

(4)

सेवा में,

दिनांक 05-05-2014.

श्रीमान विशेष कार्य अधिकारी
गाजियाबाद विकास प्राधिकरण
गाजियाबाद,

विषय:- डिम्ब्लेरेयशन फार्म जमा कराने के सम्बन्ध में,
महोदय,

निवेदन यह है कि गाजियाबाद विकास प्राधिकरण द्वारा भेजे गये आदेश-पत्र के सन्दर्भ में शोमित फाइनेंस लि० "देविना-स्काईपर" बक्सरा सं. -1148, नूरनगर राजनगर रजिस्ट्रेशन NH-58, गाजियाबाद द्वारा सम्पूर्ण डिम्ब्लेरेयशन फार्म प्रस्तुत है। कृपया इसके रिकार्ड में दर्ज करते हुए हमको अवगत कराने की कृपा करें।

धन्यवाद,

प्रार्थी
शोमित फाइनेंस लि०
देविना-स्काईपर
NH-58, नूरनगर राजनगर
रजिस्ट्रेशन
गाजियाबाद.

Ajay Sharma

(AJAY SHARMA)

A.F. Jain

08/05/14

J.S. Sharma

AG

584/AG
08/05/14

929/AG
07/05/14

पत्र/पत्रिका
गो. 01

AG
08/05/14

666/08/08
08/05/14

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place:

Promoter Details:

- 1 Name: **SHOMIT FINANCE LTD**
- 2 Registered Address:
- 3 Local/Postal Address:
- 4 Date of Incorporation (If applicable):
- 5 Name/Designation of Authorized Signatory:

The Declaration hereby solemnly states the following:

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

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

Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	DEVIKA SKYPERS
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3	Date of Sanction	
4	Municipal Ward of the property	NA
5	Municipal Ward of the property	NA
6	Postal Address of the property	AT KHASRA NO 1148 VILLAGE:- NOOR NAGAR, N.H -58, GHAZIABAD
7	Name of Architect/Structured Engineer	Ar. Vishal Mittal
8	Height of the building	38.75 m.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10	No. of floors	S+12

THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be sold to one or more persons, each person obtaining a particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as the 'Apartment') and also an undivided interest in the general and/or 'limited common areas and facilities' of the building/property scheme, as listed in this declaration deed, necessary for their adequate use and enjoyment, and referred to as:-

(a) Common facilities for dwelling units of individual block.

(b) Limited common facilities for apartments, means those common areas and facilities which have been designated in writing by the promoter as reserved for the use of certain apartment or apartments to the exclusion of the other apartments.

FOURTH: That the aforesaid building as a total floor area of 22383.094 square meters on all floors, of which 18047.472 square meters will constitute the apartments and remaining 2823.832 square meters will constitute the 'common areas and facilities' and 1511.79 square meters constitute 'limited common areas and facilities' in basement and stilt, which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 2598.75 sq.mt. is not taken in above area.

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

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

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

SEVENTH: That the Administration of **"DEVIKA SKYPERS"** aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoters shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

Condominium consisting as

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

(a) Land of each apartment would be computed on basis of the percentage of the undivided share so that the aggregate of the Land component of all of the apartments of the building is equivalent to the total value of the Land of the building;

(b) The construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

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

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

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

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

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

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


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

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

IN WITNESS WHEREOF, Shri _____ for on and behalf of
M/s _____ (the promoter) hereto set his hand this
_____ day of _____ of year _____.

Signed & delivered by
(Seal of the Promoter)

For SHOMIT FINANCE LTD.



Director

In the presence of:-

1 _____
2 _____

Schedule -A
[Specifications of Construction]

1 Foundation:

2 Flooring:

3 Doors & Hardware:

4 Windows:

5 Internal Finish:

6 External Finish:

7 Sanitary ware & fittings:

8 Electrical:

9 Plumbing and water Line:

Place: New Delhi

Date:

Signature of declarant
with designation & Seal
For SHOMIT FINANCE LTD.


