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TECHMAN BUILDWELL PVT. LTD.

G-1354, L. G. F., Chittranjan Park, New Delhi -19

Phone : 011-26270344, 26271613

Ref: TB/MR/GDA/2014/104

Date: 17/07/2014

To,

The O. S. D.,
Zone-1, Enforcement Division,
Ghaziabad Development Authority,
Ghaziabad.

Reference: Your Letter No. 166/Enforcement Zone-1/2014-15, dated 25/04/2014.
Our Letter Nos. TB/MR/GDA/2014/101, dated 01/05/2014, No.
TB/MR/GDA/2014/102, dated 15/05/2014 and TB/MR/GDA/2014/103,
dated 25/06/2014.

Subject: Compliance of section 12 of the Uttar Pradesh Apartment (Promotion of construction, ownership and maintenance) Act 2010 and rule 3 of the Uttar Pradesh Apartment (Promotion of construction, ownership and maintenance) rules 2011.

Honorable Sir,

Incompliance of your above referred letter we are hereby submitting the required information under section 12 of Uttar Pradesh Apartment Act 2010 on Form A (Rule 3) for your kind consideration and record.

Thanking you,

Yours truly,
For Techman Buildwell Pvt Ltd.

(Aseem Anand)
Director

श्री अरविंद श्रीवास्तव
OR

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 17th July, 2014

Place: GHAZIABAD

Promoter Details:

1. Name of Builder :- M/s Techman Buildwell Pvt. Ltd.
2. Registered Address :- G-1354, L.G.F, Chittranjan Park, New Delhi-110019
3. Local Address :- Moti Residency, Khasra No. 237, 238, Morta, Ghaziabad.
4. Date of Incorporation :- 27th February 1997 (No. 55-85439)
5. Name/designation of Authorized Signatory:- Mr. Aseem Anand (Director)

The Declarant hereby solemnly states the following:

FIRST:

The Promoter owns the land as absolute owner which is fully described and detailed in **Annexure 'A'** to this declaration.

SECOND:

The Promoter is constructing on the total land, described in Annexure 'A' to this declaration, a group housing scheme, detailed below:

S. No.	Description	Particulars
(1)	(2)	(3)
1	Name of the Group Housing Scheme	"MOTI RESIDENCY"
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3	Date of sanction	(1) First 11000 sq. mtrs sanctioned on 02/08/2008 and 02/07/2011 (2) Revised Plan submitted for 19430.67 sq mtrs including 11000 sq mtrs.
4	Municipal No. of the property	KH. NO. 237& 238, VILLAGE MORTA, GHAZIABAD (U.P).
5	Municipal Ward of the property	N/A
6	Postal address of the property	"MOTI RESIDENCY" KH. NO. 237& 238, VILLAGE MORTA, GHAZIABAD
7	Name of Architect / Structural Engineer	Architect. Mr. ANUJ AGARWAL Structural Engineer Mr. VIKAS GARG
8	Height of the building	UPTO 60 Mt.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10	No. of Floors	Block- A & C = B + S +13 Block- B & D = B + S +14 Block- E,F,G & H = 2B + S +18

THIRD:

That the said property consists of the apartments detailed in Annexure "B (1) to B (8)" 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 group housing 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 buildings being blocks A, B, C, D, E, F, G & H of Group Housing Project Moti Residency has a total floor area of 80728.96 square meters on all floors, of which 55222.92 square meters covered area will constitute the apartments and remaining 10181.77 square meters will constitute the 'common areas and facilities' and 15324.27 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto. The floor area 81130.96 square meters does not include the independent area of the group housing scheme which is given in Annexure 'F' hereto.

