



# VASU Infrastructure Pvt. Ltd.

Office : Fortune Residency, NH-58, Raj Nagar Extension, Ghaziabad

सेवा में,  
विशेषकाधिकारी  
प्रवर्तन जोन-1,  
गाजियाबाद विकास प्राधिकरण  
गाजियाबाद।

विषय:-सखरा संख्या-1116, 1123, ग्राम नूरनगर गाजियाबाद पर स्वीकृत ग्रुप हाउसिंग मानचित्र के सन्दर्भ में यू0पी0 अपार्टमेन्ट एक्ट-2010 के प्राविधानो के अनुसार घोषणा पत्र के सम्बन्ध में।

महोदय,

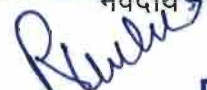
कृपया उपरोक्त विषयक आपने कार्यालय पत्र संख्या-137/प्रवर्तन जोन-1/2014 दिनांक 23.04.2014 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा सखरा संख्या-1116, 1123, ग्राम नूरनगर गाजियाबाद पर स्वीकृत ग्रुप हाउसिंग मानचित्र के सन्दर्भ में यू0पी0 अपार्टमेन्ट एक्ट-2010 के प्राविधानो के अनुसार घोषणा पत्र के एवं मै0 डिजाईन आर्च इन्फ्रास्ट्रक्चर प्रा0लि0 व अन्य बनाम जी0डी0ए0 में पारित आदेश दिनांक 14.11.2013 के अनुपालन में अनुसार घोषणा पत्र प्रस्तुत किये जाने हेतु निर्देशित किया गया है। तद्दानुसार उपरोक्त सन्दर्भित स्थल पर स्वीकृत मानचित्र दिनांक 13.05.2013 के अनुरूप घोषणा पत्र निर्धारित प्रपत्र पर तैयार कर प्रस्तुत है। स्थल पर निर्मित ब्लॉक-ए, बी, सी तथा डी में स्वीकृति से अतिरिक्त निर्माण के शमन हेतु शमन प्रस्ताव प्राधिकरण में स्वीकृति हेतु प्रस्तुत किया जा चुका है। जिसकी स्वीकृति उपरान्त आवश्यक संशोधन के साथ पुनः संशोधित घोषणा पत्र निर्धारित अवधि में प्रस्तुत कर दिया जायेगा।

धन्यवाद सहित।

दिनांक:-29.05.2014  
संलग्नक-उपरोक्तानुसार

For Vasu Infrastructure Pvt. Ltd.

महोदय

  
Director  
(राकेश कुमार अग्रवाल)  
निदेशक

565/AB  
29/5/14

AGP  
29/5/14  
OSD

JK (M) (M)  
Pm  
AGP

10/10/20

For Vasu Infrastructure Pvt. Ltd.

Director

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 commencement                   | (1) These rules may be called The Uttar Pradesh 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 Declaration (sub section-1 of section 12) | of 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 sub-section (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:05-05-2014

Place:GHAZIABAD

Promoter Details:

1. Name : - M/s. VASU INFRASTRUCTURE PVT. LTD.  
THROUGH - MR. RAKESH AGGARWAL

Builders

Registered Address:- Group Housing at Khasra No. - 1116 & 1123  
at Village Noor Nagar Ghaziabad ( U.P.)

2. Date of Incorporation (if applicable): 16-03-2007  
3. Name/designation of Authorized Signatory:- Mr. Rakesh Aggarwal ( Director)

The Declaring hereby solemnly states the following :-

FIRST: The Promoter owns / the land 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 Group Housing scheme, detailed below:

Sl. No.	Description	Particulars
(1)	(2)	(3)
1	Name of the building / Group Housing Scheme	FORTUNE RESIDENCY GROUP HOUSING COMPLEX
2	Sanctioning Authority of the plan	Ghaziabad Development Authority



