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Date 20-May-14

Blue Moon

To,
The OSD,
Ghaziabad Development Authority
Ghaziabad

Sub: Submission of declaration under U.P. Appartments Act & Rules
Ref: Yor letter no. 145/Enforment Zone/ 2014-15 dated 24.04.14 received on 30.04.14

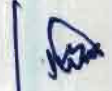
Dear sir,

This is with reference to above mentioned letter received from your office, wherein we have been required to file the declaration under U.P. Appartments (Promotion of Construction, Ownership and Maintenance) Act 2010 and the relevant Rules within stipulated period.

We are enclosong herewith the said declaretion in prescribed formats for our project Bluemoon Homes. Hope you find the same in order.

Thanking you

Yours faithfully


Vinod Kumar Tyagi


Ravindra Kant Tyagi

949/080(D)
21/5/14

AF-5. 080(D)
21/5/14

AF-5. 080(D)
21/5/14

545/AG
22/05/14

080(D)
21/5/14

AG(P)
22/05/14

**The Uttar Pradesh Apartment (Promotion of Construction, Ownership and
Maintenance) Rules, 2011**
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UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-

In pursuance of the provisions of clause (3) of article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 3975/8-1-11- 115D.A./02T.C.-I dated 16 November, 2011

NOTIFICATION

No. 3975/8-1-11-115D.A./02T.C.-I

Lucknow: Dated 16 November, 2011

In exercise of the powers conferred by section 30 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, the Governor of Uttar Pradesh hereby makes the following rules, namely:-

The Uttar Pradesh Apartment (Promotion of Construction,
Ownership and Maintenance) Rules, 2011

Short Title and

- 1) These rules may be called The Uttar Pradesh commencement Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011.
- (2) They shall come into force with effect from the date of their publication in the Gazette.

Definitions

2. (1) In these rules, unless the context otherwise requires,-
 - (a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.
 - (b) "Form" means a Form appended to these rules;
 - (c) "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists.
 - (d) "Section" means a section of the Act.
- (2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act.

Form of Declaration
(sub section-1 of
section 12)

3. The declaration shall be submitted by a promoter under sub-section (1) of section 12 in Form 'A' which shall be submitted by the promoter within a period of 12 months from the date of approval of the plans. Where the building has been constructed or is under construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement.

Amendment of Declaration

(sub section-2 of section 12) 4.

- (1) The declaration submitted by a promoter under rule 3 may be amended at any time, by the promoter, If, -
 - (a) The declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or
 - (b) The amendment is necessitated by reason of any revision in the sanctioned plan of the building; or
 - (c) The proposed amendment is just and reasonable; Provided that the amendment made by the promoter shall not violate the building bye-laws, sanctioned building plan or the contractual obligation of the promoter.
- (2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall be supported by an affidavit of the promoter or of a person authorized on his behalf along with the necessary documents.
- (3) The Competent Authority, on receipt of the application under sub-rule (2) shall issue a written notice to the association of the apartment owners of the building and shall also cause the publication of a public notice in two daily newspapers circulating in that locality.
- (4) On receipt of the objections, if any, received within 30 days from the date of publication of notice under sub-rules (3) the Competent Authority shall, after giving an opportunity of being heard to the objector, association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.
- (5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

Grant of permission for prosecution
(sub section-4 of section 25)

5. (1) After majority decision by the Board, the president or the person authorized on its behalf may apply the Competent Authority for grant of the permission to file its written complaint under the provisions of subsection (4) of section 25;

Provided that every such application shall be accompanied by a true attested copy of the decision of the Board;

Provided further that such application shall clearly specify the nature and extent of the violation of the provisions of the Act or the Bye-laws, as the case may be;

Provided also that such application shall also specify the steps taken and efforts made by the Board to ensure that the violation is set right by the concerned owner of the apartment or the promoter, as the case may be, along with necessary documents of the efforts made by the Board.

- (2) The Competent Authority, on receipt of the Application, shall give notice to the erring apartment owner or the promoter, as the case may be and shall pass such order as he may deem fit:

Provided that no such order shall be passed by the Competent Authority unless the Competent Authority records his satisfaction in writing as to the violation of the provisions of the Act or the bye-laws after affording adequate opportunity of being heard to all concerned.

Undertaking to be filed by the person
acquiring apartment. (section 10)

- (6) Any person acquiring any apartment from any apartment owner by gift, exchange, purchase or otherwise, or taking lease of an apartment from an apartment owner under section 10 and shall execute an undertaking in Form 'B' to comply with the covenants, conditions and restrictions, subject to which such apartment is owned by the said apartment owner. Such undertaking shall be executed and registered within a period of 30 days from the date of acquiring the apartment.