Director,

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	
		Tehsil	
		District	
2	Survey No. with area		
3	Date of last document of title under which the promoter claims the land		
4	Details of Registration of the above title document	Book No.	
		Vol. No.	
		Pages No.	
		Sl. No.	
		Date of Regn.	
5	Boundaries	North	
		South	
		East	
		West	
6	Land whether freehold or leasehold		
7	If land is leasehold, the unexpired period of the lease		

Place: *New Delhi*

Date:

Signature of declarant
with designation & Seal
For SHOMIT FINANCE LTD.

[Handwritten Signature]
Director

Annexure-'B'
(Details of Apartment)

Name of Condominium: "DEVIKA SKYPERS"

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
Tower C1								
1	1	101	2BHK	76.615	0.425	1	Residential	
2	1	102	2BHK	76.615	0.425	1	Residential	
3	1	103	2BHK	76.615	0.425	1	Residential	
4	1	104	2BHK	76.615	0.425	1	Residential	
5	2	201	2BHK	76.615	0.425	1	Residential	
6	2	202	2BHK	76.615	0.425	1	Residential	
7	2	203	2BHK	76.615	0.425	1	Residential	
8	2	204	2BHK	76.615	0.425	1	Residential	
9	3	301	2BHK	76.615	0.425	1	Residential	
10	3	302	2BHK	76.615	0.425	1	Residential	
11	3	303	2BHK	76.615	0.425	1	Residential	
12	3	304	2BHK	76.615	0.425	1	Residential	
13	4	401	2BHK	76.615	0.425	1	Residential	
14	4	402	2BHK	76.615	0.425	1	Residential	
15	4	403	2BHK	76.615	0.425	1	Residential	
16	4	404	2BHK	76.615	0.425	1	Residential	
17	5	501	2BHK	76.615	0.425	1	Residential	
18	5	502	2BHK	76.615	0.425	1	Residential	
19	5	503	2BHK	76.615	0.425	1	Residential	
20	5	504	2BHK	76.615	0.425	1	Residential	
21	6	601	2BHK	76.615	0.425	1	Residential	
22	6	602	2BHK	76.615	0.425	1	Residential	
23	6	603	2BHK	76.615	0.425	1	Residential	
24	6	604	2BHK	76.615	0.425	1	Residential	
25	7	701	2BHK	76.615	0.425	1	Residential	
26	7	702	2BHK	76.615	0.425	1	Residential	
27	7	703	2BHK	76.615	0.425	1	Residential	
28	7	704	2BHK	76.615	0.425	1	Residential	
29	8	801	2BHK	76.615	0.425	1	Residential	
30	8	802	2BHK	76.615	0.425	1	Residential	
31	8	803	2BHK	76.615	0.425	1	Residential	
32	8	804	2BHK	76.615	0.425	1	Residential	
33	9	901	2BHK	76.615	0.425	1	Residential	
34	9	902	2BHK	76.615	0.425	1	Residential	
35	9	903	2BHK	76.615	0.425	1	Residential	
36	9	904	2BHK	76.615	0.425	1	Residential	
37	10	1001	2BHK	76.615	0.425	1	Residential	
38	10	1002	2BHK	76.615	0.425	1	Residential	
39	10	1003	2BHK	76.615	0.425	1	Residential	
40	10	1004	2BHK	76.615	0.425	1	Residential	

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
41	11	1101	2BHK	76.615	0.425	1	Residential	
42	11	1102	2BHK	76.615	0.425	1	Residential	
43	11	1103	2BHK	76.615	0.425	1	Residential	
44	11	1104	2BHK	76.615	0.425	1	Residential	
45	12	1201	2BHK	76.615	0.425	1	Residential	
46	12	1202	2BHK	76.615	0.425	1	Residential	
47	12	1203	2BHK	76.615	0.425	1	Residential	
48	12	1204	2BHK	76.615	0.425	1	Residential	
			TOTAL	3677.520	20.377			