3	Date of sanction	( I ) sanction = 14/02/2011 ( ii ) revised sanction = 13/05/2013
4	Municipal No. of the property	N/A
5	Municipal Ward of the property	N/A
6	Postal address of the property	GROUP HOUSING IN KHASRA NO.1116 & 1123 AT VILLAGE NOORNAGAR GHAZIABAD ( U.P. )
7.	Name of Architect / Structural Engineer	AR. ANUJ AGARWAL/ SH. SADANAND OJHA / V.D. SHARMA
8	Height of the building	BELOW 45.0M.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	<u>No of Floors</u> Block- A ,B,C,D Block- E,F,G,H Block- I ( L.I.G. & E.W.S. ) Block- J NURSURY SCHOOL COMMUNITY FACILITIES,	1 BASEMENT+ STILT +14 <sup>th</sup> floor 2 BASEMENT+ STILT +14 <sup>th</sup> floor 3 BASEMENT+ GR. +7 <sup>th</sup> floor 3 BASEMENT+ STILT +14 <sup>th</sup> floor 3 BASEMENT+ GR. +3 <sup>th</sup> floor 2 BASEMENT+ GR. +2 <sup>th</sup> 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 has a total floor area of 1,63,774.93square meters on all floors, of which 91339.15square meters will constitute the apartments and remaining 15758.69square meters will constitute the 'common areas and facilities' and 19323.40square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as " **FORTUNE RESIDENCY GROUP HOUSING**" 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 -

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 **FORTUNE RESIDENCY GROUP HOUSING** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

**SEVENTH:** That the Administration of **FORTUNE RESIDENCY GROUP HOUSING** 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;
- (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 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 ©1.5Rs/Sft..... per month from the owners of each apartment.



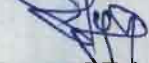
4. IN WITNESS WHEREOF, Sh. Rakesh Aggarwal for on and behalf of M/s. Vasu Infrastructure Pvt. Ltd.

5. (the promoter) hereto set his hand this ..5.day of .....MAY....of year ...2014.....

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "VASU INFRASTRUCTURE PVT. LTD." around the perimeter and "GHAZIABAD" in the center.

Signed and delivered by  
(Seal of the Promoter)

In the presence of:-



(PROJ. MGR.)

## 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	Kh. No.	1116 & 1123	
3.	Date of last document of title under which the promoter claims the land		29-12-2008	
4.	Details of Registration of the above title document	Book No. I	1	
		Vol. No.	3338	3339 2761
		Page Nos.	199 to 269	1 to 71 124 to 209
		Sl. No.	9920	9929 3217
		Date of Regn. -	29/12/08	29/12/08 25/04/07
5.	Boundaries of the land	East	Other property	
		West	Other property	
		North	18.00 & 24.00 mt. wide road	
		South	Other property	
5.	Land whether freehold or leasehold		Freehold	
6.	If land is leasehold, the Unexpired period of the lease		N/A	

Place:-Ghaziabad

Date: 05-05-14

  
 Signature of declarant  
 with designation and seal



Annexure-B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY  
GROUP HOUSING**

of condominium :- **BLOCK - A ( 1 BASEMENT +  
STILT + 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	<b>FIRST FLOOR LOTOUS</b>	A105 TO A108	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	29.22
	DAFFODIL -2	A103,A104	3BHK+ 2TOILET	90.91	0.09%	91.00		33.66
	DAFFODIL -1	A101,A102	3BHK+ 2TOILET	120.03	0.13%	120.00		42.93
	<b>SECOND FLOOR LOTOUS</b>	A205 TO A208	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	29.22
	DAFFODIL -2	A203,A204	3BHK+ 2TOILET	90.91	0.09%	91.00		33.66
	DAFFODIL -1	A201,A202	3BHK+ 2TOILET	120.03	0.13%	120.00		42.93



THIRD FLOOR LOTOUS	A305 TO A308	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A303,A304	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A301,A302	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
FOURTH FLOOR LOTOUS	A405 TO A408	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A403,A404	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A401,A402	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
FIFTH FLOOR LOTOUS	A505 TO A508	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A503,A504	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A501,A502	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
SIXTH FLOOR LOTOUS	A605 TO A608	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A603,A604	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A601,A602	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
SEVENTH FLOOR LOTOUS	A705 TO A708	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A703,A704	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A701,A702	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68



