

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

**Date:** 20-05-2017

**Place:** GHAZIABAD

**Promoter Details:**

- 1 Name:** A R BUILDTECH PVT LTD  
**2 Registered Address:** T-22-03-01 , COMMON WEALTH GAMES VILLAGE, DELHI-110092  
**3 Local/Postal Address:** D-728/A , GANESH NAGAR-II, SHAKARPUR, DELHI-110092  
**4 Date of Incorporation (if applicable):** 19-05-1999  
**5 Name/Designation of Authorized Signatory:** RAM AVTAR SHARMA (DIRECTOR)

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:

Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	"A R REFLECTIONS " RESIDENTIAL COMPLEX AT KHASRA NO-348,349,350 VILLAGE -NOORNAGAR,GHAZIABAD
2	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3	Date of Sanction	22-07-2014
4	Municipal no. of the property	NA
5	Municipal Ward of the property	PARGANA LONI
6	Postal Address of the property	KHASRA NO- 348,349, 350, NOORNAGAR, GHAZIABAD (U.P)
7	Name of Architect/Structured Engineer	AR. VISHAL MITTAL
8	Height of the building	TOWER = 49.87 MTR.,
	Scheme whether residential or commercial (other than multiplex or mall)	GROUP HOUSING (RESIDENTIAL)
10	No. of floors	TOWER = STILT+16 FLOOR,

**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 19344.426 square meters on all floors, of which 13222.272 square meters will constitute the apartments and remaining 4229.690 square meters will constitute the 'common areas and facilities' and 1892.464 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 1364.70 sq.mt. is not taken in above area.

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

**SEVENTH:** That the Administration of

**"A.R. REFLECTIONS"**

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 instrument;

**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;

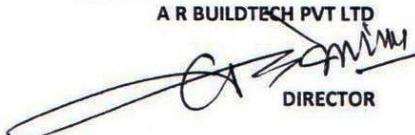
**FOURTEENTH:** That where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives association which title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due 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 @ RS. 2 PER SFT per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri RAM AVTAR SHARMA (promoter) hereto set his hand this 20TH day of MAY of year 2017.

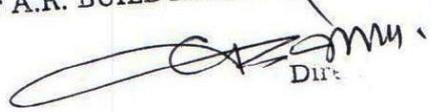
Signed & delivered by  
A R BUILDTECH PVT LTD

  
DIRECTOR

In the presence of:-

- 1 MANOJ KUMAR
- 2 NIKHIL SHARMA

For A.R. BUILDTECH PVT. LTD

  
Dir

**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	RESIDENTIAL COMPLEX AT KHASRA NO-348, 349 &350, VILLAGE-NOORNAGAR,GHAZIABAD	
2	Survey No. with area	KHASRA NO 348,349,350 AREA 5310 SQ.MT.	
3	Date of last document of title under which the promoter claims the land	20-01-2010, 21-01-2010	
4	Details of Registration of the above title document	ALLOTMENT NO.	NA
		ALLOTMENT NAME	A R BUILDTECH PVT LTD
		ALLOTMENT ADDRESS	KHASRA NO -348,349, 350 NOOR NAGAR , GHAZIABAD
		BOOK NO	1
		VOLUME NO	3787 3789 3790
		PAGE NO	1 TO 60 247 TO 366 1 TO 222
		SI NO	467 509 511
		DATE OF REGISTRATION	20-01-2010 21-01-2010 21-01-2010
5	Boundaries	FRONT SIDE	45 METRE ROAD
		REAR SIDE	KHASRA NO 344
		SIDE -01	KHASRA NO 345,346,347
		SIDE-02	KHASRA NO 351
6	Land whether freehold or leasehold	FREEHOLD	
7	If land is leasehold, the unexpired period of the lease	NA	

Place: GHAZIABAD

Date: 20-05-2017

A R BUILDTECH PVT LTD



DIRECTOR

Signature of declarant

## ANNEXURE-B

## TOWER

FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD) (SQ. MT.)	% 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
SPLIT							
1st. Floor	101	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL	
	102	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL	
	103	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL	
	104	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL	
	105	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL	
	106	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL	
	107	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL	
	108	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL	
	109	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL	
	110	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL	
	111	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL	
2nd. Floor	201	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL	
	202	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL	
	203	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL	
	204	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL	
	205	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL	
	206	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL	
	207	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL	
	208	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL	
	209	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL	
	210	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL	
	211	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL	
3rd. Floor	301	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL	
	302	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL	
	303	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL	
	304	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL	
	305	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL	
	306	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL	
	307	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL	
	308	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL	
	309	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL	
	310	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL	
	311	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL	

