.

  
Authorised Signatory

Signature of declarant  
with designation & Seal

For ALARA INDIA LTD.


Authorized Signatory

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

Name of Condominium: "Ajnara Grace"

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
1	UG	UG-1	4BHK	101.41	0.9	1	Residential	Minimum 13,74,243/- to Maximum 49,20,996/-
2	UG	UG-2	2BHK +STUDY	80.69	0.7	1	Residential	
3	UG	UG-3	2BHK +STUDY	80.69	0.7	1	Residential	
4	UG	UG-4	2BHK	65.56	0.6	1	Residential	
5	UG	UG-5	2BHK	57.92	0.5	1	Residential	
6	UG	UG-6	2BHK	57.78	0.5	1	Residential	
7	UG	UG-7	2BHK	65.92	0.6	1	Residential	
8	UG	UG-8	2BHK	65.92	0.6	1	Residential	
9	UG	UG-9	2BHK	57.78	0.5	1	Residential	
10	UG	UG-10	2BHK	57.92	0.5	1	Residential	
11	UG	UG-11	2BHK	65.56	0.6	1	Residential	
12	UG	UG-12	2BHK +STUDY	80.69	0.7	1	Residential	
13	UG	UG-13	2BHK +STUDY	80.69	0.7	1	Residential	
14	UG	UG-14	4BHK	101.41	0.9	1	Residential	
15	1	101	4BHK	101.41	0.9	1	Residential	
16	1	102	2BHK +STUDY	80.69	0.7	1	Residential	
17	1	103	2BHK +STUDY	80.69	0.7	1	Residential	
18	1	104	2BHK	65.56	0.6	1	Residential	
19	1	105	2BHK	57.92	0.5	1	Residential	
20	1	106	2BHK	57.78	0.5	1	Residential	
21	1	107	2BHK	65.92	0.6	1	Residential	
22	1	108	2BHK	65.92	0.6	1	Residential	
23	1	109	2BHK	57.78	0.5	1	Residential	
24	1	110	2BHK	57.92	0.5	1	Residential	
25	1	111	2BHK	65.56	0.6	1	Residential	
26	1	112	2BHK +STUDY	80.69	0.7	1	Residential	
27	1	113	2BHK +STUDY	80.69	0.7	1	Residential	
28	1	114	4BHK	101.41	0.9	1	Residential	
29	2	201	4BHK	101.41	0.9	1	Residential	
30	2	202	2BHK +STUDY	80.69	0.7	1	Residential	
31	2	203	2BHK +STUDY	80.69	0.7	1	Residential	

For AJNARA INDIA LTD.

  
Authorised Signator




FOR ALIARA INDIA

Author's name

32	2	204	2BHK	65.56	0.6	1	Residential
33	2	205	2BHK	57.92	0.5	1	Residential
34	2	206	2BHK	57.78	0.5	1	Residential
35	2	207	2BHK	65.92	0.6	1	Residential
36	2	208	2BHK	65.92	0.6	1	Residential
37	2	209	2BHK	57.78	0.5	1	Residential
38	2	210	2BHK	57.92	0.5	1	Residential
39	2	211	2BHK	65.56	0.6	1	Residential
40	2	212	2BHK +STUDY	80.69	0.7	1	Residential
41	2	213	2BHK +STUDY	80.69	0.7	1	Residential
42	2	214	4BHK	101.41	0.9	1	Residential
43	3	301	4BHK	101.41	0.9	1	Residential
44	3	302	2BHK +STUDY	80.69	0.7	1	Residential
45	3	303	2BHK +STUDY	80.69	0.7	1	Residential
46	3	304	2BHK	65.56	0.6	1	Residential
47	3	305	2BHK	57.92	0.5	1	Residential
48	3	306	2BHK	57.78	0.5	1	Residential
49	3	307	2BHK	65.92	0.6	1	Residential
50	3	308	2BHK	65.92	0.6	1	Residential
51	3	309	2BHK	57.78	0.5	1	Residential
52	3	310	2BHK	57.92	0.5	1	Residential
53	3	311	2BHK	65.56	0.6	1	Residential
54	3	312	2BHK +STUDY	80.69	0.7	1	Residential
55	3	313	2BHK +STUDY	80.69	0.7	1	Residential
56	3	314	4BHK	101.41	0.9	1	Residential
57	4	401	4BHK	101.41	0.9	1	Residential
58	4	402	2BHK +STUDY	80.69	0.7	1	Residential
59	4	403	2BHK +STUDY	80.69	0.7	1	Residential
60	4	404	2BHK	65.56	0.6	1	Residential
61	4	405	2BHK	57.92	0.5	1	Residential
62	4	406	2BHK	57.78	0.5	1	Residential
63	4	407	2BHK	65.92	0.6	1	Residential
64	4	408	2BHK	65.92	0.6	1	Residential
65	4	409	2BHK	57.78	0.5	1	Residential
66	4	410	2BHK	57.92	0.5	1	Residential
67	4	411	2BHK	65.56	0.6	1	Residential
68	4	412	2BHK +STUDY	80.69	0.7	1	Residential
69	4	413	2BHK +STUDY	80.69	0.7	1	Residential
70	4	414	4BHK	101.41	0.9	1	Residential
71	5	501	4BHK	101.41	0.9	1	Residential
72	5	502	2BHK +STUDY	80.69	0.7	1	Residential
73	5	503	2BHK +STUDY	80.69	0.7	1	Residential
74	5	504	2BHK	65.56	0.6	1	Residential
75	5	505	2BHK	57.92	0.5	1	Residential
76	5	506	2BHK	57.78	0.5	1	Residential
77	5	507	2BHK	65.92	0.6	1	Residential
78	5	508	2BHK	65.92	0.6	1	Residential
79	5	509	2BHK	57.78	0.5	1	Residential
80	5	510	2BHK	57.92	0.5	1	Residential
81	5	511	2BHK	65.56	0.6	1	Residential