<b>EIGHT FLOOR</b> LOTOUS	A805 TO A808	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A803,A804	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A801,A802	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
<b>NINTH FLOOR</b> LOTOUS	A905 TO A908	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A903,A904	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A901,A902	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
<b>TENTH FLOOR</b> LOTOUS	A1005 TO A1008	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	A1003,A1004	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	A1001,A1002	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
<b>ELEVENTH FLOOR</b> LOTOUS	A1105 TO A1108	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00
	A1103,A1104	3BHK+ 2TOILET	90.91	0.09%	91.00		29.97
	A1101,A1102	3BHK+ 2TOILET	120.03	0.13%	120.00		38.22
<b>TWELTH FLOOR</b> LOTOUS	A1205 TO A1208	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00
	A1203,A1204	3BHK+ 2TOILET	90.91	0.09%	91.00		29.97





DAFFODIL -1	A1201,A1202	3BHK+ 2TOILET	120.03	0.13%	120.00	38.22
THIRTTENTH FLOOR LOTOUS	A1305 TO A1308	2BHK+ 2TOILET	75.86	0.08%	76.00	26.00
	DAFFODIL -2	A1303,A1304	90.91	0.09%	91.00	29.97
DAFFODIL -1	A1301,A1302	3BHK+ 2TOILET	120.03	0.13%	120.00	38.22
FOURTEENTH FLOOR LOTOUS	A1405 TO A1408	2BHK+ 2TOILET	75.86	0.08%	76.00	26.00
	DAFFODIL -2	A1403,A1404	90.91	0.09%	91.00	29.97
DAFFODIL -1	A1401,A1402	3BHK+ 2TOILET	120.03	0.13%	120.00	38.22



Annexure-'B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY**  
**GROUP HOUSING**  
of condominium :- **BLOCK - B ( 1BASEMENT + STILT**  
**+ 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	<b>FIRST FLOOR</b> DAFFODIL -2	B101 TO B108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30
	<b>SECOND FLOOR</b> DAFFODIL -2	B201 TO B208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30
	<b>THIRD FLOOR</b> DAFFODIL -2	B301 TO B308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
	<b>FOURTH FLOOR</b> DAFFODIL -2	B401 TO B408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49



FIFTH FLOOR DAFFODIL -2	B501 TO B508	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SIXTH FLOOR DAFFODIL -2	B601 TO B608	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SEVENTH FLOOR DAFFODIL -2	B701 TO B708	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
EIGHT FLOOR DAFFODIL -2	B801 TO B808	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
NINTH FLOOR DAFFODIL -2	B901 TO B908	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
TENTH FLOOR DAFFODIL -2	B1001 TO B1008	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
ELEVENTH FLOOR DAFFODIL -2	B1101 TO B1108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
TWELTH FLOOR DAFFODIL -2	B1201 TO B1208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
THIRTTENTH FLOOR DAFFODIL -2	B1301 TO B1308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53



FOURTEENTH FLOOR DAFFODIL -2	B1401 TO B1408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
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Annexure-'B' (Details of Apartments)

Name of condominium :- FORTUNE RESIDENCY

**GROUP HOUSING**

of condominium :- BLOCK - C ( 1BASEMENT + STILT  
+ 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	FIRST FLOOR DAFFODIL -2	C101 TO C108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30
	SECOND FLOOR DAFFODIL -2	C201 TO C208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30



THIRD FLOOR DAFFODIL -2	C301 TO C308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FOURTH FLOOR DAFFODIL -2	C401 TO C408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FIFTH FLOOR DAFFODIL -2	C501 TO C508	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SIXTH FLOOR DAFFODIL -2	C601 TO C608	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SEVENTH FLOOR DAFFODIL -2	C701 TO C708	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
EIGHT FLOOR DAFFODIL -2	C801 TO C808	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
NINTH FLOOR DAFFODIL -2	C901 TO C908	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
TENTH FLOOR DAFFODIL -2	C1001 TO C1008	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
ELEVENTH FLOOR DAFFODIL -2	C1101 TO C1108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
TWELTH FLOOR DAFFODIL -2	C1201 TO C1208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
THIRTTENTH FLOOR DAFFODIL -2	C1301 TO C1308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53



FOURTEENTH FLOOR DAFFODIL -2	C1401 TO C1408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53

Annexure-'B' (Details of Apartments)