FIFTH:

That this condominium shall be known as "**MOTI RESIDENCY GROUP HOUSING**" and that the apartments and 'common areas and facilities' (as defined in Section 3(i) of the Act), the 'limited common areas and facilities' of the scheme (as defined in Section 3(s) of the Act), and the 'independent areas' (as defined in Section 3(p) of the Act), and shall be as follows -

S.No.	Item	Detail
1.	"Common areas & facilities" [as defined in Section 3(i) of the act]	As per Annexure 'D'
2.	"Limited common areas & facilities" [as defined in Section 3 (s) of the Act]	As per Annexure 'E'
3.	"Independent areas" [as defined in Section 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, of Apartment Owners of the "**MOTI RESIDENCY GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments. The representation for voting purpose in the meeting of the association of apartment owners of the "Moti Residency Group Housing" Condominium is based on **EQUAL** value of each apartment.

SEVENTH:

That the Administration of "MOTI 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;

TWELFTH:

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.

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:

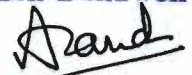
That the 'independent areas', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S. 3(p) of the 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 approximately @2.00 Rs/Sq.ft.(of super area allotted to the allottees/apartment owners), per month or as worked out from the various expenses incurred on this account, from time to time, from the owners of each apartment.

IN WITNESS WHEREOF, Aseem Anand (Director) for on and behalf of M/s. Techman Buildwell Pvt. Ltd., hereto set his hand this 17th day of July of year 2014.

For Tecaman buildwell Pvt. Ltd.



Director

Signed and delivered by

(Seal of the Promoter)

In the presence of:-

Annexure-'A'

Details of the land of the building (Moti Residency) to which the present declaration relates

S.No.	Item		
1.	Location of the land of the building	Revenue village	Morta Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Khasra No. of the land of Village Morta		237 having area 11,000.00 sq.mt. 238 having area 8430.67 sq.mt.
3.	Date of all the documents of title of land		24/04/2008, 7/06/2008, 20/08/2008, 09/09/2008, 19/09/2008, 06/10/2008, 16/10/2008
4.	Details of Registration of the above title document	Book No.	All Registrations are entered in book no.-I
		Vol. No.	3080, 3137, 3203, 3234, 3244, 3256 & 3265
		Page Nos.	43 To 224, 193 To 287, 267 To 302, 31 To 51, 219 To 239, 01 To 23, 253 To 277
		Sl. No.	2791, 4263, 5998, 6889, 7196, 7544, 7831
		Date of Registrations	24/04/2008, 7/06/2008, 20/08/2008, 09/09/2008, 19/09/2008, 06/10/2008, 16/10/2008
5.	Boundaries of the land	East	KH No. 239 Nali
		West	Balance land of Khasra no. 237 of vendor now (Sanchar Residency)
		North	KH NO. 226 Nali
		South	KH. No. 241 Road
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		Not Applicable

For Techman Buildwell Pvt. Ltd.

(Signature)

Director
Signature of declarant
with designation and seal

Place:- *N. Delhi*

Date:- *17.07.14*

Annexure-'B' (1)
(Details of Apartments)

Name of condominium: - **MOTI RESIDENCY 'A' BLOCK**
(Comprising of Basement + Stilt + 13 Floor)

S. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	A/G001, A/G004	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
		A/G002, A/G005	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/G003, A/G006	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	
2	FIRST FLOOR	A/101, A/104	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
		A/102, A/105	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/103, A/106	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	
3	SECOND FLOOR	A/201, A/204	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/202, A/205	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/203, A/206	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	
4	THIRD FLOOR	A/301, A/304	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/302, A/305	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/303, A/306	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	
5	FOURTH FLOOR	A/401, A/404	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/402, A/405	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/403, A/406	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	
6	FIFTH FLOOR	A/501, A/504	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/502, A/505	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	
		A/503, A/506	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	

7	SIXTH FLOOR	A/601, A/704	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/602, A/705	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/703, A/706	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
8	SEVENTH FLOOR	A/701, A/704	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/702, A/705	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/703, A/706	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
9	EIGHTH FLOOR	A/801, A/804	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/802, A/805	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/803, A/806	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
10	NINTH FLOOR	A/901, A/904	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/902, A/905	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/903, A/906	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
11	TENTH FLOOR	A/1001, A/1004	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/1002, A/1005	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/1003, A/1006	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
12	ELEVENTH FLOOR	A/1101, A/1104	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/1102, A/1105	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/1103, A/1106	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	A/1201, A/1204	3BHK Apartment	88.69	1.298%	One per Apartment	Residential	Do
		A/1202, A/1205	3BHK Apartment	86.24	1.259%	One per Apartment	Residential	Do
		A/1203, A/1206	3BHK Apartment	88.52	1.292%	One per Apartment	Residential	Do

For Techman Buildwell Pvt. Ltd.