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
TOWER C2								
49	1	101	2BHK	76.615	0.425	1	Residential	
50	1	102	2BHK	76.615	0.425	1	Residential	
51	1	103	2BHK	76.615	0.425	1	Residential	
52	1	104	2BHK	76.615	0.425	1	Residential	
53	2	201	2BHK	76.615	0.425	1	Residential	
54	2	202	2BHK	76.615	0.425	1	Residential	
55	2	203	2BHK	76.615	0.425	1	Residential	
56	2	204	2BHK	76.615	0.425	1	Residential	
57	3	301	2BHK	76.615	0.425	1	Residential	
58	3	302	2BHK	76.615	0.425	1	Residential	
59	3	303	2BHK	76.615	0.425	1	Residential	
60	3	304	2BHK	76.615	0.425	1	Residential	
61	4	401	2BHK	76.615	0.425	1	Residential	
62	4	402	2BHK	76.615	0.425	1	Residential	
63	4	403	2BHK	76.615	0.425	1	Residential	
64	4	404	2BHK	76.615	0.425	1	Residential	
65	5	501	2BHK	76.615	0.425	1	Residential	
66	5	502	2BHK	76.615	0.425	1	Residential	
67	5	503	2BHK	76.615	0.425	1	Residential	
68	5	504	2BHK	76.615	0.425	1	Residential	
69	6	601	2BHK	76.615	0.425	1	Residential	
70	6	602	2BHK	76.615	0.425	1	Residential	
71	6	603	2BHK	76.615	0.425	1	Residential	
72	6	604	2BHK	76.615	0.425	1	Residential	
73	7	701	2BHK	76.615	0.425	1	Residential	
74	7	702	2BHK	76.615	0.425	1	Residential	
75	7	703	2BHK	76.615	0.425	1	Residential	
76	7	704	2BHK	76.615	0.425	1	Residential	
77	8	801	2BHK	76.615	0.425	1	Residential	
78	8	802	2BHK	76.615	0.425	1	Residential	
79	8	803	2BHK	76.615	0.425	1	Residential	
80	8	804	2BHK	76.615	0.425	1	Residential	
81	9	901	2BHK	76.615	0.425	1	Residential	
82	9	902	2BHK	76.615	0.425	1	Residential	
83	9	903	2BHK	76.615	0.425	1	Residential	
84	9	904	2BHK	76.615	0.425	1	Residential	
85	10	1001	2BHK	76.615	0.425	1	Residential	
86	10	1002	2BHK	76.615	0.425	1	Residential	
87	10	1003	2BHK	76.615	0.425	1	Residential	
88	10	1004	2BHK	76.615	0.425	1	Residential	
89	11	1101	2BHK	76.615	0.425	1	Residential	
90	11	1102	2BHK	76.615	0.425	1	Residential	
91	11	1103	2BHK	76.615	0.425	1	Residential	
92	11	1104	2BHK	76.615	0.425	1	Residential	
93	12	1201	2BHK	76.615	0.425	1	Residential	
94	12	1202	2BHK	76.615	0.425	1	Residential	

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
95	12	1203	2BHK	76.615	0.425	1	Residential	
96	12	1204	2BHK	76.615	0.425	1	Residential	
			TOTAL	3677.520	20.377			