Name of condominium :- FORTUNE RESIDENCY  
GROUP HOUSING

of condominium :- BLOCK - D ( 1BASEMENT + STILT  
+ 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	FIRST FLOOR TULIP	D101 TO D109	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	24.00
	SECOND FLOOR TULIP	D201 TO D209	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	24.00
	THIRD FLOOR TULIP	D301 TO D309	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	FOURTH FLOOR TULIP	D401 TO D409	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	FIFTH FLOOR TULIP	D501 TO D509	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	SIXTH FLOOR TULIP	D601 TO D609	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	SEVENTH FLOOR TULIP	D701 TO D709	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	EIGHT FLOOR TULIP	D801 TO D809	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	NINTH FLOOR TULIP	D901 TO D909	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75



TENTH FLOOR TULIP	D1001 TO D1009	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
ELEVENTH FLOOR TULIP	D1101 TO D1109	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
TWELTH FLOOR TULIP	D1201 TO D1209	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
THIRTTENTH FLOOR TULIP	D1301 TO D1309	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
FOURTEENTH FLOOR TULIP	D1401 TO D1409	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37





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

Name of condominium :- **FORTUNE RESIDENCY  
GROUP HOUSING**

of condominium :- **BLOCK – E ( 2BASEMENT + STILT  
+ 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	<b>FIRST FLOOR TULIP</b>	E101 TO E109	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	24.00
	<b>SECOND FLOOR TULIP</b>	E201 TO E209	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	24.00
	<b>THIRD FLOOR TULIP</b>	E301 TO E309	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	<b>FOURTH FLOOR TULIP</b>	E401 TO E409	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75



	FIFTH FLOOR TULIP	E501 TO E509	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	SIXTH FLOOR TULIP	E601 TO E609	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	SEVENTH FLOOR TULIP	E701 TO E709	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	EIGHT FLOOR TULIP	E801 TO E809	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	NINTH FLOOR TULIP	E901 TO E909	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	TENTH FLOOR TULIP	E1001 TO E1009	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	22.75
	ELEVENTH FLOOR TULIP	E1101 TO E1109	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
	TWELTH FLOOR TULIP	E1201 TO E1209	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
	THIRTTENTH FLOOR TULIP	E1301 TO E1309	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37
	FOURTEENTH FLOOR TULIP	E1401 TO E1409	2BHK+ 2TOILET	62.80	0.06%	63.00	Residential	21.37



Annexure-'B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY**  
**GROUP HOUSING**

of condominium :- **BLOCK - F ( 2BASEMENT + STILT**  
**+ 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	<b>FIRST FLOOR</b> DAFFODIL -2	F101 TO F108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30
	<b>SECOND FLOOR</b> DAFFODIL -2	F201 TO F208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30



THIRD FLOOR DAFFODIL -2	F301 TO F308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FOURTH FLOOR DAFFODIL -2	F401 TO F408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FIFTH FLOOR DAFFODIL -2	F501 TO F508	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SIXTH FLOOR DAFFODIL -2	F601 TO F608	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SEVENTH FLOOR DAFFODIL -2	F701 TO F708	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
EIGHT FLOOR DAFFODIL -2	F801 TO F808	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
NINTH FLOOR DAFFODIL -2	F901 TO F908	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
TENTH FLOOR DAFFODIL -2	F1001 TO F1008	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
ELEVENTH FLOOR DAFFODIL -2	F1101 TO F1108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
TWELTH FLOOR DAFFODIL -2	F1201 TO F1208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53



THIRTTENTH FLOOR DAFFODIL -2	F1301 TO F1308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
FOURTEENTH FLOOR DAFFODIL -2	F1401 TO F1408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53

Annexure-'B' (Details of Apartments)

Name of condominium :- FORTUNE RESIDENCY  
GROUP HOUSING

of condominium :- BLOCK - G ( 2BASEMENT +  
STILT + 14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	FIRST FLOOR DAFFODIL -2	G101 TO G108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.39
	SECOND FLOOR DAFFODIL -2	G201 TO G208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	34.30