Arund

Director

Signature of Director with designation and seal

Place: N. Delhi
Date: 17/07/14

Annexure-'B' (2)
(Details of Apartments)

Name of condominium: - **MOTI RESIDENCY 'B' BLOCK**

(Comprising of Basement + Stilt + 14 Floor)

Value of condominium :-

S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	B/G002, B/G003, B/G004, B/G005, B/G006, B/G007	2BHK Apartment	54.22	0.889%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
2	FIRST FLOOR	B/G001, B/G008 B/102, B/103, B/104, B/105, B/106, B/107 B/101, B/108	2BHK Apartment 2BHK Apartment 2BHK Apartment	55.21 54.22 55.21	0.905% 0.889% 0.905%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	
3	SECOND FLOOR	B/202, B/203, B/204, B/205, B/206, B/207 B/201, B/208	2BHK Apartment 2BHK Apartment	54.22 55.21	0.889% 0.905%	One per Apartment One per Apartment	Residential Residential	Do Do
4	THIRD FLOOR	B/302, B/303, B/304, B/305, B/306, B/307 B/301, B/308	2BHK Apartment 2BHK Apartment	54.22 55.21	0.889% 0.905%	One per Apartment One per Apartment	Residential Residential	Do Do
5	FOURTH FLOOR	B/402, B/403, B/404, B/405, B/306, B/407 B/401, B/408	2BHK Apartment 2BHK Apartment	54.22 55.21	0.889% 0.905%	One per Apartment One per Apartment	Residential Residential	Do Do
6	FIFTH FLOOR	B/502, B/503, B/504, B/505, B/506, B/507 B/501, B/508	2BHK Apartment 2BHK Apartment	54.22 55.21	0.889% 0.905%	One per Apartment One per Apartment	Residential Residential	Do Do

7	SIXTH FLOOR	B/602, B/603, B/604, B/605, B/606, B/607 B/601, B/608	2BHK Apartment	54.22	0.889%	One per Apartment	Residential	Do
8	SEVENTH FLOOR	B/702, B/703, B/704, B/705, B/706, B/707 B/01, B/08	2BHK Apartment	55.21	0.905%	One per Apartment	Residential	Do
9	EIGHTH FLOOR	B/802, B/803, B/804, B/805, B/806, B/807 B/801, B/808	2BHK Apartment	54.22	0.889%	One per Apartment	Residential	Do
10	NINTH FLOOR	B/902, B/903, B/904, B/905, B/906, B/907 B/901, B/908	2BHK Apartment	55.21	0.905%	One per Apartment	Residential	Do
11	TENTH FLOOR	B/1002, B/1003, B/1004, B/1005, B/1006, B/1007 B/1001, B/1008	2BHK Apartment	54.22	0.889%	One per Apartment	Residential	Do
12	ELEVENTH FLOOR	B/1102, B/1103, B/1104, B/1105, B/1106, B/1107 B/1101, B/1108	2BHK Apartment	55.21	0.905%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	B/1202, B/1203, B/1204, B/1205, B/1206, B/1207 B/1201, B/1208	2BHK Apartment	54.22	0.889%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	B/1402, B/1403, B/1404, B/1405, B/1406, B/1407 B/1401, B/1408	2BHK Apartment	55.21	0.905%	One per Apartment	Residential	Do

For Techman Buildwell Pvt. Ltd.