Minimum 13,74,243/- to Maximum 49,20,996/-

for AJNARA INDIA LTD.

  
Authorised Signator

OF AIRTEL INDIA LTD

Authorized Signatory



82	5	512	2BHK +STUDY	80.69	0.7	1	Residential
83	5	513	2BHK +STUDY	80.69	0.7	1	Residential
84	5	514	4BHK	101.41	0.9	1	Residential
85	6	601	4BHK	101.41	0.9	1	Residential
86	6	602	2BHK +STUDY	80.69	0.7	1	Residential
87	6	603	2BHK +STUDY	80.69	0.7	1	Residential
88	6	604	2BHK	65.56	0.6	1	Residential
89	6	605	2BHK	57.92	0.5	1	Residential
90	6	606	2BHK	57.78	0.5	1	Residential
91	6	607	2BHK	65.92	0.6	1	Residential
92	6	608	2BHK	65.92	0.6	1	Residential
93	6	609	2BHK	57.78	0.5	1	Residential
94	6	610	2BHK	57.92	0.5	1	Residential
95	6	611	2BHK	65.56	0.6	1	Residential
96	6	612	2BHK +STUDY	80.69	0.7	1	Residential
97	6	613	2BHK +STUDY	80.69	0.7	1	Residential
98	6	614	4BHK	101.41	0.9	1	Residential
99	7	701	4BHK	101.41	0.9	1	Residential
100	7	702	2BHK +STUDY	80.69	0.7	1	Residential
101	7	703	2BHK +STUDY	80.69	0.7	1	Residential
102	7	704	2BHK	65.56	0.6	1	Residential
103	7	705	2BHK	57.92	0.5	1	Residential
104	7	706	2BHK	57.78	0.5	1	Residential
105	7	707	2BHK	65.92	0.6	1	Residential
106	7	708	2BHK	65.92	0.6	1	Residential
107	7	709	2BHK	57.78	0.5	1	Residential
108	7	710	2BHK	57.92	0.5	1	Residential
109	7	711	2BHK	65.56	0.6	1	Residential
110	7	712	2BHK +STUDY	80.69	0.7	1	Residential
111	7	713	2BHK +STUDY	80.69	0.7	1	Residential
112	7	714	4BHK	101.41	0.9	1	Residential
113	8	801	4BHK	101.41	0.9	1	Residential
114	8	802	2BHK +STUDY	80.69	0.7	1	Residential
115	8	803	2BHK +STUDY	80.69	0.7	1	Residential
116	8	804	2BHK	65.56	0.6	1	Residential
117	8	805	2BHK	57.92	0.5	1	Residential
118	8	806	2BHK	57.78	0.5	1	Residential
119	8	807	2BHK	65.92	0.6	1	Residential
120	8	808	2BHK	65.92	0.6	1	Residential
121	8	809	2BHK	57.78	0.5	1	Residential
122	8	810	2BHK	57.92	0.5	1	Residential
123	8	811	2BHK	65.56	0.6	1	Residential
124	8	812	2BHK +STUDY	80.69	0.7	1	Residential
125	8	813	2BHK +STUDY	80.69	0.7	1	Residential
126	8	814	4BHK	101.41	0.9	1	Residential
127	9	901	4BHK	101.41	0.9	1	Residential
128	9	902	2BHK +STUDY	80.69	0.7	1	Residential
129	9	903	2BHK +STUDY	80.69	0.7	1	Residential
130	9	904	2BHK	65.56	0.6	1	Residential
131	9	905	2BHK	57.92	0.5	1	Residential

Minimum 13,74,243/- to Maximum 49,20,996/-

For AJNARA INDIA LTD.