THIRD FLOOR DAFFODIL -2	G301 TO G308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FOURTH FLOOR DAFFODIL -2	G401 TO G408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
FIFTH FLOOR DAFFODIL -2	G501 TO G508	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SIXTH FLOOR DAFFODIL -2	G601 TO G608	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
SEVENTH FLOOR DAFFODIL -2	G701 TO G708	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
EIGHT FLOOR DAFFODIL -2	G801 TO G808	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
NINTH FLOOR DAFFODIL -2	G901 TO G908	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
TENTH FLOOR DAFFODIL -2	G1001 TO G1008	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	32.49
ELEVENTH FLOOR DAFFODIL -2	G1101 TO G1108	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
TWELTH FLOOR DAFFODIL -2	G1201 TO G1208	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53
THIRTTENTH FLOOR DAFFODIL -2	G1301 TO G1308	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53



FOURTEENTH FLOOR DAFFODIL -2	G1401 TO G1408	3BHK+ 2TOILET	93.55	0.10%	94.00	Residential	30.53

Annexure-'B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY  
GROUP HOUSING**

of condominium :- **BLOCK - H ( 2BASEMENT + STIL+  
14<sup>TH</sup> 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 each flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	FIRST FLOOR LOTOUS	H105 TO H108	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	29.22
	DAFFODIL -2	H103,H104	3BHK+ 2TOILET	90.91	0.09%	91.00	Residential	38.66



DAFFODIL -1	H101,H102	3BHK+ 2TOILET	120.03	0.13%	120.00		42.93
SECOND FLOOR LOTOUS	H205 TO H208	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	29.22
							33.66
DAFFODIL -2	H203,H204	3BHK+ 2TOILET	90.91	0.09%	91.00		42.93
DAFFODIL -1	H201,H202	3BHK+ 2TOILET	120.03	0.13%	120.00		27.68
THIRD FLOOR LOTOUS	H305 TO H308	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	31.89
							40.68
DAFFODIL -2	H303,H304	3BHK+ 2TOILET	90.91	0.09%	91.00		27.68
DAFFODIL -1	H301,H302	3BHK+ 2TOILET	120.03	0.13%	120.00		31.89
FOURTH FLOOR LOTOUS	H405 TO H408	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	40.68
							27.68
DAFFODIL -2	H403,H404	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
DAFFODIL -1	H401,H402	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
FIFTH FLOOR LOTOUS	H505 TO H508	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
							31.89
DAFFODIL -2	H503,H504	3BHK+ 2TOILET	90.91	0.09%	91.00		40.68





	DAFFODIL -1	H501,H502	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
	SIXTH FLOOR LOTOUS	H605 TO H608	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
		H603,H604	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	DAFFODIL -1	H601,H602	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
	SEVENTH FLOOR LOTOUS	H705 TO H708	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
		H703,H704	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	DAFFODIL -1	H701,H702	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
	EIGHT FLOOR LOTOUS	H805 TO H808	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
		H803,H804	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	DAFFODIL -1	H801,H802	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
	NINTH FLOOR LOTOUS	H905 TO H908	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
		H903,H904	3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	DAFFODIL -1	H901,H902	3BHK+ 2TOILET	120.03	0.13%	120.00		40.68



TENTH FLOOR LOTOUS	H1005 TO H1008	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	27.68
	DAFFODIL -2	H1003,H1004 3BHK+ 2TOILET	90.91	0.09%	91.00		31.89
	DAFFODIL -1	H1001,H1002 3BHK+ 2TOILET	120.03	0.13%	120.00		40.68
ELEVENTH FLOOR LOTOUS	H1105 TO H1108	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00
	DAFFODIL -2	H1103,H1104 3BHK+ 2TOILET	90.91	0.09%	91.00		29.97
	DAFFODIL -1	H1101,H1102 3BHK+ 2TOILET	120.03	0.13%	120.00		38.22
TWELFTH FLOOR LOTOUS	H1205 TO H1208	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00
	DAFFODIL -2	H1203,H1204 3BHK+ 2TOILET	90.91	0.09%	91.00		29.97
	DAFFODIL -1	H1201,H1202 3BHK+ 2TOILET	120.03	0.13%	120.00		38.22
THIRTTENTH FLOOR LOTOUS	H1305 TO H1308	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00
	DAFFODIL -2	H1303,H1304 3BHK+ 2TOILET	90.91	0.09%	91.00		29.97
	DAFFODIL -1	H1301,H1302 3BHK+ 2TOILET	120.03	0.13%	120.00		38.22
FOURTEENTH FLOOR LOTOUS	H1405 TO H1408	2BHK+ 2TOILET	75.86	0.08%	76.00	Residential	26.00