(Signature)

Signature of declarant with designation and seal

Place: N. Delhi
Date: 17/07/14

Annexure-'B' (3)
(Details of Apartments)

Name of condominium :- **MOTI RESIDENCY 'C' BLOCK**
(Comprising of Basement + Stilt + 13 Floor)

Value of condominium :- S.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	C/G001, C/G004	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
		C/G002, C/G005	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/G003, C/G006	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	
2	FIRST FLOOR	C/101, C/104	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	Do
		C/102, C/105	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/103, C/106	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	
3	SECOND FLOOR	C/201, C/204	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	Do
		C/202, C/205	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/203, C/206	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	
4	THIRD FLOOR	C/301, C/304	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	Do
		C/302, C/305	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/303, C/306	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	
5	FOURTH FLOOR	C/401, C/404	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	Do
		C/402, C/405	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/403, C/406	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	
6	FIFTH FLOOR	C/501, C/504	2BHK Apartment	67.51	1.187%	One per Apartment	Residential	Do
		C/502, C/505	2BHK Apartment	68.32	1.201%	One per Apartment	Residential	
		C/503, C/506	2BHK Apartment	67.28	1.183%	One per Apartment	Residential	

7	SIXTH FLOOR	C/601, C/604 C/602, C/605 C/603, C/606	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
8	SEVENTH FLOOR	C/701, C/704 C/702, C/705 C/703, C/706	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
9	EIGHTH FLOOR	C/801, C/804 C/802, C/805 C/803, C/806	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
10	NINTH FLOOR	C/901, C/904 C/902, C/905 C/903, C/906	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
11	TENTH FLOOR	C/1001, C/1004 C/1002, C/1005 C/1003, C/1006	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
12	ELEVENTH FLOOR	C/1101, C/1104 C/1102, C/1105 C/1103, C/1106	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do
13	TWELFTH FLOOR	C/1201, C/1204 C/1202, C/1205 C/1203, C/1206	2BHK Apartment 2BHK Apartment 2BHK Apartment	67.51 68.32 67.28	1.187% 1.201% 1.183%	One per Apartment One per Apartment One per Apartment	Residential Residential Residential	Do Do Do

For Techman buildwell Pvt. Ltd.

Daud

Signature of declarant with designation and seal

Place: N. Delhi
Date: 17/07/14

Annexure-'B' (4)
(Details of Apartments)

Name of condominium: - **MOTI RESIDENCY 'D' BLOCK**

(Comprising of Basement + Stilt + 14 Floor)

Value of condominium: -

S.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 for representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
1	GROUND FLOOR	D/G001, D/G005, D/G006, D/G010	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
2	FIRST FLOOR	D/G002, D/G003, D/G004, D/G007, D/G008, D/G009	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	
		D/101, D/105, D/106, D/110	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	
3	SECOND FLOOR	D/102, D/103, D/104, D/107, D/108, D/109,	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	
		D/201, D/205, D/206, D/210	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	
4	THIRD FLOOR	D/202, D/203, D/204, D/207, D/208, D/209,	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	
		D/301, D/305, D/306, D/310	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	
5	FOURTH FLOOR	D/302, D/303, D/304, D/307, D/308, D/309,	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	
		D/401, D/405, D/406, D/410	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	
6	FIFTH FLOOR	D/402, D/403, D/404, D/407, D/408, D/409,	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	
		D/501, D/505, D/506, D/510	1BHK Apartment	41.31	0.721%	One per Apartment	Residential	
		D/502, D/503, D/504, D/507, D/508, D/509,	1BHK Apartment	40.71	0.710%	One per Apartment	Residential	

7	SIXTH FLOOR	D/601, D/605, D/606, D/610	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/602, D/603, D/604, D/607, D/608, D/609,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
8	SEVENTH FLOOR	D/701, D/705, D/706 D/710	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/702, D/703, D/704, D/707, D/708, D/709,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
9	EIGHTH FLOOR	D/801, D/805, D/806, D/810	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/802, D/803, D/804, D/807, D/808, D/809,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
10	NINTH FLOOR	D/901, D/905, D/906, D/910	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/902, D/903, D/904, D/907, D/908, D/909,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
11	TENTH FLOOR	D/1001, D/1005, D/1006, D/1010	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/1002, D/1003, D/1004, D/1007, D/1008, D/1009,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
12	ELEVENTH FLOOR	D/1101, D/1105, D/1106, D/1110	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/1102, D/1103, D/1104, D/1107, D/1108, D/1109,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	D/1201, D/1205, D/1206, D/1210	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/1202, D/1203, D/1204, D/1207, D/1208, D/1209,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	D/1401, D/1405, D/1406, D/1410	IBHK Apartment	41.31	0.721%	One per Apartment	Residential	Do
		D/1402, D/1403, D/1404, D/1407, D/1408, D/1409,	IBHK Apartment	40.71	0.710%	One per Apartment	Residential	Do