  
Authorised Signatory

For ALNARA INDIA

Author's

132	9	906	2BHK	57.78	0.5	1	Residential
133	9	907	2BHK	65.92	0.6	1	Residential
134	9	908	2BHK	65.92	0.6	1	Residential
135	9	909	2BHK	57.78	0.5	1	Residential
136	9	910	2BHK	57.92	0.5	1	Residential
137	9	911	2BHK	65.56	0.6	1	Residential
138	9	912	2BHK +STUDY	80.69	0.7	1	Residential
139	9	913	2BHK +STUDY	80.69	0.7	1	Residential
140	9	914	4BHK	101.41	0.9	1	Residential
141	10	1001	3BHK	91.62	0.8	1	Residential
142	10	1001	2BHK	68.47	0.6	1	Residential
143	10	1001	2BHK	68.47	0.6	1	Residential
144	10	1001	2BHK	65.56	0.6	1	Residential
145	10	1001	2BHK	57.92	0.5	1	Residential
146	10	1001	2BHK	57.78	0.5	1	Residential
147	10	1001	2BHK	65.92	0.6	1	Residential
148	10	1001	2BHK	65.92	0.6	1	Residential
149	10	1001	2BHK	57.78	0.5	1	Residential
150	10	1001	2BHK	57.92	0.5	1	Residential
151	10	1001	2BHK	65.56	0.6	1	Residential
152	10	1001	2BHK	68.47	0.6	1	Residential
153	10	1001	2BHK	68.47	0.6	1	Residential
154	10	1001	3BHK	91.62	0.8	1	Residential
				<b>11150.88</b>	<b>100.0</b>		

Minimum 13,74,243/- to Maximum 49,20,996/-

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: CHAZIATBIAD

Date: 18/3/14

For AJNARA INDIA LTD.



Authorized Signatory  
Signature of declarant  
with designation & Seal



For ALARA INDIA LTD.

Authorized Signatory

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	11150.88 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		1496.54 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			4542.38 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				17189.80 sq.mt.
	Sum up				

• Open Parking area

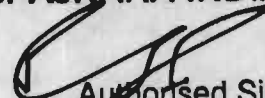
632.50

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

Place: GHAZIABAD

Date: 18/3/2014

For AJNARA INDIA LTD.

  
Authorised Signatory  
Signature of declarant  
with designation & Seal

For ALNARA INDIA LTD.

Authorised Signatory

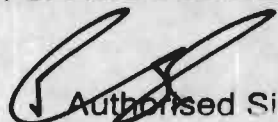


**Annexure 'D'**

**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	Khasra No-897,Village Noor nagar,Ghaziabad
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	3337.317 sq.mts
		Taken in limited common area & facility
(c)	Facilities in the basement	Parking, store etc.
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	4532.66
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	804.30 sq.m.
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	NA
	(vii) Lobby & facilities	NA
	(viii) Any other facility(Community Hall)	315.91 sq.m.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	3 no.
	(ii) Area of shaft(s)	12.92 sq.m.
	(iii) Elevator shaft extends from ground floor upto	Upto 10th Floor
	(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	3 no.
	(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.	
	(vii) No. of Water tank(s)	5

For AJNARA INDIA LTD.

  
Authorised Signatory

of AIRTEL INDIA LTD

Authorised Signatory

(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Each lift room at top of comprising elevator equipment
(ix)	Plumbing network throughout the building.	Stilt To top floor.
(x)	Electric wiring network throughout the building	Stilt To top floor.
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	E.P.A.B.X.connection to all apartment.
(xiii)	Public water connection(s)	
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	As per structure design.
(xv)	Tank(s)	5
(xvi)	Pump(s)	7
(xvii)	Motor(s)	7
(xviii)	Fans	NA
(xix)	Firefighting equipment(s)	Equipped as per fire NOC.
(xx)	Compressor(s)	NA
(xxi)	Duct(s)	NA
(xxii)	Central Air Conditioning Equipment(s)	NA
(xxiii)	Heating Equipment	NA
(xxiv)	General all apparatus & installation existing for common use	Provided

For **AJNARA INDIA LTD.**

  
**Authorised Signatory**

Place: **GHAZIABAD**

Date: **18/3/2014**

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.



For ANARA INDIA LTD.

