

37/ जोन-1/ 2012-13



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AE-यू जॉन-1

08/07/2014

दिनांक: 30.06.2014

सेवा में
सक्षम अधिकारी
प्रवर्तन जोन-1
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

विषय: उत्तर प्रदेश अपार्टमेंट नियमावली-2011 के प्रविधानों के अनुसार निर्धारित प्रारूप में घोषणा पत्र।

महोदय,

उपरोक्त विषयक आपके पत्र संख्या-134/प्रवर्तन जोन-1/2014-15 दिनांक: 23.04.2014 के क्रम में खसरा नं० 1119 व 1125 ग्राम नूरनगर, गाजियाबाद पर हमारे द्वारा बनाये जा रहे ग्रुप हाउसिंग प्रोजेक्ट वी.वी.आई.पी. ऐड्रेसेस एवं मिलनअर्थ के सम्बन्ध में आवश्यक घोषणा पत्र निर्धारित प्रारूप पर संलग्न करके प्रेषित है।

भवदीय



योगेन्द्र सिंह

अधिकृत हस्ताक्षरी

(वास्ते: विभोर वैभव इन्फ्राहोम प्रा० लि०)

08/07/2014

जब श्री साहू

PM

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606/AS
02/7/14

**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. |
| Definitions | (2) They shall come into force with effect from the date of their publication in the Gazette.
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: 23/05/2014

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s : Vibhor vaibhav infrahome pvt. Ltd. &
Milan infrastructure & developers pvt. Ltd.
2. Registered Address:- Office:- Khasra no.1119,1125 at village nor nagar Ghaziabad (u.p.)
3. Date of Incorporation (if applicable): 07-11-2007 (Vibhor Vaibhav Infrahome Pvt. Ltd.)
19-07-2006 (Milan infrastructure & developers pvt. Ltd.)
4. Name/designation of Authorized Signatory:- Mr. Yogender Singh (VVIP Addresses)
Mr. Navin Tyagi (Milan Earth)
5. 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	"V.V.I.P. ADDRESSES & MILAN EARTH" Group Housing
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	04 / 10 / 2013
4.	Municipal No. of the property	KHASRA NO.1119 , 1125 AT VILLAGE NOOR NAGAR GHAZIABAD (U.P.)
5.	Municipal Ward of the property	N/A
6.	Postal address of the property	KHASRA NO.1119 , 1125 AT VILLAGE NOOR NAGAR GHAZIABAD (U.P.)
7.	Name of Architect / Structural Engineer	Ar. Anuj Agarwal/ Mr. Sadanand Ojha / Mr. V.D. Sharma
8.	Height of the building	BELOW 45.0MT.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential (Group Housing)
10.	No. of Floors Block – S , T , U , V Block – A Block – C & D	2Basement + STILT + 14 th Storey 2Basement + STILT/GR. + 9 th Storey STILT/GR. + 4 th Storey

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 **1,19,138.698** square meters on all floors, of which **62,836.81** square meters will constitute the apartments and remaining **17,081.86** square meters will constitute the 'common areas and facilities' and **15,088.58** square meters constitute 'limited common areas and facilities' remaining **24,131.448** square meters will constitute the independent area as detailed in annexure-F & all of which have been detailed in Annexure 'C' hereto

FIFTH: That this condominium shall be known as **"V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING**" (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 **"V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of **"V.V.I.P. ADDRESSES & MILAN EARTH" 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.

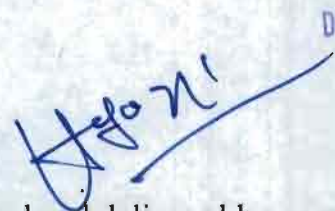
4. IN WITNESS WHERE OF Sh. Yogender Singh for on and behalf of M/s. Vibhor vaibhav infrahome pvt. Ltd. & Mr. Navin Tyagi on the behalf of M/s. Milan infrastructure & developers pvt. Ltd.