For Techman Buildwell Pvt. Ltd.

Handwritten Signature

Signature of declarant with designation and seal
Director

Place: N. Delli
Date: 17/07/14

Annexure-'B' (5)
(Details of Apartments)

Name of condominium:- **MOTI RESIDENCY 'E' BLOCK**
(Comprising of Two Basements + Stilt + 18 Floors)

Value of condominium:-

S.NO	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
1	GROUND FLOOR	E/G001, E/G002, E/G003, E/G004, E/G005, E/G006, E/G007, E/G008	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.	
2	FIRST FLOOR	E/101, E/102, E/103, E/104, E/105, E/106, E/107, E/108	2BHK Apartment	59.48	0.658%	One per Apartment	Residential		
3	SECOND FLOOR	E/201, E/202, E/203, E/204, E/205, E/206, E/207, E/208	2BHK Apartment	59.48	0.658%	One per Apartment	Residential		
4	THIRD FLOOR	E/301, E/302, E/303, E/304, E/305, E/306, E/307, E/308	2BHK Apartment	59.48	0.658%	One per Apartment	Residential		
5	FOURTH FLOOR	E/401, E/402, E/403, E/404, E/405, E/406, E/407, E/408	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	
6	FIFTH FLOOR	E/501, E/502, E/503, E/504, E/505, E/506, E/507, E/508	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	
7	SIXTH FLOOR	E/601, E/602, E/603, E/604, E/605, E/606, E/607, E/608	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	
8	SEVENTH FLOOR	E/701, E/702, E/703, E/704, E/705, E/706, E/707, E/708	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	
9	EIGHTH FLOOR	E/801, E/802, E/803, E/804, E/805, E/806, E/807, E/808	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	
10	NINETH FLOOR	E/901, E/902, E/903, E/904, E/905, E/906, E/907, E/908	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do	

11	TENTH FLOOR	E/1001, E/1002, E/1003, E/1004, E/1005, E/1006, E/1007, E/1008	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
12	ELEVENTH FLOOR	E/1101, E/1102, E/1103, E/1104, E/1105, E/1106, E/1107, E/1108	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	E/1201, E/1202, E/1203, E/1204, E/1205, E/1206, E/1207, E/1208	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	E/1401, E/1402, E/1403, E/1404, E/1405, E/1406, E/1407, E/1408	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
15	FOURTEENTH FLOOR	E/1501, E/1502, E/1503, E/1504, E/1505, E/1506, E/1507, E/1508	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
16	FIFTEENTH FLOOR	E/1601, E/1602, E/1603, E/1604, E/1605, E/1606, E/1607, E/1608	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
17	SIXTEENTH FLOOR	E/1701, E/1702, E/1703, E/1704, E/1705, E/1706, E/1707, E/1708	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
18	SEVENTEENTH FLOOR	E/1801, E/1802, E/1803, E/1804, E/1805, E/1806, E/1807, E/1808	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do

For Tecaman Buildwell Pvt. Ltd.