Authorized 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	Basement Parking Area-	2899.98 sq.mt.
		Stilt Parking Area-	1000.18 sq.mt.
		Open Parking Area -	632.5 sq.mt.
		Total Parking Provided -	172 no.
		against required	171 no.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit		NA
(iii)	Corridor extending from the lobby to the stairway		NA

Place: CHAZIABAD

Date: 18/3/2014

For AJNARA INDIA LTD.

  
Authorised Signatory

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."

For ANARA INDIA LTD.

Authorized Signatory



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	4532.66
(ii)	Servant Quarter	NA
(iii)	Club with independent access	315.91 sq.m.
(iv)	Convenient shops/ Commercial	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 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.

Place: GHABRIAN

Date: 18/3/2014

For AJNARA INDIA LTD.

  
Authorised Signatory

Signature of declarant  
with designation & Seal

For ANARA INDIA LTD.

Authorized Signatory

**Schedule-A**

**[Specification of Construction]**

1. **Foundation:** Earthquake resistant structure designed, RCC framed structure with tie beams connecting the columns RCC slabs & beams with brick walls in between.
2. **Flooring:** Vitrified tiles flooring in drawing/dining & bedrooms. Floor tiles in bathrooms, kitchen and balcony.
3. **Doors Windows & Hardware:** All frames, paneled flush door shutters & glass window shutters with superior quality hard wood and decorative entrance door.
4. **Internal Finish:** All internal walls plastered and painted in pleasing shades of oil bound distemper. Decorative PoP cronis in drawing/dining room & bedrooms.
5. **External Finish:** Exterior in superior paint finish.
6. **Sanitary ware & fittings:** Provision for hot & cold water system, glazed tiles in pleasing colours on walls up to door level. Sanitary ware/chinaware in white shade with tiles and chrome plated fitting & fixtures of good quality make.
7. **Electrical:** All copper wiring in PVC concealed conduit. Provision for adequate light & power points as well as telephone and TV, internet outlets in all areas. Switches and sockets of good quality with protective MCBs.
8. **Plumbing & Water line:** Underground and overhead water tanks with pumps for uninterrupted supply of water.

**For AJNARA INDIA LTD.**

  
Authorised Signatory

**Place:** CHAZIARAD

**Date:** 18/3/2014

**Signature of declarant**

**with designation & seal**



For ALARA INDIA LTD.

Authorized Signatory

5



April 29, 2014

To  
The Competent Officer (Sakshar Adhikari),  
Parvartan Zone-I,  
Ghaziabad Development Authority,  
Ghaziabad (U.P.)

**Sub: Deposit of Declaration as per Section 12 and Rule 3  
in respect of U.P. Apartment Act  
Ref: Khasra No. 1150, Noor Nagar, Ghaziabad**

Dear Sir,

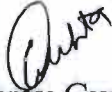
We are in receipt of your letter No. 135/Parvartan Zone-1/2014-15 dated 23.04.2014 on the above subject.

We would like to mention that we have already deposited the above said documents on 30.12.2013. We are also enclosing herewith copy of acknowledgement and declaration filed for your reference and record.

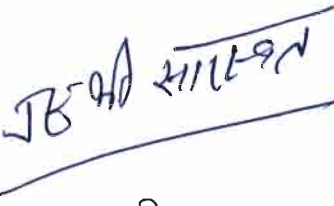
We hope that the above information will fulfill the requirement.

Thanking you,

Yours faithfully,  
For SG ESTATES LIMITED

  
Gaurav Gupta  
Director

Encl: As above

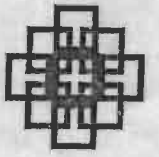




481/AB  
02/5/14

**SG ESTATES LIMITED**  
QUALITY CONSTRUCTION, OUTSTANDING INTEGRITY

-An ISO 9001:2000 certified company-



सेवा में,

उपाध्यक्ष,  
गाजियाबाद विकास प्राधिकरण,  
गाजियाबाद।

विषय:-उ0प्र0 अपार्टमेन्ट एक्ट-2010 के प्राविधान के अनुसार निर्धारित प्रारूप पर खसरा संख्या-1150, ग्राम नूरनगर पर निर्मित ग्रुप हाउसिंग भवन के घोषणा-पत्र के सम्बन्ध में।

महोदय,

कृपया अवगत कराना है कि मै0 एस0जी0स्टेट लि0, 105-106, दीपशिखा टॉवर नई दिल्ली द्वारा खसरा संख्या-1150, ग्राम नूरनगर गाजियाबाद पर स्वीकृत मानचित्र संख्या-264/जी0एम0पी0/जी0एच0/2009-10 दिनांक 16.07.2009 के क्रम में ग्रुप हाउसिंग का निर्माण किया गया है। उ0प्र0 अपार्टमेन्ट एक्ट-2010 के प्राविधानों के अनुसार निर्धारित प्रपत्र-ए पर घोषणा-पत्र Annexure, A,B,C,D,E & Schedule A संलग्न कर पत्र प्रेषित है।