5. The promoter) hereto set his hand thisday ofof year




Signed and delivered by
(Seal of the Promoter)
(VVIP Addresses)

For Milan Infrastructures And Developers Pvt. Ltd.


Director

Signed and delivered by
(Seal of the Promoter)
(Milan Earth)


In the presence of:-
Amit Tyagi
(Project In-charge)

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
		Tehsil	
		District	Ghaziabad (u.p.)
2.	Survey No. with area	KH. NO.	1119 & 1125 AREA = 27,124.00Sq.mt.
3.	Date of last document of title under which the promoter claims the land		09-04-2012
4.	Details of Registration of the above title document	Book No. I	Details on Page No-10
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. –	
5.	Boundaries of the land	East	Other land
		West	Other land
		North	18.00 mt. & 24.00mt. wide road
		South	Other land
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:- 30/6/14



Signature of declarant
With designation and seal
VVIP Addresses

For Milan Infrastructures And Developers Pvt. Ltd.

Director

Signature of declarant
with designation and seal
Milan Earth

Khasra Details VVIP Addresses & Milan Earth

S. No.	Khasra No.	Book No.	Vol. No.	Page. No.	Sl. No.	Date of Reg.	Area	Remarks
1	1125	1	4504	271 to 428	675	24-01-2011	3372.25	Milan Earth
2		1	4504	1 to 154	669	24-01-2011	3372.25	Milan Earth
3		1	5530	375 to 593	1734	14-02-2012	3024.87	VVIP Addresses
4		1	5531	31 to 278	1736	14-02-2012	4503.34	VVIP Addresses
5		1	5711	27 to 284	4134	09-04-2012	4408.09	VVIP Addresses
6		1	5377	1 to 30	12793	21-12-2011	3021.66	VVIP Addresses
7		1	4687	392 to 525	3252	11-04-2011	2760	VVIP Addresses
8		1	5711	331 to 424	4136	09-04-2012	556	VVIP Addresses
9	1119	1	4505	23 to 148	677	24-01-2011	2760	VVIP Addresses

Annexure-'B' (Details of Apartments)

Name of condominium :- "V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING

of condominium :- BLOCK - S, V (2BASEMENT + STILT + 14th STOREY)

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 - C	S101, S102 V101, V102	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	Residential	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.	
		S103, S104 S108, S109 V103, V104 V108, V109	3BHK+ 2TOILET	99.81	0.15%	100.00			
		S105, S106 V105, V106	2BHK+ 2TOILET	84.38	0.13%	84.00			
	SECOND FLOOR TYPE - C	S107 V107	2BHK+ 2TOILET	69.53	0.11%	70.00			
		S201, S202 V201, V202	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00			Residential
		S203, S204 S208, S209 V203, V204 V208, V209	3BHK+ 2TOILET	99.81	0.15%	100.00			
THIRD FLOOR TYPE - C	S205, S206 V205, V206	2BHK+ 2TOILET	84.38	0.13%	84.00				
	S207 V207	2BHK+ 2TOILET	69.53	0.11%	70.00				
		S301, S302 V301, V302	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	Residential		

	TYPE - D	S603 , S604 S608 , S609 V603 , V604 V608 , V609	3BHK+ 2TOILET	99.81	0.15%	100.00	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
	TYPE - E	S605 , S606 V605 , V606	2BHK+ 2TOILET	84.38	0.13%	84.00	
	TYPE - F	S607 V607	2BHK+ 2TOILET	69.53	0.11%	70.00	
	SEVENTH FLOOR TYPE - C	S701 , S702 V701 , V702	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	
	TYPE - D	S703 , S704 S708 , S709 V703 , V704 V708 , V709	3BHK+ 2TOILET	99.81	0.15%	100.00	
	TYPE - E	S705 , S706 V705 , V706	2BHK+ 2TOILET	84.38	0.13%	84.00	
	TYPE - F	S707 V707	2BHK+ 2TOILET	69.53	0.11%	70.00	
	EIGHTH FLOOR TYPE - C	S801 , S802 V801 , V802	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	
	TYPE - D	S803 , S804 S808 , S809 V803 , V804 V808 , V809	3BHK+ 2TOILET	99.81	0.15%	100.00	
	TYPE - E	S805 , S806 V805 , V806	2BHK+ 2TOILET	84.38	0.13%	84.00	
	TYPE - F	S807 V807	2BHK+ 2TOILET	69.53	0.11%	70.00	
	NINTH FLOOR TYPE - C	S901 , S902 V901 , V902	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	