Dand

Director

Signature of declarant with designation and seal

Place: N. Delhi

Date: 17.07.14

Annexure-'B' (6)
(Details of Apartments)

Name of condominium:- **MOTI RESIDENCY 'F' BLOCK**
(Comprising of Two Basements +Stilt + 18 Floors)

Value of condominium:-

S.NO	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	F/G001, F/G002, F/G003, F/G004, F/G005, F/G006, F/G007, F/G008	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
2	FIRST FLOOR	F/101,F/102,F/103, F/104, F/105,F/106,F/107, E/108	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	
3	SECOND FLOOR	F/201,F/202,F/203, F/204, F/205, F/206, F/207,F/208	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	
4	THIRD FLOOR	F/301,F/302,F/303, F/304, F/307, F/308, F/309,F/310	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	
5	FOURTH FLOOR	F/401,F/402,F/403, F/404, F/405, F/406,F/407, F/408	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
6	FIFTH FLOOR	F/501,F/502,F/503, F/504, E/505, F/506,F/507,F/508	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
7	SIXTH FLOOR	F/601,F/602,F/603, F/604, F/605,F/606, F/607, F/608	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
8	SEVENTH FLOOR	F/701, F/702, F/703, F/704, F/705,F/706, F/707, F/708	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
9	EIGHTH FLOOR	F/801, F/802, F/803, F/804, F/805,F/806, F/807,F/808	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
10	NINETH FLOOR	F/901, F/902, F/903, F/904, F/905, F/906, F/907, F/908	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do

11	TENTH FLOOR	F/1001, F/1002, F/1003, F/1004, F/1005, F/1006, F/1007, F/1008	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
12	ELEVENTH FLOOR	F/1101, F/1102, F/1103, F/1104, F/1105, F/1106, F/1107, F/1108	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	F/1201, F/1202, F/1203, F/1204, F/1205, F/1206, F/1207, F/1208	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	F/1401, F/1402, F/1403, F/1404, F/1405, F/1406, F/1407, F/1408	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
15	FOURTEENTH FLOOR	F/1501, F/1502, F/1503, F/1504, F/1505, F/1506, F/1507, F/1508	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
16	FIFTEENTH FLOOR	F/1601, F/1602, F/1603, F/1604, F/1605, F/1606, F/1607, F/1608	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
17	SIXTEENTH FLOOR	F/1701, F/1702, F/1703, F/1704, F/1705, F/1706, F/1707, F/1708	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do
18	SEVENTEENTH FLOOR	F/1801, F/1802, F/1803, F/1804, F/1805, F/1806, F/1807, F/1808	2BHK Apartment	59.48	0.658%	One per Apartment	Residential	Do

For Techman Buildwell Pvt. Ltd.

Shand

Director

Signature of declarant with designation and seal

Place: N. Delhi
Date: 17.07.14

Annexure-'B' (7)
(Details of Apartments)

Name of condominium:- **MOTI RESIDENCY 'G' BLOCK**
(Comprising of Two Basements +Stilt + 18 Floors)

Value of condominium:-

S.NO	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	G/G001, G/G002, G/G003, G/G004, G/G005, G/G006,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
2	FIRST FLOOR	G/101, G/102, G/103, G/104, G/105, G/106,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
3	SECOND FLOOR	G/201, G/202, G/203, G/204, G/205, G/206,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
4	THIRD FLOOR	G/301, G/302, G/303, G/304, G/305, G/306,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
5	FOURTH FLOOR	G/401, G/402, G/403, G/404, G/405, G/406,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
6	FIFTH FLOOR	G/501, G/502, G/503, G/504, G/505, G/506,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
7	SIXTH FLOOR	G/601, G/602, G/603, G/604, G/605, G/606,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
8	SEVENTH FLOOR	G/701, G/702, G/703, G/704, G/705, G/706,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
9	EIGHTH FLOOR	G/801, G/802, G/803, G/804, G/805, G/806,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
10	NINETH FLOOR	G/901, G/902, G/903, G/904, G/905, G/906,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	
11	TENTH FLOOR	G/1001, G/1002, G/1003, G/1004, G/1005, G/1006,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	

12	ELEVENTH FLOOR	G/1101, G/1102, G/1103, G/1104, G/1105, G/1106,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	G/1201, G/1202, G/1203, G/1204, G/1205, G/1206,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	G/1401, G/1402, G/1403, G/1404, G/1405, G/1406,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
15	FOURTEENTH FLOOR	G/1501, G/1502, G/1503, G/1504, G/1505, G/1506,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
16	FIFTEENTH FLOOR	G/1601, G/1602, G/1603, G/1604, G/1605, G/1606,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
17	SIXTEENTH FLOOR	G/1701, G/1702, G/1703, G/1704, G/1705, G/1706,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do
18	SEVENTEENTH FLOOR	G/1801, G/1802, G/1803, G/1804, G/1805, G/1806,	2BHK Apartment	57.82	0.877%	One per Apartment	Residential	Do

FOR JECAMAN BUILDWELL PVT. LAD.