संलग्नक-उपरोक्तानुसार।

भवदीय

(गौरव गुप्ता)  
निदेशक



**SG ESTATES LIMITED**

QUALITY CONSTRUCTION, OUTSTANDING INTEGRITY

-An ISO 9001:2000 certified company-

105-106, Deepshikha Tower, Rajendra Place, New Delhi - 110008 Tel : 011- 42323230 (Hunting lines)

Fax : 011-42323244 Email : info@sgestates.in Website : www.sgestates.in



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

Date: 21.12.2013

Place: New Delhi

Promoter Details:

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

The Declarant hereby solemnly states the following:

**FIRST:** The Promoter owns/holds the land as lessee which is fully described and detailed in Annexure 'A' to this declaration.

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


Sl.No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building / Group Housing Scheme	SG Impressions Plus
2.	Sanctioning Authority of the plan	G.D.A
3.	Date of Sanction	16.07.2009
4.	Municipal Ward of the property	
5.	Municipal Ward of the property	
6.	Postal address of the property	K.No. 1150 Noor Nagar, Ghaziabad (U.P.)
7.	Name of Architect/ Structural Engineer	Chet Ram Koli/ Reinfotech Consultant
8.	Height of the buliding	46.25m
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group-Housing
10.	No. of Floors	14 Floors

**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

For SG Estates Ltd.



Director



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 22968.49 square meters on all floors, of which 13815.14 square meters will constitute the apartments and remaining 4849.15 square meters will constitute the 'common areas and facilities' and 4304.34 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

**FIFTH:** That this condominium shall be known as "SG Impressions Plus" (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in S. 3(s) of the Act), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows -

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

**SIXTH:** (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the Impressions Plus Condominium is based on the proportionate value of each apartment to the total value of all apartments.

**SEVENTH:** That the Administration of Impressions Plus Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions

*Chintan*

*Chintan*



of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

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

- (a) land of each apartment would be computed on the basis of the percentage of the undivided share so that the aggregate of the land component of all of the apartments of the building is equivalent to the total value of the land of the building;
- (b) the construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

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

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

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

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

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

*Quint*

*Quint*



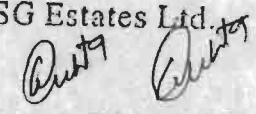
**FOURTEENTH:** that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition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

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

**SIXTEENTH:** The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ 1.70 per sq.ft. per month from the owners of each apartment.

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

For SG Estates Ltd.

  
Signed and ~~delivered~~ by  
(Seal of the Promoter)

In the presence of:-

1. S. Kumar 01/29  
R. Gaurav W. D
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	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Specify no.	N.A
3.	Date of last document of title under which the promoter claims the land	Specify date	09.06.2008
4.	Details of Registration of the above title document	Book No.	1
		Vol. No.	3139
		Page Nos.	336-619
		Sl.No.	4326
		Date of Regn.	09.06.2008
5.	Boundaries of the land	North	K.No. 1148
		South	K.No. 1111
		East	Road (Rasta)
		West	K.No. 1117
6.	Land whether freehold or leasehold		freehold
7.	If land is leasehold, the unexpired period of the lease		N.A

Place: New Delhi

Date: 21.12.2013

For S.O. Estates Ltd.

*(Signature)*  
Signature of declarant  
Director



Annexure-'C'

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

Sl.No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	13815.14 sq.m	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	4849.15 sq.m	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	4304.34 sq.m	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	22968.49 sq.m
	<b>Sum up</b>	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. (c)

Place: New Delhi

Date: 21.12.2013

For SG Estates Ltd.  
*Chitra Chitra*  
Signature of declarant



Annerure - 'B'  
(Details of Apartment)

Name of Condominium :