TYPE - D	S903 , S904 S908 , S909 V903 , V904 V908 , V909	3BHK+ 2TOILET	99.81	0.15%	100.00	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
TYPE - E	S905 , S906 V905 , V906	2BHK+ 2TOILET	84.38	0.13%	84.00	
TYPE - F	S907 V907	2BHK+ 2TOILET	69.53	0.11%	70.00	
TENTH FLOOR TYPE - C	S1001,S1002 V1001,V1002	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	
TYPE - D	S1003,S1004 S1008,S1009 V1003,V1004 V1008,V1009	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - E	S1005,S1006 V1005,V1006	2BHK+ 2TOILET	84.38	0.13%	84.00	
TYPE - F	S1007 V1007	2BHK+ 2TOILET	69.53	0.11%	70.00	
ELEVENTH FLOOR TYPE - C	S1101,S1102 V1101,V1102	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	
TYPE - D	S1103,S1104 S1108,S1109 V1103,V1104 V1108,V1109	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - E	S1105,S1106 V1105,V1106	2BHK+ 2TOILET	84.38	0.13%	84.00	
TYPE - F	S1107 V1107	2BHK+ 2TOILET	69.53	0.11%	70.00	
TWELTH FLOOR TYPE - C	S1201,S1202 V1201,V1202	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00	

TYPE - D	S1203, S1204 S1208, S1209 V1203, V1204 V1208, V1209	3BHK+ 2TOILET	99.81	0.15%	100.00	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.	
TYPE - E	S1205, S1206 V1205, V1206	2BHK+ 2TOILET	84.38	0.13%	84.00		
TYPE - F	S1207 V1207	2BHK+ 2TOILET	69.53	0.11%	70.00		
THIRTEENTH FLOOR TYPE - C	S1301, S1302 V1301, V1302	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00		
TYPE - D	S1303, S1304 S1308, S1309 V1303, V1304 V1308, V1309	3BHK+ 2TOILET	99.81	0.15%	100.00		
TYPE - E	S1305, S1306 V1305, V1306	2BHK+ 2TOILET	84.38	0.13%	84.00		
TYPE - F	S1307 V1307	2BHK+ 2TOILET	69.53	0.11%	70.00		
FOURTEENTH FLOOR TYPE - C	S1401, S1402 V1401, V1402	3BHK+ 3TOILET+ STUDY	134.18	0.21%	134.00		
TYPE - D	S1403, S1404 S1408, S1409 V1403, V1404 V1408, V1409	3BHK+ 2TOILET	99.81	0.15%	100.00		
TYPE - E	S1405, S1406 V1405, V1406	2BHK+ 2TOILET	84.38	0.13%	84.00		
TYPE - F	S1407 V1407	2BHK+ 2TOILET	69.53	0.11%	70.00		
							Residential
							Residential

Annexure - 'B' (Details of Apartments)

Name of condominium :- "V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING

of condominium :- BLOCK - T , U (2BASEMENT + STILT + 14" STOREY)