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
TOWER C3								
97	1	101	2BHK	76.615	0.425	1	Residential	
98	1	102	2BHK	76.615	0.425	1	Residential	
99	1	103	2BHK	76.615	0.425	1	Residential	
100	1	104	2BHK	76.615	0.425	1	Residential	
101	2	201	2BHK	76.615	0.425	1	Residential	
102	2	202	2BHK	76.615	0.425	1	Residential	
103	2	203	2BHK	76.615	0.425	1	Residential	
104	2	204	2BHK	76.615	0.425	1	Residential	
105	3	301	2BHK	76.615	0.425	1	Residential	
106	3	302	2BHK	76.615	0.425	1	Residential	
107	3	303	2BHK	76.615	0.425	1	Residential	
108	3	304	2BHK	76.615	0.425	1	Residential	
109	4	401	2BHK	76.615	0.425	1	Residential	
110	4	402	2BHK	76.615	0.425	1	Residential	
111	4	403	2BHK	76.615	0.425	1	Residential	
112	4	404	2BHK	76.615	0.425	1	Residential	
113	5	501	2BHK	76.615	0.425	1	Residential	
114	5	502	2BHK	76.615	0.425	1	Residential	
115	5	503	2BHK	76.615	0.425	1	Residential	
116	5	504	2BHK	76.615	0.425	1	Residential	
117	6	601	2BHK	76.615	0.425	1	Residential	
118	6	602	2BHK	76.615	0.425	1	Residential	
119	6	603	2BHK	76.615	0.425	1	Residential	
120	6	604	2BHK	76.615	0.425	1	Residential	
121	7	701	2BHK	76.615	0.425	1	Residential	
122	7	702	2BHK	76.615	0.425	1	Residential	
123	7	703	2BHK	76.615	0.425	1	Residential	
124	7	704	2BHK	76.615	0.425	1	Residential	
125	8	801	2BHK	76.615	0.425	1	Residential	
126	8	802	2BHK	76.615	0.425	1	Residential	
127	8	803	2BHK	76.615	0.425	1	Residential	
128	8	804	2BHK	76.615	0.425	1	Residential	
129	9	901	2BHK	76.615	0.425	1	Residential	
130	9	902	2BHK	76.615	0.425	1	Residential	
131	9	903	2BHK	76.615	0.425	1	Residential	
132	9	904	2BHK	76.615	0.425	1	Residential	
133	10	1001	2BHK	76.615	0.425	1	Residential	
134	10	1002	2BHK	76.615	0.425	1	Residential	
135	10	1003	2BHK	76.615	0.425	1	Residential	
136	10	1004	2BHK	76.615	0.425	1	Residential	
137	11	1101	2BHK	76.615	0.425	1	Residential	
138	11	1102	2BHK	76.615	0.425	1	Residential	
139	11	1103	2BHK	76.615	0.425	1	Residential	
140	11	1104	2BHK	76.615	0.425	1	Residential	
141	12	1201	2BHK	76.615	0.425	1	Residential	
142	12	1202	2BHK	76.615	0.425	1	Residential	

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
143	12	1203	2BHK	76.615	0.425	1	Residential	
144	12	1204	2BHK	76.615	0.425	1	Residential	
			TOTAL	3677.520	20.377			

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
TOWER C7								
145	1	101	2BHK	76.615	0.425	1	Residential	
146	1	102	2BHK	76.615	0.425	1	Residential	
147	1	103	2BHK	76.615	0.425	1	Residential	
148	1	104	2BHK	76.615	0.425	1	Residential	
149	2	201	2BHK	76.615	0.425	1	Residential	
150	2	202	2BHK	76.615	0.425	1	Residential	
151	2	203	2BHK	76.615	0.425	1	Residential	
152	2	204	2BHK	76.615	0.425	1	Residential	
153	3	301	2BHK	76.615	0.425	1	Residential	
154	3	302	2BHK	76.615	0.425	1	Residential	
155	3	303	2BHK	76.615	0.425	1	Residential	
156	3	304	2BHK	76.615	0.425	1	Residential	
157	4	401	2BHK	76.615	0.425	1	Residential	
158	4	402	2BHK	76.615	0.425	1	Residential	
159	4	403	2BHK	76.615	0.425	1	Residential	
160	4	404	2BHK	76.615	0.425	1	Residential	
161	5	501	2BHK	76.615	0.425	1	Residential	
162	5	502	2BHK	76.615	0.425	1	Residential	
163	5	503	2BHK	76.615	0.425	1	Residential	
164	5	504	2BHK	76.615	0.425	1	Residential	
165	6	601	2BHK	76.615	0.425	1	Residential	
166	6	602	2BHK	76.615	0.425	1	Residential	
167	6	603	2BHK	76.615	0.425	1	Residential	
168	6	604	2BHK	76.615	0.425	1	Residential	
169	7	701	2BHK	76.615	0.425	1	Residential	
170	7	702	2BHK	76.615	0.425	1	Residential	
171	7	703	2BHK	76.615	0.425	1	Residential	
172	7	704	2BHK	76.615	0.425	1	Residential	
173	8	801	2BHK	76.615	0.425	1	Residential	
174	8	802	2BHK	76.615	0.425	1	Residential	
175	8	803	2BHK	76.615	0.425	1	Residential	
176	8	804	2BHK	76.615	0.425	1	Residential	
177	9	901	2BHK	76.615	0.425	1	Residential	
178	9	902	2BHK	76.615	0.425	1	Residential	
179	9	903	2BHK	76.615	0.425	1	Residential	
180	9	904	2BHK	76.615	0.425	1	Residential	
181	10	1001	2BHK	76.615	0.425	1	Residential	
182	10	1002	2BHK	76.615	0.425	1	Residential	
183	10	1003	2BHK	76.615	0.425	1	Residential	
184	10	1004	2BHK	76.615	0.425	1	Residential	
185	11	1101	2BHK	76.615	0.425	1	Residential	
186	11	1102	2BHK	76.615	0.425	1	Residential	
187	11	1103	2BHK	76.615	0.425	1	Residential	
188	11	1104	2BHK	76.615	0.425	1	Residential	
189	12	1201	2BHK	76.615	0.425	1	Residential	
190	12	1202	2BHK	76.615	0.425	1	Residential	