SG Impressions Plus

Sl. No.	Floor	Indentifiable No. of the Apartment	No. Of Rooms	Covered Area (in sq. mtrs.)	Percentage of Undivided Share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
1	UG	UG1	3BHK	79.80	0.006	1	Residential
2	UG	UG2	2BHK	76.00	0.005	1	Residential
3	UG	UG3	2BHK	76.00	0.005	1	Residential
4	UG	UG4	3BHK	79.80	0.006	1	Residential
5	UG	UG5	2BHK	76.00	0.005	1	Residential
6	UG	UG6	2BHK	69.09	0.005	1	Residential
7	UG	UG7	3BHK	95.80	0.007	1	Residential
8	UG	UG8	3BHK	92.63	0.007	1	Residential
9	UG	UG9	3BHK	107.36	0.008	1	Residential
10	UG	UG10	3BHK Servant	121.50	0.009	1	Residential
11	UG	UG11	4BHK Servant	182.71	0.013	1	Residential
12	UG	UG12	4BHK Servant	182.71	0.013	1	Residential
13	1	101	3BHK	79.80	0.006	1	Residential
14	1	102	2BHK	69.09	0.005	1	Residential
15	1	103	2BHK	69.09	0.005	1	Residential
16	1	104	3BHK	79.80	0.006	1	Residential
17	1	105	2BHK	69.09	0.005	1	Residential
18	1	106	2BHK	69.09	0.005	1	Residential
19	1	107	3BHK	79.80	0.006	1	Residential
20	1	108	3BHK	79.80	0.006	1	Residential
21	1	109	3BHK	107.36	0.008	1	Residential
22	1	110	3BHK Servant	121.50	0.009	1	Residential
23	1	111	4BHK Servant	146.13	0.010	1	Residential
24	1	112	4BHK Servant	146.13	0.010	1	Residential
25	2	201	3BHK	79.80	0.006	1	Residential

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*Quint*

26	2	202	2BHK	69.09	0.005	1	Residential
27	2	203	2BHK	69.09	0.005	1	Residential
28	2	204	3BHK	79.80	0.006	1	Residential
29	2	205	2BHK	69.09	0.005	1	Residential
30	2	206	2BHK	69.09	0.005	1	Residential
31	2	207	3BHK	79.80	0.006	1	Residential
32	2	208	3BHK	79.80	0.006	1	Residential
33	2	209	3BHK	107.36	0.008	1	Residential
34	2	210	3BHK Servant	121.50	0.009	1	Residential
35	2	211	4BHK Servant	146.13	0.010	1	Residential
36	2	212	4BHK Servant	146.13	0.010	1	Residential
37	3	301	3BHK	79.80	0.006	1	Residential
38	3	302	2BHK	69.09	0.005	1	Residential
39	3	303	2BHK	69.09	0.005	1	Residential
40	3	304	3BHK	79.80	0.006	1	Residential
41	3	305	2BHK	69.09	0.005	1	Residential
42	3	306	2BHK	69.09	0.005	1	Residential
43	3	307	3BHK	79.80	0.006	1	Residential
44	3	308	3BHK	79.80	0.006	1	Residential
45	3	309	3BHK	107.36	0.008	1	Residential
46	3	310	3BHK Servant	121.50	0.009	1	Residential
47	3	311	4BHK Servant	146.13	0.010	1	Residential
48	3	312	4BHK Servant	146.13	0.010	1	Residential
49	4	401	3BHK	79.80	0.006	1	Residential
50	4	402	2BHK	69.09	0.005	1	Residential
51	4	403	2BHK	69.09	0.005	1	Residential
52	4	404	3BHK	79.80	0.006	1	Residential
53	4	405	2BHK	69.09	0.005	1	Residential
54	4	406	2BHK	69.09	0.005	1	Residential
55	4	407	3BHK	79.80	0.006	1	Residential
56	4	408	3BHK	79.80	0.006	1	Residential
57	4	409	3BHK	107.36	0.008	1	Residential
58	4	410	3BHK Servant	121.50	0.009	1	Residential
59	4	411	4BHK Servant	146.13	0.010	1	Residential
60	4	412	4BHK Servant	146.13	0.010	1	Residential
61	5	501	3BHK	79.80	0.006	1	Residential
62	5	502	2BHK	69.09	0.005	1	Residential