										29.97
DAFFODIL -2	H1403,H1404	3BHK+ 2TOILET	90.91	0.09%	91.00					38.22
DAFFODIL -1	H1401,H1402	3BHK+ 2TOILET	120.03	0.13%	120.00					



Annexure-'B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY  
GROUP HOUSING**

of condominium :- **BLOCK - I ( L.I.G.&E.W.S. )  
(3BASEMENT + GR. + 7<sup>TH</sup> 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 Each Flat (In Lacs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	<b>GROUND FLOOR</b> TYPE-1 (e.w.s.)	i01 TO i10	1ROOM + TOILET	25.33	0.02%	25.00	Residential	3.90
	TYPE-2(e.w.s.)	i11, i12	1ROOM + TOILET	25.57	0.02%	26.00	Residential	3.90
	<b>FIRST FLOOR</b> TYPE-1(e.w.s.)	i101 TO i110	1ROOM + TOILET	25.33	0.02%	25.00	Residential	3.90
	TYPE-2(e.w.s.)	i111, i112	1ROOM + TOILET	25.57	0.02%	26.00	Residential	3.90
	TYPE-A(i.i.g.)	i113	1ROOM+ DRAW. RM.	40.63	0.04%	41.00	Residential	8.40
	<b>SECOND FLOOR</b> TYPE-1(e.w.s.)	i201 TO i210	1ROOM + TOILET	25.33	0.02%	25.00	Residential	3.90
	TYPE-2(e.w.s.)	i211, i212	1ROOM + TOILET	25.57	0.02%	26.00	Residential	3.90
	TYPE-A(i.i.g.)	i213	1ROOM+ DRAW. RM	40.63	0.04%	41.00	Residential	8.40



	<b>THIRD FLOOR</b> TYPE-1(e.w.s.)	i301, i302	1ROOM + TOILET	25.33	0.02%	25.00	Residential	3.90
	TYPE-2(e.w.s.)	i311, i312	1ROOM + TOILET	25.57	0.02%	26.00		3.90
	TYPE-A(i.i.g.)	i313	1ROOM+ DRAW. RM	40.63	0.04%	41.00		8.40
	TYPE-B(i.i.g.)	i314	1ROOM+ DRAW. RM	50.16	0.05%	50.00		8.40
	TYPE-C(i.i.g.)	i303 TO i306	1ROOM+ DRAW. RM	37.29	0.04%	37.00		8.40
	<b>FOURTH FLOOR</b> TYPE-A(i.i.g.)	i413	1ROOM+ DRAW. RM	40.63	0.04%	41.00	Residential	8.40
8.40	TYPE-B(i.i.g.)	i414, i415	1ROOM+ DRAW. RM	50.16	0.05%	50.00		8.40
	TYPE-C(i.i.g.)	i403 TO i406	1ROOM+ DRAW. RM	37.29	0.04%	37.00		8.40
	TYPE-D(i.i.g.)	i407	1ROOM+ DRAW. RM	51.15	0.05%	51.00		8.40
	<b>FIFTH FLOOR</b> TYPE-A(i.i.g.)	i513	1ROOM+ DRAW. RM	40.63	0.04%	41.00	Residential	8.40
	TYPE-B(i.i.g.)	i514, i515	1ROOM+ DRAW. RM	50.16	0.05%	50.00		8.40
	TYPE-C(i.i.g.)	i503 TO i506	1ROOM+ DRAW. RM	37.29	0.04%	37.00		8.40
	TYPE-D(i.i.g.)	i507	1ROOM+ DRAW. RM	51.15	0.05%	51.00		8.40
	<b>SIXTH FLOOR</b> TYPE-A(i.i.g.)	i613	1ROOM+ DRAW. RM	40.63	0.04%	41.00	Residential	8.40
	TYPE-B(i.i.g.)	i614, i615	1ROOM+ DRAW. RM	50.16	0.05%	50.00		8.40
	TYPE-C(i.i.g.)	i603 TO i606	1ROOM+ DRAW. RM	37.29	0.04%	37.00		8.40
	TYPE-D(i.i.g.)	i607	1ROOM+ DRAW. RM	51.15	0.05%	51.00		8.40