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
191	12	1203	2BHK	76.615	0.425	1	Residential	
192	12	1204	2BHK	76.615	0.425	1	Residential	
			TOTAL	3677.520	20.377			

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
TOWER D1								
193	1	101	2BHK	69.529	0.385	1	Residential	
194	1	102	2BHK	69.529	0.385	1	Residential	
195	1	103	2BHK	69.529	0.385	1	Residential	
196	1	104	2BHK	69.529	0.385	1	Residential	
197	2	201	2BHK	69.529	0.385	1	Residential	
198	2	202	2BHK	69.529	0.385	1	Residential	
199	2	203	2BHK	69.529	0.385	1	Residential	
200	2	204	2BHK	69.529	0.385	1	Residential	
201	3	301	2BHK	69.529	0.385	1	Residential	
202	3	302	2BHK	69.529	0.385	1	Residential	
203	3	303	2BHK	69.529	0.385	1	Residential	
204	3	304	2BHK	69.529	0.385	1	Residential	
205	4	401	2BHK	69.529	0.385	1	Residential	
206	4	402	2BHK	69.529	0.385	1	Residential	
207	4	403	2BHK	69.529	0.385	1	Residential	
208	4	404	2BHK	69.529	0.385	1	Residential	
209	5	501	2BHK	69.529	0.385	1	Residential	
210	5	502	2BHK	69.529	0.385	1	Residential	
211	5	503	2BHK	69.529	0.385	1	Residential	
212	5	504	2BHK	69.529	0.385	1	Residential	
213	6	601	2BHK	69.529	0.385	1	Residential	
214	6	602	2BHK	69.529	0.385	1	Residential	
215	6	603	2BHK	69.529	0.385	1	Residential	
216	6	604	2BHK	69.529	0.385	1	Residential	
217	7	701	2BHK	69.529	0.385	1	Residential	
218	7	702	2BHK	69.529	0.385	1	Residential	
219	7	703	2BHK	69.529	0.385	1	Residential	
220	7	704	2BHK	69.529	0.385	1	Residential	
221	8	801	2BHK	69.529	0.385	1	Residential	
222	8	802	2BHK	69.529	0.385	1	Residential	
223	8	803	2BHK	69.529	0.385	1	Residential	
224	8	804	2BHK	69.529	0.385	1	Residential	
225	9	901	2BHK	69.529	0.385	1	Residential	
226	9	902	2BHK	69.529	0.385	1	Residential	
227	9	903	2BHK	69.529	0.385	1	Residential	
228	9	904	2BHK	69.529	0.385	1	Residential	
229	10	1001	2BHK	69.529	0.385	1	Residential	
230	10	1002	2BHK	69.529	0.385	1	Residential	
231	10	1003	2BHK	69.529	0.385	1	Residential	
232	10	1004	2BHK	69.529	0.385	1	Residential	
233	11	1101	2BHK	69.529	0.385	1	Residential	
234	11	1102	2BHK	69.529	0.385	1	Residential	
235	11	1103	2BHK	69.529	0.385	1	Residential	
236	11	1104	2BHK	69.529	0.385	1	Residential	
237	12	1201	2BHK	69.529	0.385	1	Residential	
238	12	1202	2BHK	69.529	0.385	1	Residential	