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 19th May 2014

Place: Ghaziabad

Promoter Details:

1. Name of Builder M/s VINOD KUMAR TYAGI & RAVINDRA KANT TYAGI
Registered Address:- Office:- 1104, Raj Nagar Extension Ghaziabad
2. Date of Incorporation (if applicable): N.A.
3. Name/designation of Authorized Signatory:- Mr. Vinod Kumar Tyagi, Mr. Ravinder Kant Tyagi (Proprietor)

The Declaring 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 declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	Blue Moon Homes
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	17/04/2013
4.	Municipal No. of the property	Khasra No. 1104M & 1111M Village Noor Nagar
5.	Municipal Ward of the property	30
6.	Postal address of the property	Khasra No. 1104M & 1111m Village Noor Nagar, Ghaziabad, U.P.
7.	Name of Architect / Structural Engineer	Ashirwad Architectral Services Pvt. Ltd. M/S. Swati Structure solution Pvt. Ltd.
8.	Height of the building	Below 45.00 meter
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	Three basement + Ground + 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 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 83563.81 square meters on all floors, of which 39072.40 square meters will constitute the apartments and remaining 8407.68 square meters will constitute the 'common areas and facilities' and 9741.73 square meters constitute 'limited common areas and facilities', and 26342.00 square meters constitute "independent areas " which have been detailed in Annexure 'C' , D, E, & F hereto.

FIFTH: That this condominium shall be known as "**BLUEMOON HOMES**" (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in 5. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in 5. 3(s) of the Act), and the 'independent areas' (as defined in 5. 3(p) of the Act), and shall be as follows -

S.No.	Item	Detail
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 "**BLUEMOON HOMES**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**BLUEMOON HOMES**" 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 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;
- (a) 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 though 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;

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 @ Rs.2.00/Sft (Rs.21.53 per Sq. Mtr.) per month from the owners of each apartment which is subject to revision from time to time so as to absorb escalation in actual cost.

4. IN WITNESS WHERE OF *Usod. Kumar. Goyal.. 2..* for on and behalf of

Ravindra Kant Goyal

M/s. Umesh Kumar Gupta & Ravindra Kant Gupta

5. The promoter) hereto set his hand this 19th day of May of year 2014.


Signed and delivered by
(Seal of the Promoter)

In the presence of:-



Mr. Jasbir Singh

(Head, Constructions)

Annexure-'A'

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

S.No.	Item		
1.	Location of the land of the building	Revenue village	Noor Nagar/ Rajnagar extn.
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		1104M = 10046.66 sqm. 1111M = 2227.90 sqm.
3.	Date of last document of title under which the promoter claims the land		Ancestral land
4.	Details of Registration of the above title document	Book No. I	N.A.
		Vol. No.	N.A.
		Page Nos.	N.A.
		Sl. No.	N.A.
		Date of Regn. –	N.A.
5.	Boundaries of the land	North East	Owner's Property
		South East	Open land/ Other's Property
		South West	Other's Property
		North West	24.0m wide road
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:- Ghaziabad

Date:- 19/05.2014


Signature of declarant
with designation and seal

Annexure-'B' (Details of Apartments)

Name of condominium :- **BLUEMOON HOMES GROUP HOUSING**
of condominium :- **BLOCK-A (3BASE+ Ground + 14th floor)**

Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	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 use Residential Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Ground Floor	SHOPS	8NOS.	115.00	0.29%	115	COMMERCIAL	AS PER SLAE DEED	
	COMMUNITY		385.00	0.966%	385	PUBLIC CONEVENIENT	AS PER SLAE DEED	
	B = 02.03 & 04	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
FIRST FLOOR	A = 101,102, & 103	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B = 101,102,103 & 104	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
SECOND FLOOR	A =201,202, & 203	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B = 201,202,203& 204	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
THIRD FLOOR	A = 301,302, & 303	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B =301,302,303 & 304	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
FOURTH FLOOR	A = 401,402, & 403	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B = 401,402,403 & 404	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
FIFTH FLOOR	A = 501,502, & 503	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B = 501,502,503 & 504	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
SIXTH FLOOR	A = 601,602, & 603	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B = 601,602,603 & 604	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
SEVENTH FLOOR	A= 701,702, & 703	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	
	B =701,702,703 & 704	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED	
EIGHTH FLOOR	A = 801,802, & 803	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED	