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 - D	T101 to T104 U101 to U104	3BHK+ 2TOILET	99.81	0.15%	100.00	Residential	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
	TYPE - F	T105 to T110 U105 to U110	2BHK+ 2TOILET	69.53	0.11%	70.00		
	SECOND FLOOR TYPE - D	T201 to T204 U201 to U204	3BHK+ 2TOILET	99.81	0.15%	100.00	Residential	
	TYPE - F	T205 to T210 U205 to U210	2BHK+ 2TOILET	69.53	0.11%	70.00		
	THIRD FLOOR TYPE - D	T301 to T304 U301 to U304	3BHK+ 2TOILET	99.81	0.15%	100.00	Residential	
	TYPE - F	T305 to T310 U305 to U310	2BHK+ 2TOILET	69.53	0.11%	70.00		
	FOURTH FLOOR TYPE - D	T401 to T404 U401 to U404	3BHK+ 2TOILET	99.81	0.15%	100.00	Residential	
	TYPE - F	T405 to T410 U405 to U410	2BHK+ 2TOILET	69.53	0.11%	70.00		
	FIFTH FLOOR TYPE - D	T501 to T504 U501 to U504	3BHK+ 2TOILET	99.81	0.15%	100.00	Residential	

TYPE - F	T505 to T510 U505 to U510	2BHK+ 2TOILET	69.53	0.11%	70.00	Residential
SIXTH FLOOR TYPE - D	T601 to T604 U601 to U604	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T605 to T610 U605 to U610	2BHK+ 2TOILET	69.53	0.11%	70.00	
SEVENTH FLOOR TYPE - D	T701 to T704 U701 to U704	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T705 to T710 U705 to U710	2BHK+ 2TOILET	69.53	0.11%	70.00	
EIGHTH FLOOR TYPE - D	T801 to T804 U801 to U804	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T805 to T810 U805 to U810	2BHK+ 2TOILET	69.53	0.11%	70.00	
NINTH FLOOR TYPE - D	T901 to T904 U901 to U904	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T905 to T910 U905 to U910	2BHK+ 2TOILET	69.53	0.11%	70.00	
TENTH FLOOR TYPE - D	T1001 to T1004 U1001 to U1004	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T1005 to T1010 U1005 to U1010	2BHK+ 2TOILET	69.53	0.11%	70.00	
ELEVENTH FLOOR TYPE - D	T1101 to T1104 U1101 to U1104	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T1105 to T1110 U1105 to U1110	2BHK+ 2TOILET	69.53	0.11%	70.00	
TWELTH FLOOR TYPE - D	T1201 to T1204 U1201 to U1204	3BHK+ 2TOILET	99.81	0.15%	100.00	

Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.

TYPE - F	T1205toT1210 U1205toU1210	2BHK+ 2TOILET	69.53	0.11%	70.00	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
THIRTEENTH FLOOR TYPE - D	T1301toT1304 U1301toU1304	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T1305toT1310 U1305toU1310	2BHK+ 2TOILET	69.53	0.11%	70.00	
FOURTEENTH FLOOR TYPE - D	T1401toT1404 U1401toU1404	3BHK+ 2TOILET	99.81	0.15%	100.00	
TYPE - F	T1405toT1410 U1405toU1410	2BHK+ 2TOILET	69.53	0.11%	70.00	
						Residential

Annexure-'B' (Details of Apartments)

Name of condominium :- "V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING

of condominium :- BLOCK - A (2BASEMENT + STILT/GR + 9TH STOREY)

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	A101	3BHK	79.05	0.12%	79.00	Residential	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
		A102 to A110 A113 to A116 A118	2BHK	52.74	0.08%	53.00		
		A111, A117	3BHK	85.89	0.13%	86.00		
		A112	2BHK	57.81	0.09%	58.00		
		A119	2BHK+ STUDY	71.53	0.11%	72.00		
	SECOND FLOOR	A101	3BHK	79.05	0.12%	79.00	Residential	
		A202 to A210 A213 to A216 A218	2BHK	52.74	0.08%	53.00		
		A211, A217	3BHK	85.89	0.13%	86.00		
		A212	2BHK	57.81	0.09%	58.00		
	THIRD FLOOR	A219	2BHK+ STUDY	71.53	0.11%	72.00	Residential	
		A301	3BHK	79.05	0.12%	79.00		