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the	Approved use Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
239	12	1203	2BHK	69.529	0.385	1	Residential	
240	12	1204	2BHK	69.529	0.385	1	Residential	
			TOTAL	3337.392	18.492			
Total unit area of				18047.472	100.000			

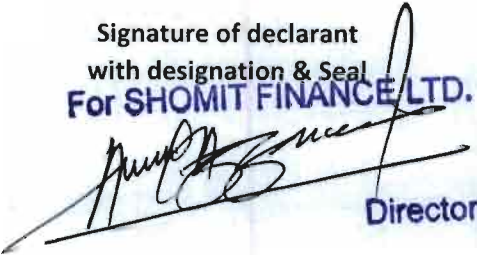
Note * Covered Area of flat only consist of F.A.R.area of flat(Excluding all projections as well as balconies)

Note:The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments ,being the aggregate of column No. 4.

Place: New Delhi

Date:

Signature of declarant
with designation & Seal
For SHOMIT FINANCE LTD.


Director

Annexure-'C'

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

Sl.No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors	18047.472 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		2823.832 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			1511.790 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				22383.094 sq.mt.
	Sum up				

• Open Parking area 2598.75 sq.m. is not included in (b-2)

Place: *New Delhi*

Date:

Signature of declarant
with designation & Seal
For SHOMIT FINANCE LTD.

[Handwritten Signature]
Director

Annexure 'D'

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

Sl.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	AT KHASRA NO 1148 VILLAGE:- NOOR NAGAR, N.H -58, GHAZIABAD
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	N/A
		Taken in limited common area & facility
(c)	Facilities in the basement	N/A
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	NA
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	NA
	(vii) Lobby & facilities	NA
	(viii) Any other facility(Community Hall)	NA
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	Tower-C1 :2 no.
		Tower-C2 :2 no.
		Tower-C3 :2 no.
		Tower-C7 :2 no.
		Tower-D1 :2 no.
	(ii) Area of shaft(s)	Tower-C1 :15.248 sq.m.
		Tower-C2 :15.248 sq.m.
		Tower-C3 :15.248 sq.m.
		Tower-C7 :15.248 sq.m.
		Tower-D1 :2.375 sq.m.
	(iii) Elevator shaft extends from ground floor upto	Upto 12th Floor in all towers
(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	2 no. in all towers.	
(v) No. of stairway 'B' (if any), which lead from open court to the upper floors.	NA	

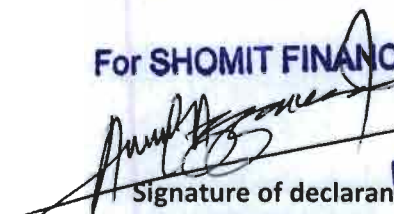
(vi)	A Flue (if applicable), extending from the incinerator in the basement to the roof of the building, which one of the upper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	
(vii)	No. of Water tank(s)	Tower-C1 :
		Tower-C2 :
		Tower-C3 :
		Tower-C7 :
		Tower-D1 :

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

Place: New Delhi

Date:

For SHOMIT FINANCE LTD.


Signature of declarant
with designation & Seal

Director

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

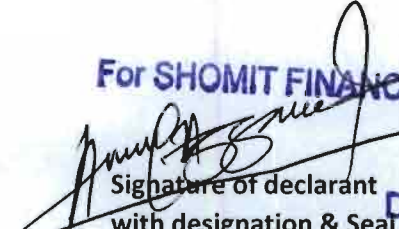
Annexure 'E'

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

"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')			
(i)	Parking	Stilt Parking Area-	1511.79 sq.mt.
		Open Parking Area -	2598.75 sq.mt.
		Total Parking Provided -	243 no.
		against required	240 no.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit		NA
(iii)	Corridor extending from the lobby to the stairway		NA

Place: New Delhi

Date:

For SHOMIT FINANCE LTD.

Signature of declarant
with designation & Seal Director

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

Annexure 'F'

Details of the independent area of the building to which
the present declaration relates

"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	4110.54
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	NA
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment (If applicable)	NA

Note:-Section 3(p) of the Act has defined the term "*independent area*" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by promoters without the interference of other apartment owners.

Place: New Delhi

Date:

Signature of declarant
with designation & Seal
For SHOMIT FINANCE LTD.


Director