NINTH FLOOR	B = 801,802,803 & 804	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
	A = 901,902, &9 03	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B = 901,902,903 & 904	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
TENTH FLOOR	A = 1001,1002, & 1003	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B = 1001,1002,1003 &1004	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
ELEVENTH FLOOR	A = 1101,1102, & 1103	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B = 1101,1102,1103 & 1104	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
TWELTH FLOOR	A = 1201,1202, & 1203	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B = 1201,1202,1203 & 1204	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
THIRTEENTH FLOOR	A = 1201A,1202A, &1203A	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B =1201A,1202A,1203A & 1204A	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED
FOURTEENTH FLOOR	A = 1401,1402, &14 03	4BHK +DRESS	132.10	0.33%	132	Residential	AS PER SLAE DEED
	B = 1401,1402,1403 &1404	3BHK +STORE+STUDY	123.08	0.31%	123	Residential	AS PER SLAE DEED

Name of condominium :- **BLUEMOON HOMES GROUP HOUSING**
of condominium :- **BLOCK-B (3BASE+ Ground + 14th floor)**

SI.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	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 use Residential Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Ground Floor	TYPE 3A=C-02	3BHK	92.3	0.23%	92	COMMERCIAL	AS PER SLAE DEED
		C=01,03,04,05,06	3BHK	97.9	0.24%	98	PUBLIC CONEVIENIENT	AS PER SLAE DEED
	1 ST FLOOR	C=101,102,103,104,105 & 106	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	2 ND FLOOR	C=201,202,203,204,205 & 206	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	3 RD FLOOR	C=301,302,303,304,305 & 306	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	4 TH FLOOR	C=401,402,403,404,405 & 406	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	5 TH FLOOR	C=501,502,503,504,505 & 506	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	6 TH FLOOR	C=601,602,603,604,605 & 606	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	7 TH FLOOR	C=701,702,703,704,705 & 706	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	8 TH FLOOR	C=801,802,803,804,805 & 806	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	9 TH FLOOR	C=901,902,903,904,905 & 906	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	10 TH FLOOR	C=1001,1002,1003,1004,1005 & 1006	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	11 TH FLOOR	C=1101,1102,1103,1104,1105 & 1106	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	12 TH FLOOR	C=1201,1202,1203,1204,1205 & 1206	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	13 TH FLOOR	C=1201A,1202A,1203A,1204A,1205A & 1206	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED
	14 TH FLOOR	C=1401,1402,1403,1404,1405 & 1406	3BHK	97.9	0.24%	98	Residential	AS PER SLAE DEED

Name of condominium :- BLUEMOON HOMES GROUP HOUSING

of condominium :- BLOCK-C
(3BASE+ Ground + 14th floor)

SI.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	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 use Residential Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Ground Floor	TYPE 4A=D-02 & D-04	2BHK	69.8	0.17%	70	COMMERCIAL	AS PER SLAE DEED
		TYPE-4=D-01,D-03	2BHK+ STORE	82.26	0.20%	82	PUBLIC CONEVENIENT	AS PER SLAE DEED
	1 ST FLOOR	D= 101,102, 103,104	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	2 ND FLOOR	D =201, 202, 203, 204	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	3 RD FLOOR	D =301, 302, 303, 304	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	4 TH FLOOR	D =401, 402, 403, 4 04	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	5 TH FLOOR	D =501, 502, 503, 504,	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	6 TH FLOOR	D =601, 602, 603, 604,	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	7 TH FLOOR	D =701, 702, 703, 704	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	8 TH FLOOR	D =801, 802, 803, 804	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	9 TH FLOOR	D =901, 902,9 03, 904,	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	10 TH FLOOR	D =1001, 1002, 1003, 1004	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	11 TH FLOOR	D =1101,11 02, 1103, 1104,	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	12 TH FLOOR	D =1201, 1202,12 03, 1204	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	13 TH FLOOR	D =1201A, 1202A, 1203A, & 1204A	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED
	14 TH FLOOR	D =1401, 1402, 1403,1404	2BHK+ STORE	82.26	0.20%	82	Residential	AS PER SLAE DEED

Name of condominium :- "BLUEMOON HOMES" GROUP HOUSING

of condominium :- BLOCK-D

(3BASE+ Ground + 14th floor)