4th. Floor	401	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	402	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	403	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	404	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	405	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	406	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	407	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	408	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	409	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	410	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	411	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
5th. Floor	501	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	502	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	503	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	504	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	505	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	506	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	507	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	508	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	509	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	510	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	511	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
6th. Floor	601	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	602	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	603	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	604	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	605	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	606	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	607	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	608	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	609	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	610	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	611	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
7th. Floor	701	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	702	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	703	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	704	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	705	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	706	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	707	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	708	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	709	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	710	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	711	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL

8th. Floor	801	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	802	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	803	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	804	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	805	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	806	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	807	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	808	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	809	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	810	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	811	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
9th. Floor	901	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	902	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	903	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	904	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	905	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	906	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	907	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	908	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	909	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	910	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	911	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
10th. Floor	1001	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1002	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1003	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1004	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1005	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1006	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1007	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1008	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1009	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1010	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1011	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
11th. Floor	1101	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1102	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1103	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1104	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1105	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1106	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1107	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1108	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1109	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1110	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1111	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL

12th. Floor	1201	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1202	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1203	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1204	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1205	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1206	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1207	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1208	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1209	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1210	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1211	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
13th. Floor	1301	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1302	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1303	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1304	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1305	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
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	1307	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
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	1309	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1310	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1311	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
14th. Floor	1401	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1402	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1403	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1404	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1405	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1406	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1407	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1408	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1409	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1410	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1411	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
15th. Floor	1501	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1502	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1503	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1504	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1505	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1506	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1507	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1508	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1509	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1510	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1511	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL

16TH FLOOR	1601	3 BHK 2 TOILET(HIG-1)	82.055	0.621%	1	RESIDENTIAL
	1602	3 BHK 2 TOILET(HIG-1)	91.205	0.690%	1	RESIDENTIAL
	1603	3 BHK 2 TOILET(HIG-1)	81.816	0.619%	1	RESIDENTIAL
	1604	3 BHK 2 TOILET(HIG-1)	81.426	0.616%	1	RESIDENTIAL
	1605	3 BHK 2 TOILET(HIG-1)	81.095	0.613%	1	RESIDENTIAL
	1606	3 BHK 2 TOILET(HIG-1)	81.599	0.617%	1	RESIDENTIAL
	1607	2 BHK 2 TOILET(MIG-1)	59.433	0.449%	1	RESIDENTIAL
	1608	2 BHK 2 TOILET(MIG-1)	59.758	0.452%	1	RESIDENTIAL
	1609	2 BHK 2 TOILET(MIG-1)	59.828	0.452%	1	RESIDENTIAL
	1610	2 BHK 2 TOILET(MIG-1)	66.880	0.506%	1	RESIDENTIAL
	1611	3 BHK 2 TOILET(HIG-1)	81.297	0.615%	1	RESIDENTIAL
			<b>13222.272</b>	<b>100.000%</b>	<b>176</b>	
(HIG-1)	DRAWING & DINING AREA ,KITCHEN ,3 BED, 2TOILET,3BALCONY					
(MIG-1)	DRAWING & DINING AREA ,KITCHEN ,2 BED, 2TOILET,2BALCONY					
GROUND COVERAGE TOWER	1360.32	SQ. MT.				
TOTAL GROUND COVERAGE			1360.320	SQ. MT.		
TOTAL COVERD AREA ( UNIT AREA + CUPBORD)			13222.272	SQ. MT.		