*Chaitanya*



53	5	503	2BHK	69.09		0.005	1	Residential
64	5	504	3BHK	79.80		0.006	1	Residential
65	5	505	2BHK	69.09		0.005	1	Residential
66	5	506	2BHK	69.09		0.005	1	Residential
67	5	507	3BHK	79.80		0.006	1	Residential
68	5	508	3BHK	79.80		0.006	1	Residential
69	5	509	3BHK	107.36		0.008	1	Residential
70	5	510	3BHK Servant	121.50		0.009	1	Residential
71	5	511	4BHK Servant	146.13		0.010	1	Residential
72	5	512	4BHK Servant	146.13		0.010	1	Residential
73	6	601	3BHK	79.80		0.006	1	Residential
74	6	602	2BHK	69.09		0.005	1	Residential
75	6	603	2BHK	69.09		0.005	1	Residential
76	6	604	3BHK	79.80		0.006	1	Residential
77	6	605	2BHK	69.09		0.005	1	Residential
78	6	606	2BHK	69.09		0.005	1	Residential
79	6	607	3BHK	79.80		0.006	1	Residential
80	6	608	3BHK	79.80		0.006	1	Residential
81	6	609	3BHK	107.36		0.008	1	Residential
82	6	610	3BHK Servant	121.50		0.009	1	Residential
83	6	611	4BHK Servant	146.13		0.010	1	Residential
84	6	612	4BHK Servant	146.13		0.010	1	Residential
85	7	701	3BHK	79.80		0.006	1	Residential
86	7	702	2BHK	69.09		0.005	1	Residential
87	7	703	2BHK	69.09		0.005	1	Residential
88	7	704	3BHK	79.80		0.006	1	Residential
89	7	705	2BHK	69.09		0.005	1	Residential
90	7	706	2BHK	69.09		0.005	1	Residential
91	7	707	3BHK	79.80		0.006	1	Residential
92	7	708	3BHK	79.80		0.006	1	Residential
93	7	709	3BHK	107.36		0.008	1	Residential
94	7	710	3BHK Servant	121.50		0.009	1	Residential
95	7	711	4BHK Servant	146.13		0.010	1	Residential
96	7	712	4BHK Servant	146.13		0.010	1	Residential
97	8	801	3BHK	79.80		0.006	1	Residential
98	8	802	2BHK	69.09		0.005	1	Residential
99	8	803	2BHK	69.09		0.005	1	Residential

*Quanta*  
*Quanta*



100	8	804	3BHK	79.80		0.006	1	Residential
101	8	805	2BHK	69.09		0.005	1	Residential
102	8	806	2BHK	69.09		0.005	1	Residential
103	8	807	3BHK	79.80		0.006	1	Residential
104	8	808	3BHK	79.80		0.006	1	Residential
105	8	809	3BHK	107.36		0.008	1	Residential
106	8	810	3BHK Servant	121.50		0.009	1	Residential
107	8	811	4BHK Servant	146.13		0.010	1	Residential
108	8	812	4BHK Servant	146.13		0.010	1	Residential
109	9	901	3BHK	79.80		0.006	1	Residential
110	9	902	2BHK	69.09		0.005	1	Residential
111	9	903	2BHK	69.09		0.005	1	Residential
112	9	904	3BHK	79.80		0.006	1	Residential
113	9	905	2BHK	69.09		0.005	1	Residential
114	9	906	2BHK	69.09		0.005	1	Residential
115	9	907	3BHK	79.80		0.006	1	Residential
116	9	908	3BHK	79.80		0.006	1	Residential
117	9	909	3BHK	107.36		0.008	1	Residential
118	9	910	3BHK Servant	121.50		0.009	1	Residential
119	9	911	4BHK Servant	146.13		0.010	1	Residential
120	9	912	4BHK Servant	146.13		0.010	1	Residential
121	10	1001	3BHK	79.80		0.006	1	Residential
122	10	1002	2BHK	69.09		0.005	1	Residential
123	10	1003	2BHK	69.09		0.005	1	Residential
124	10	1004	3BHK	79.80		0.006	1	Residential
125	10	1005	2BHK	69.09		0.005	1	Residential
126	10	1006	2BHK	69.09		0.005	1	Residential
127	10	1007	3BHK	79.80		0.006	1	Residential
128	10	1008	3BHK	79.80		0.006	1	Residential
129	10	1009	3BHK	107.36		0.008	1	Residential
130	10	1010	3BHK Servant	121.50		0.009	1	Residential
131	10	1011	4BHK Servant	146.13		0.010	1	Residential
132	10	1012	4BHK Servant	146.13		0.010	1	Residential
133	11	1101	3BHK	79.80		0.006	1	Residential
134	11	1102	2BHK	69.09		0.005	1	Residential
135	11	1103	2BHK	69.09		0.005	1	Residential
136	11	1104	3BHK	79.80		0.006	1	Residential

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137	11	1105	2BHK	69.09	0.005	1	Residential
138	11	1106	2BHK	69.09	0.005	1	Residential
139	11	1107	3BHK	79.80	0.006	1	Residential
140	11	1108	3BHK	79.80	0.006	1	Residential
141	11	1109	3BHK	107.36	0.008	1	Residential
142	11	1110	3BHK Servant	121.50	0.009	1	Residential
143	11	1111	4BHK Servant	146.13	0.010	1	Residential
144	11	1112	4BHK Servant	146.13	0.010	1	Residential
145	12	1211	4BHK Servant	146.13	0.010	1	Residential
146	12	1212	4BHK Servant	-146.13	0.010	1	Residential
		Total Residential		13815.14	0.98		
		Commercial		253.12	0.02	1	Commercial
		Total		14068.26	1.00		

For SG Estates Ltd.