Sl.No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	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 use Residential Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		
	Ground Floor	TYPE 5A=E-07 & E-08	1BHK	61.35	0.15%	71	RESIDENTIAL	AS PER SLAE DEED	
		TYPE-5=E01,E02,E03,E04,E05 , E 06, .	2BHK	71.27	0.18%	71		AS PER SLAE DEED	
	1 ST FLOOR	E=101,102,103,04,105 , 106, 107 & 108	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	2 ND FLOOR	E=201,202,203, 204,205 , 206,2 07 & 208	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	3 RD FLOOR	E=301,302,303,04,305 , 306, 307 &308	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	4 TH FLOOR	TYPE-5=401,402,403,404,405 , 406, 407 & 408	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	5 TH FLOOR	E=501,502,503,504,505 , 506, 507 & 508	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	6 TH FLOOR	E=601,602,603,604,605 ,6 06, 607 & 608	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	7 TH FLOOR	E=701,702,703,704,705 ,06, 707 & 708	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	8 TH FLOOR	E=801,802,803,804,805 ,06, 807 & 808	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	9 TH FLOOR	E=901,902,903,904,905 , 906, 907 & 908	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	10 TH FLOOR	E=1001,1002,1003,1004,1005 , 1006, 1007 & 1008	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	
	11 TH FLOOR	TYPE-5=1101,1102,1103,1104,1105 , 1106, 1107 & 1108	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED	

SI.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	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 use Residential Commercial	Value of the Apartment
	12 TH FLOOR	E=1201,1202,1203,1204,1205, 1206, 1207 & 1208	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED
	13 TH FLOOR	E=1201A,1202A,1203A,1204A,1205A, 1206A, 1207A & 1208A	2BHK	71.27	0.18%	71	Residential	AS PER SLAE DEED
	14 TH FLOOR	E=1401,1402,1403,1404,1405, 1406, 1407 & 1408	2BHK	71.27	0.18%	71		AS PER SLAE DEED

Name of condominium :- **BLUEMOON HOMES GROUP HOUSING**

of condominium :- **BLOCK-E**

(3BASE+ Ground + 14th floor)

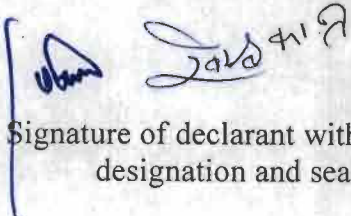
SI.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Ground Floor	EW1,EW2, EW3,EW4	EWS	23.2	0.05%	23	COMMERCIAL	AS PER SLAE DEED
		L1,L2,L3,L4,	LIG	38.7	0.10%	39	PUBLIC CONVENIENT Residential	AS PER SLAE DEED
	1 ST FLOOR	EW11,EW12, EW13,EW14	EWS	23.2	0.05%	23		AS PER SLAE DEED
		L11, 1L2, L13, & L14	LIG	38.7	0.10%	39		AS PER SLAE DEED
	2 ND FLOOR	EW21,EW22, EW23,EW24	EWS	23.2	0.05%	23	Residential	AS PER SLAE DEED
		L21, L22, L23, & L24	LIG	38.7	0.10%	39		AS PER SLAE DEED
	3 RD FLOOR	EW31,EW32, EW33,EW34	EWS	23.2	0.05%	23	Residential	AS PER SLAE DEED
		L31, L32, L33, & L34	LIG	38.7	0.10%	39		AS PER SLAE DEED
	4 TH FLOOR	EW41,EW42, EW43,EW44	EWS	23.2	0.05%	23	Residential	AS PER SLAE DEED
		L41, L42, L43, & L44	LIG	38.7	0.10%	39		AS PER SLAE DEED
	5 TH FLOOR	EW51,EW52, EW53,EW54	EWS	23.2	0.05%	23	Residential	AS PER SLAE DEED
		L51, L52, L53, & L54	LIG	38.7	0.10%	39		AS PER SLAE DEED
	6 TH FLOOR	EW61,EW62, EW63,EW64	EWS	23.2	0.05%	23	Residential	AS PER SLAE DEED
		L61, L62, L63, & L64	LIG	38.7	0.10%	39		AS PER SLAE DEED
	7 TH FLOOR	T-6 =F-701, F-702, F-703, F-704	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED
	8 TH FLOOR	T-6 =F-801, F-802, F-803, F-804	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED
	9 TH FLOOR	T-6 =F-901, F-902,F-903, F-904,	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED
	10 TH FLOOR	T-6 =F-1001, F-1002, F-1003, F-1004	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED
	11 TH FLOOR	T-6 =F-1101,F-1102, F-1103, F-1104,	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED

12 TH FLOOR	T-4 = F-1201, F-1202, F-1203, F-1204	2BHK	62.32	0.15%	62	Residential	AS PER SLAE DEED
13 TH FLOOR	T-1 = F-1301, F-1302, F-1303, F-13 04	2BHK	62.32	0.59%	62	Residential	AS PER SLAE DEED
14 TH FLOOR	T-1 = F-1401, F-1402, F-1403, F-14 04	2BHK	62.32	0.15%	62		AS PER SLAE DEED