SEVENTH FLOOR TYPE-A(I.i.g.)	i713	1ROOM+ DRAW. RM	40.63	0.04%	41.00	Residential	8.40
TYPE-B(I.i.g.)	i714 , i715	1ROOM+ DRAW. RM	50.16	0.05%	50.00		8.40
TYPE-C(I.i.g.)	i703 TO i706	1ROOM+ DRAW. RM	37.29	0.04%	37.00		8.40
TYPE-D(I.i.g.)	i707	1ROOM+ DRAW. RM	51.15	0.05%	51.00		8.40

Annexure-'B' (Details of Apartments)

Name of condominium :- **FORTUNE RESIDENCY  
GROUP HOUSING**

of condominium :- **BLOCK - J ( 3BASEMENT + STILT  
+ 14<sup>TH</sup> 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)		
	FIRST FLOOR TYPE-A	J101, J102	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00		40.56
	TYPE-B	J103 TO J105	3BHK+ 2TOILET	78.75	0.08%	79.00	Residential	26.88
	TYPE-C	J106 TO J109	2BHK+ 2TOILET	57.27	0.06%	57.00		19.56



TYPE-D	J110	1BHK+ 2TOILET	53.70	0.05%	54.00	18.34
SECOND FLOOR TYPE-A	J201, J202	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	40.56
	J203 TO J205	3BHK+ 2TOILET	78.75	0.08%	79.00	26.88
	J206 TO J209	2BHK+ 2TOILET	57.27	0.06%	57.00	19.55
	J210	1BHK+ 2TOILET	53.70	0.05%	54.00	18.34
THIRD FLOOR TYPE-A	J301, J302	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
	J303 TO J305	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
	J306 TO J309	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
	J310	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
FOURTH FLOOR TYPE-A	J401, J402	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
	J403 TO J405	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
	J406 TO J409	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
	J410	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
FIFTH FLOOR TYPE-A	J501, J502	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
	J503 TO J505	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47

Residential



TYPE-C	J506 TO J509	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J510	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>SIXTH FLOOR</b> TYPE-A	J601, J602	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
TYPE-B	J603 TO J605	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
TYPE-C	J606 TO J609	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J610	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>SEVENTH FLOOR</b> TYPE-A	J701, J702	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
TYPE-B	J703 TO J705	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
TYPE-C	J706 TO J709	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J710	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>EIGHTH FLOOR</b> TYPE-A	J801, J802	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
TYPE-B	J803 TO J805	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
TYPE-C	J806 TO J809	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J810	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>NINTH FLOOR</b> TYPE-A	J901, J902	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42





TYPE-B	J903 TO J905	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
TYPE-C	J906 TO J909	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J910	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>TENTH FLOOR TYPE-A</b>	J1001, J1002	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	38.42
TYPE-B	J1003 TO J1005	3BHK+ 2TOILET	78.75	0.08%	79.00	25.47
TYPE-C	J1006 TO J1009	2BHK+ 2TOILET	57.27	0.06%	57.00	18.52
TYPE-D	J1010	1BHK+ 2TOILET	53.70	0.05%	54.00	17.38
<b>ELEVENTH FLOOR TYPE-A</b>	J1101, J1102	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	36.10
TYPE-B	J1103 TO J1105	3BHK+ 2TOILET	78.75	0.08%	79.00	23.94
TYPE-C	J1106 TO J1109	2BHK+ 2TOILET	57.27	0.06%	57.00	17.40
TYPE-D	J1110	1BHK+ 2TOILET	53.70	0.05%	54.00	16.32
<b>TWELTH FLOOR TYPE-A</b>	J1201, J1202	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	36.10
TYPE-B	J1203 TO J1205	3BHK+ 2TOILET	78.75	0.08%	79.00	23.94
TYPE-C	J1206 TO J1209	2BHK+ 2TOILET	57.27	0.06%	57.00	17.40
TYPE-D	J1210	1BHK+ 2TOILET	53.70	0.05%	54.00	16.32
<b>THIRTEENTH FLOOR TYPE-A</b>	J1301, J1302	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	36.10
TYPE-B	J1303 TO J1305	3BHK+ 2TOILET	78.75	0.08%	79.00	23.94