	A302 to A310 A313 to A316 A318	2BHK	52.74	0.08%	53.00
	A311, A317	3BHK	85.89	0.13%	86.00
	A312	2BHK	57.81	0.09%	58.00
	A319	2BHK+ STUDY	71.53	0.11%	72.00
FOURTH FLOOR	A401	3BHK	79.05	0.12%	79.00
	A402 to A410 A413 to A416 A418	2BHK	52.74	0.08%	53.00
	A411, A417	3BHK	85.89	0.13%	86.00
	A412	2BHK	57.81	0.09%	58.00
	A419	2BHK+ STUDY	71.53	0.11%	72.00
FIFTH FLOOR	A501	3BHK	79.05	0.12%	79.00
	A502 to A510 A513 to A516 A518	2BHK	52.74	0.08%	53.00
	A511, A517	3BHK	85.89	0.13%	86.00
	A512	2BHK	57.81	0.09%	58.00
	A519	2BHK+ STUDY	71.53	0.11%	72.00
SIXTH FLOOR	A601	3BHK	79.05	0.12%	79.00
	A602 to A610 A613 to A616 A618	2BHK	52.74	0.08%	53.00
	A611, A617	3BHK	85.89	0.13%	86.00

Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.

	A612	2BHK	57.81	0.09%	58.00
	A619	2BHK+ STUDY	71.53	0.11%	72.00
SEVENTH FLOOR	A701	3BHK	79.05	0.12%	79.00
	A702 to A710 A713 to A716 A718	2BHK	52.74	0.08%	53.00
	A711 , A717	3BHK	85.89	0.13%	86.00
	A712	2BHK	57.81	0.09%	58.00
	A719	2BHK+ STUDY	71.53	0.11%	72.00
EIGHTH FLOOR	A801	3BHK	79.05	0.12%	79.00
	A802 to A810 A813 to A816 A818	2BHK	52.74	0.08%	53.00
	A811 , A817	3BHK	85.89	0.13%	86.00
	A812	2BHK	57.81	0.09%	58.00
	A819	2BHK+ STUDY	71.53	0.11%	72.00
NINTH FLOOR	A901	3BHK	79.05	0.12%	79.00
	A902 to A910 A913 to A916 A918	2BHK	52.74	0.08%	53.00
	A911 , A917	3BHK	85.89	0.13%	86.00
	A912	2BHK	57.81	0.09%	58.00
	A119	2BHK+ STUDY	71.53	0.11%	72.00

Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.

Annexure-'B' (Details of Apartments)

Name of condominium :- "V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING

of condominium :- BLOCK - C (GROUND + 4th STOREY)

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)		
	GROUND FLOOR	C001 to C004	2BHK	57.61	0.09%	58.00	Residential	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
	FIRST FLOOR	C101 to C104	2BHK	60.66	0.09%	61.00	Residential	
	SECOND FLOOR	C201 to C204	2BHK	60.66	0.09%	61.00	Residential	
	THIRD FLOOR	C301 to C304	2BHK	60.66	0.09%	61.00	Residential	
	FOURTH FLOOR	C401 to C404	2BHK	60.66	0.09%	61.00	Residential	

Annexure 'B' (Details of Apartments)

Name of condominium :- "V.V.I.P. ADDRESSES & MILAN EARTH" GROUP HOUSING

of condominium :- BLOCK - D (GROUND + 4th STOREY)

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)		
	GROUND FLOOR	D001 to C004	2BHK	57.61	0.09%	58.00	Residential	Sale of the Apartment started in April-2011 at the Rs. 2000/- Per sft. The Current is Rs. 3500/- Per Sft.
	FIRST FLOOR	D101 to C104	2BHK	60.66	0.09%	61.00	Residential	
	SECOND FLOOR	D201 to C204	2BHK	60.66	0.09%	61.00	Residential	
	THIRD FLOOR	D301 to C304	2BHK	60.66	0.09%	61.00	Residential	
	FOURTH FLOOR	D401 to C404	2BHK	60.66	0.09%	61.00	Residential	

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	(3)	(4)	(5)	(6)
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	62,836.81 Sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	17,081.86 Sq.mt.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	15,088.58 Sq.mt.	X
2	(c)	X	X	X	95,007.25 Sq.mt.
	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	95,007.25 Sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)



Signature of declarant with Designation and seal

VVIP Addresses

Place:

For Milan Infrastructures And Developers Pvt. Ltd.