Annexure-'C'11

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

S. No.	Particulars				
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	39072.40SQM.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	8407.68 SQM.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	9741.73 SQM.	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	57221.81
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)



Signature of declarant with designation and seal

Place: Ghaziabad

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 (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	10804.56
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	N.A.
c.	Facilities in the basement	Ramps, Lifts, Parking, Staircase, Lights.
d.	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
e.	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	Garden lawns	15% GREEN
	Children playing area	N/A
	WATER BODY	225.00
	Tennis Court	N/A
	Badminton Court	N/A
	Convenient Shops	N/A
	Lobby & facilities	N/A
	PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	8407.68
	Elevator	2 LIFTS FOR PER BLOCK
	Area of shaft(s)	883.60
	Elevator shaft extends from ground floor upto	THROUGH SHAFT UPTO TERRACE
	No. of stairway 'A', which lead from the ground floor to the roof of the building	2Nos. STAIRCASE PER BLOCK
	No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	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 the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	No. of Water tank(s)	2Nos. OVERHEAD TANKS PER BLOCK 1No. UNDERGROUND TANK
	Elevator pent-house with corresponding	N/A

	elevator equipment located on the roof of the building.	
	Plumbing network throughout the building	Through shaft
	Electric wiring net-work throughout the building	Through shaft ramp along the corridor to flat
	Necessary light(s)	Corridor, staircase main gate, Boundary wall, Green area, Basement
	Telephone(s)	THROUGH SHAFT
	Public water connection(s)	N/A
	Foundations and main walls, columns, girders, beams and roofs of the building	R.c.c. Raft foundation, Main wall 1 st class brick work & R.C.C. beam & columns
	Tank(s)	DOMESTIC, FIRE, OVERHEAD , UNDER GROUND TANK
	Pump(s)	AS PER NBC
	Motor(s)	AS PER NBC
	Fans	AS PER NBC
	Fire fighting equipment(s)	AS PER NBC
	Compressor(s)	AS PER NBC
	Duct(s)	OPEN DUCT FOR VENTILATION/MACHANICAL
	Central Air Conditioning Equipment(s)	N/A
	Heating Equipment	N/A
	General all apparatus & installation existing for common use	AS PER NBC


 Signature of declarant with designation and seal


Place Ghaziabad

Date:- 19.05.2014

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 5. 3(c) of the Act and shown in Exhibit 'A')	
Parking	N/A
Lobby, giving access to the elevator (s) to specified dwelling unit	915.48 SQM.
Corridor extending from the lobby to the stairway	4207.68 SQM.

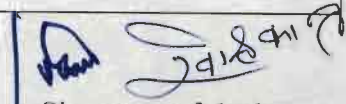

Signature of declarant
with designation and seal

Date:
Place:

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 5. 3(P) of the Act)	
Parking	Open - 742.00 m ² 1 ST BASE. -7175.00m ² 2 ND BASE. -7290.00m ² 3 RD BASE. -7290.00m ²
Servant quarter	N/A
Club	385.00
Convenient shops	115.00
Store	115.00
Terrace	3230.00


 Signature of declarant
 with designation and seal


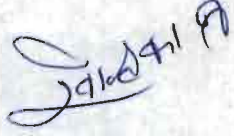
Date: 19.05.2014
 Place: Ghaziabad

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.

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware :- Flush doors with hardware and wooden Penal door with hardware at Main Entrance.
4. Windows: Wooden windows with glass shutters./ Aluminum glazed external window.
5. Internal Finish: All walls plastered & painted with OBD Paint, Ceiling white, P.O.P Cornice in Drawing/Dinning .
6. External Finish: branded Snowcem cement Paints.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of reputed make. Fittings – Hot & Cold water supply (without geyser) with CP fittings of reputed make.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points.
9. Plumbing and water Line: As per NBC.

Place: Ghaziabad



Signature of declarant-
with designation and seal

FORM "B"

(See Rule 6)

Undertaking by the person acquiring apartment (Under Section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act 2010.

Office of the Competent Authority at.....

I _____ S/o _____ R/o _____
acquired apartment no. _____ in the property _____ by way
of gift, exchange, purchase or otherwise or taking lease of an apartment from
Shri _____

I hereby undertake to comply with the covenants, conditions and restrictions subjected to
which said apartment was owned by the aforesaid Shri _____
before the date of transfer.

Further, I shall be subject to the provisions of The Uttar Pradesh Apartment (Promotion of
Construction, Ownership & Maintenance) Act, 2010.

Signature

In presence of

1-2018