Residential



TYPE-C	J1306 TO J1309	2BHK+ 2TOILET	57.27	0.06%	57.00	17.40
TYPE-D	J1310	1BHK+ 2TOILET	53.70	0.05%	54.00	16.32
<b>FOURTEENTH FLOOR</b>						
TYPE-A	J1401, J1402	3BHK+ 3TOILET+ SERVANT	118.80	0.13%	119.00	36.10
TYPE-B	J1403 TO J1405	3BHK+ 2TOILET	78.75	0.08%	79.00	23.94
TYPE-C	J1406 TO J1409	2BHK+ 2TOILET	57.27	0.06%	57.00	17.40
TYPE-D	J1410	1BHK+ 2TOILET	53.70	0.05%	54.00	16.32
						Residential



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	91339.15	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	15758.69	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	19323.40	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	1,26,421.24
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:Ghaziabad

Signature of declarant  
with designation and seal



Date:05-05-14

**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)
1	The parcel of land described in paragraph First of this Deed.	30292.00 sq.mt.
2	Basement (if any) (as shown in Exhibit 'A' attached hereto)	3273.39 sq.mt.
3	Facilities in the basement	RAMP , LIFTS , PARKING STAIRCASE
4	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 4060.87sq.mt.
	Children playing area	N/A
	WATER BODY	112.71sq.mt.in 15% green
	Tennis Court	N/A
	Badminton Court	N/A
	CONVNT SHOPS	281.39 sq.mt.
	Lobby & facilities	N/A
	PARTY LAWN	N/A
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	15758.69.mt.



	Elevator	21nos.
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor upto	21nos.
	No. of stairway 'A', which lead from the ground floor to the roof of the building	22nos.
	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	2nos.
	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 .....upper floor for 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)	19
	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	Plumbing network throughout the building	Through shafts
	Electric wiring net-work throughout the building	Through shafts Along the corridor to flat
	Necessary light(s)	Corridor, staircase, main gate & green areas
	Telephone(s)	Through shafts
	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 , 1st class brick work column & beam r.c.c.
		Tank(s)	Domestic , Fire ,Overhead & Underground tank
		Pump(s)	Domestic & submersible pump
		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
		Central Air Conditioning Equipment(s)	N/A
		Heating Equipment	N/A
		General all apparatus & installation existing for common use	All the necessary equipments installed

Place:Ghaziabad

Signature of declarant  
with designation and seal

Date:05.05.14

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	856.80sq.mt.
Corridor extending from the lobby to the stairway	6713.12sq.mt.

Place: Ghaziabad

Signature of declarant  
with designation and seal

Date: 05-05-14

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 5. 3(P) of the Act)</b>	
Parking	ALL BASEMENTS=27749.10sq.mt. STILT =5345.35sq.mt. OPEN =3221.63sq.mt.
Servant quarter	N/A
Club	876.48 sq.mt.
Convenient shops	281.39 sq.mt.
Nursury school	400.00 sq.mt.
Block – I ( L.I.G. & E.W.S. )	2701.37 sq.mt.
Covered garage/store	N/A
Terrace	7522.19sq.mt.

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.

Place:- Ghaziabad

Signature of declarant  
with designation and seal





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

1. Foundation: R.c.c. Raft Foundation
2. Flooring: Vitrified tiles & anti – skid tiles
3. Doors and Hardware: Wooden doors having Mortice lock and designer door with hardware at Main Entrance.
4. Windows: windows frames in wood / aluminium.
5. Internal Finish: Plaster with pop on wall , ceilings oil bound distemper & texture paint.
6. External Finish: ultra modern & elegant permanent exterior finish with high quality texture paint.
7. Sanitary ware and fittings: Sanitary – all fitting of powder coated aluminium / steel
8. Electrical: Copper wiring in concealed PVC conduits tubes. Provision for adequate light & power points. TV & Telephone outlets points in all bedrooms & drawing/dinning.
9. Plumbing and water Line: As per NBC.

Place:- Ghaziabad

DATE:-05-05-14



Signature of declarant