Director



Annexure-'C'

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

Sl.No.	Particulars				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	13815.14 sq.m	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	4849.15 sq.m.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	4304.34 sq.m	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	22968.49 sq.m
	<b>Sum up</b>	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. (c)

Place: New Delhi

Date: 21.12.2013

For SG Estates Ltd.  
*Chitra Chitra*  
Signature of declarant



**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.	K.No. 1150 Noor Nagar, Ghziabad
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	1864.63 sq.m taken in limited common areas & facilities.
(c)	Facilities in the basement	NA
(d)	Parking facilities (as shown in Exhibit 'A' attached herewto)	NA
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	NA
	(i) Garden lawns	874.89 sq.m
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	Taken as independent area
	(vii) Lobby & facilities	NA
	(viii) Any other facility (club)	Taken as independent area
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	4 Nos.
	(ii) Area of shaft(s)	(i) 7.41 sq.m (ii) 5.59 sq.m (iii) 6.73 sq.m (iv) 5.59 sq.m Total 25.32sq.m
	(iii) Elevator shaft extends from ground floor upto	Basement to top 14 <sup>th</sup> Floor
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	4 Nos.
	(v) No. of stairway 'B' (if any), 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 hopper door in each one of the upper floors	

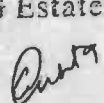

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	and rubbish, and will be fed from the janitor's room of each of the upper floors.	
(vii)	No. of Water tank(s)	3 Nos.
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	2 lift room at top comprising elevator equipment.
(ix)	Plumbing network throughout the building	Stilt to top floor
(x)	Electric wiring network throughout the building	Stilt to top floor
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	EPABX system to all apartments
(xiii)	Public water connections(s)	NA
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	As per structural designed
(xv)	Tank(s)	3 Nos.
(xvi)	Pump(s)	3 Nos.
(xvii)	Motor(s)	3 Nos.
(xviii)	Fans	..
(xix)	Fire fighting equipment(s)	Equipped as per fire Department Norms
(xx)	Compressor(s)	NA
(xxi)	Duct(s)	NA
(xxii)	Central Air Conditioning Equipment(s)	NA
(xxiii)	Heating Equipment	NA
(xxiv)	General all apparatus & installation existing for common use	Provided

Place: New Delhi

Date: 21.12.2013

For SG Estates Ltd.

  
  
 Director  
 Signature of declarant

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

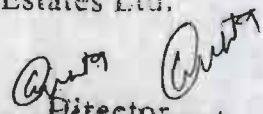


**Annexure 'E'**

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

<b>"Limited Common areas &amp; Facilities" (as defined in S. 3 (c) of the Act and shown in Exhibit 'A')</b>		
(i)	Parking	Basement Parking area 1864.63sq.m Stilt Parking area 1119.71sq.m Open Parking area 1320.00sq.m <b>Total area 4304.34sq.m</b>  Total Parking required 166 Nos. provided 169 Nos.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	Taken in common area & facilities
(iii)	Corridor extending from the lobby to the stairway	Taken in common area & facilities

For SG Estates Ltd.

  
Signature of declarant

Place: New Delhi

Date: 21.12.2013

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



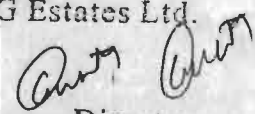
Annexure 'F'

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

<b>"Independent areas" (as defined in S. 3(P) of the Act)</b>		
(i)	Parking	NA
(ii)	Servant quarter	NA
(iii)	Club with independent access	Ground floor Built up area 172.08 (Front)
(iv)	Convenient shops / commercial	Commercial built up area 233.12 sq.m (Ground Floor 164.43 + First Floor 88.69 sq.m) in Separate Independent Tower on front of land with direct entry from main road.
(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 the promoter without the interference of other apartment owners.

For SG Estates Ltd.

  
Signature of declarant  
Director

Place: New Delhi

Date: 21.12.2013

## Schedule-A

### [Specifications of Construction]

#### 1. Drawing & Dining Room

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

#### 2. Bedrooms

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

#### 3. Toilets

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

#### 4. Kitchen

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

#### 5. Balconies

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

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**Lift Lobbies/Corridors**

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

**Staircase**

Floors : Baroda Green with white marble

**Exterior**

Outer Finishing : Weather proof coating

Place: New Delhi

Date: 21.12.2013

For SG Estates Ltd.

*Anty* *Anty*  
Signature Director