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	13222.272 sq.mt			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		4229.690 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			1892.464 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				19344.426 sq.mt.
	<b>Sum up</b>				

• Open Parking area

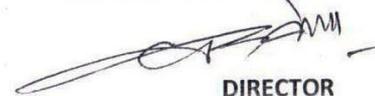
1364.70

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

Place: GHAZIABAD

Date: 20-05-2017

A R BUILDTECH PVT LTD



DIRECTOR

**Annexure 'D'**

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

<b>Sl.No.</b>	<b>Name of the common areas &amp; facilities</b>	<b>Its description / area</b>
(a)	The parcel of Land described in paragraph First of this Deed	NA
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	<b>3,343.858</b> sq.mts
(c)	Facilities in the basement	Parking, Ramp, LT Panel & Under Ground Tank ( Area mentioned in Exhibit 'A')
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	No parking provided in common areas & facilities
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	110.90 SQ.MTS.
	(ii) Children playing area	73.94 SQ.MTS.
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Basket Ball	NA
	(vi) Badminton Court	NA
	(vii) Commercial areas & facilities	75.00 SQ.MTS.
	(viii) Lobby & facilities	NA
	(ix) Community hall	144.518 SQ.MTS.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	3 Number of Elevator in TOWER
	(ii) Area of shaft(s)	299.16 SQ.MT. AS PER ATTACHED DETAIL
	(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. & 619.82 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.	NA	
(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)	32 POLES	
(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 (AS PER DRAWING ATTACHED)	
(xv)	Tank(s)	DOMESTIC UGT	79.2 KLD
		FIRE UGT	75 KLD
(xvi)	Pump(s)	kirloskar as per fire NOC	
(xvii)	Motor(s)	crompton	
(xviii)	Fans	crompton	
(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	NO APPARATUS IS INSTALLED TILL NOW FOR COMMON USE IN EXISTING	

Place: GHAZIABAD

A R BUILDTECH PVT LTD

Date: 20-05-2017

  
DIRECTOR

**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'**

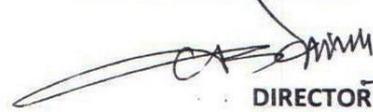
**Details of the limited common area and facilities of the building to which the present declaration relates**

<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- 3,179.437 sq.mt.
		Stilt Parking Area- 1,106.197 sq.mt.
		Open Parking Area - 1,364.700 sq.mt.
		Total Parking Provided - 199 ECS
		against required 198 ECS
(ii)	Lobby, giving access to the elevator(s) to specified dwelling	1892.464
(iii)	Corridor extending from the lobby to the stairway	NA

**Place: GHAZIABAD**

**Date: 20-05-2017**

**A R BUILDTECH PVT LTD**

  
**DIRECTOR**

**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**

<b>"Independent areas" (as defined in S. 3(P) of the Act)</b>		
(i)	Parking	4518.036 SQ.MTS.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	144.518 SQ.MTS.
(iv)	Convenient shops/ Commercial	75.000 SQ.MTS.
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment(If	225.45 SQ.MTS.

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:** GHAZIABAD

**Date:** 20-05-2017

**A R BUILDTECH PVT LTD**



**DIRECTOR**



**Schedule -A**  
**[Specifications of Construction]**

- |                             |   |
|-----------------------------|---|
| 1 Foundation:               | RCC raft foundation vetted from IIT delhi   |
| 2 Flooring:                 | vittrified tiles  |
| 3 Doors & Hardware:         | skin moulded flush doors<br>godrej locks  |
| 4 Windows:                  | powder coated aluminium frame and shutters  |
| 5 Internal Finish:          | plastering and POP with cornice painted with OBD paint  |
| 6 External Finish:          | double coat plaster finished with two coats of birla putty and painted with asian apex exterior paint |
| 7 Sanitary ware & fittings: | cera sanitary ware and CP fittings prayag   |
| 8 Electrical:               | modular switches of simon brand , MCB L&T BRAND, ISI MARKED WIRE                                      |
| 9 Plumbing and water Line:  | plumbing PVC pipe brand kisan<br>water line CPVC pipe brand kisan                                     |

Place: GHAZIABAD

Date: 20-05-2017

A R BUILDTECH PVT LTD.

  
DIRECTOR

TOTAL AREA OF SHAFT ( LIFT & SERVICES )				
TOWER NAME	AREA OF SHAFT ONE FLOOR	NO OF FLOOR		TOTAL AREA ALL FLOORS
TOWER	16.62	1BASEMENT +STILT+16	18	299.16
TOTAL AREA				299.16

AREA DETAIL OF STAIRWAY ( internal & fire escape )

TOWER NAME	AREA OF STAIRWAY ONE FLOOR	NO OF FLOOR	TOTAL AREA ALL FLOORS
TOWER	36.46	STILT+16 17	619.82
TOTAL AREA			619.82