Director

Signature of declarant with Designation and seal

Milan Earth

Annexure 'D'
Details of the common area and facilities of the building
to which the present declaration relates

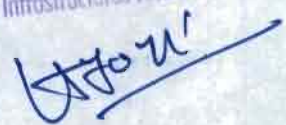
Sl. No.	Name of the common areas & facilities	Its description /area (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	27,124.00 Sq.mt. Area in housing = 19,109.73.mt. Area surrendered = 5520.00.mt. Area in road widening = 2494.27sq.mt.
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	1841.64 sq.mt.
c.	Facilities in the basement	Lift , Staircase , ramp
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) 2866.46sq.mt.
	Children playing area	N/A
	WATER BODY	N/A
	Tennis Court	N/A
	Badminton Court	N/A
	Convenient Shops	195.388sq.mt. (as per gda norms)
	Lobby & facilities	N/A
	PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	17,081.86 sq.mt.
	Elevator	15 nos.
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor up to	Terrace floors
	No. of stairway 'A', which lead from the ground floor to the roof of the building	15 nos.
	No. of stairway 'B' (if any), which lead from The open court to the upper floors.	4 nos.
	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)	11 nos.
	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	Plumbing network throughout the building	Through shaft
	Electric wiring net-work throughout the building	Through Electrical shaft running along the corridor to flat
	Necessary light(s)	Corridors, Staircase, Main gate, Green area
	Telephone(s)	Through shaft running along corridor
	Public water connection(s)	Applicable

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)	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 Ducts For Ventilation Provided
Central Air Conditioning Equipment(s)	AS PER NBC
Heating Equipment	Solar Water Heater
General all apparatus & installation existing for common use	Necessary Equipments Installed



Signature of declarant with
Designation and seal
VVIP Addresses

For Milan Infrastructures And Developers Pvt. Ltd.



Director

Signature of declarant with
Designation and seal
Milan Earth

Date:

Place:

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	1921.32
Corridor extending from the lobby to the stairway	7770.56mt.



Signature of declarant with
 Designation and seal
 VVIP Addresses

For Milan Infrastructures And Developers Pvt. Ltd.



Director

Signature of declarant with
 Designation and seal
 Milan Earth

Date:
 Place: 30/6/14

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

"Independent areas" (as defined in 5. 3(P) of the Act)	
Parking	Open - 1641.62 m ² upp Basement - 10143.04 m ² low Basement - 10106.60 m ² Stilt area - 3465.79 m ²
Servant quarter	N/A
Club	N/A
Convenient shops	195.388sq.mt.
Primary School	N/A
Covered Garage/ store	N/A
Terrace area at top roof	3999.66sq.mt.
Terrace attached on 1 st . Floor to an apartment. (if applicable)	220.63sq.mt.
TOTAL	24,131.448sq.mt.



Signature of declarant with
Designation and seal
VVIP Addresses

For Milan Infrastructures And Developers Pvt. Ltd.

Director

Signature of declarant with
Designation and seal
Milan Earth

Date: 30/6/14
Place:

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 ceramic flooring.
3. Doors and Hardware: Aluminium / upvc / wood and hardwood door with hardware at Main Entrance.
4. Windows: Aluminium / upvc / wood
5. Internal Finish: All walls plastered, P.O.P. & painted with OBD Paint,
6. External Finish: All weather texture paint.
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. TV & Telephone points in all bedrooms & drawing/dinning.
9. Plumbing and water Line: As per NBC.



Signature of declarant with
Designation and seal
VVIP Addresses

For Milan Infrastructures And Developers Pvt. Ltd.

Director

Signature of declarant with
Designation and seal
Milan Earth

Place: ✓