Shankar
Director

Signature of declarant with designation and seal

Place: N. Delhi
Date: 17.07.14

Annexure-'B' (8)
(Details of Apartments)

Name of condominium:- **MOTI RESIDENCY 'H' BLOCK**
(Comprising of Basement +Stilt + 18th Floor)

Value of condominium :-

S.NO	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GROUND FLOOR	H/G001, H/G002, H/G003, H/G004,	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	As per U.P. govt. Circle rate for sale deed, from time to time.
2	FIRST FLOOR	H/101, H/102, H/103, H/104	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
3	SECOND FLOOR	H/201, H/202, H/203, H/204	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
4	THIRD FLOOR	H/301, H/302, H/303, H/304	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
5	FOURTH FLOOR	H/401, H/402, H/403, H/404	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
6	FIFTH FLOOR	H/501, H/502, H/503, H/504	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
7	SIXTH FLOOR	H/601, H/602, H/603, H/604	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
8	SEVENTH FLOOR	H/701, H/702, H/703, H/704	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
9	EIGHTH FLOOR	H/801, H/802, H/803, H/804	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
10	NINETH FLOOR	H/901, H/902, H/903, H/904	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	
11	TENTH FLOOR	H/1001, H/1002, H/1003, H/1004	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	

12	ELEVENTH FLOOR	H/1101, H/1102, H/1103, H/1104	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
13	TWELFTH FLOOR	H/1201, H/1202, H/1203, H/1204	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
14	THIRTEENTH FLOOR	H/1401, H/1402, H/1403, H/1404	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
15	FOURTEENTH FLOOR	H/1501, H/1502, H/1503, H/1504	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
16	FIFTEENTH FLOOR	H/1601, H/1602, H/1603, H/1604	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
17	SIXTEENTH FLOOR	H/1701, H/1702, H/1703, H/1704	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do
18	SEVENTEENTH FLOOR	H/1801, H/1802, H/1803, H/1804	3BHK Apartment	91.85	1.316%	One per Apartment	Residential	Do

For Techman Buildwell Pvt. Ltd.

(Signature)

Director

Signature of declarant with designation and seal

Place: **N. Delhi**
Date: **17/07/14**

Annexure-'C'11

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

S. No.	Particulars				
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	55222.92 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	10181.77 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	15726.27 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	81130.96 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

For Techman Buildwell Pvt. Ltd.


Daud

Signature of declarant with
designation and seal

Place: N. Delhi.

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.	19430.67 m ²
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	Upper Basement - 971.75 m ² Lower Basement- 307.10 m ²
c.	Facilities in the basement	Ramp, lift, parking, staircase
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	2812.92 m ²
	Children playing area	N/A
	Swimming Pool	N/A
	Tennis Court	N/A
	Badminton Court	N/A
	Convenient Shops	N/A
	Lobby & facilities	N/A
	PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	Elevator	N/A
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor upto	
	No. of stairway 'A', which lead from the ground floor to the roof of the building	N/A
	No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	No. of Water tank(s)	2
	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 shaft ramp along the corridor to flat
	Necessary light(s)	Corridor staircase main gate boundary wall green area.
	Telephone(s)	Through L.V. shaft

	Public water connection(s)	N/A
	Foundations and main walls, columns, girders, beams and roofs of the building	RCC raft foundation main wall -1 st brick work column & beams RCC
	Tank (s)	Domestic over head & under ground water tank
	Pump (s)	Domestic & summers able pump
	Motor (s)	AS PER NBC
	Fans	AS PER NBC
	Fire fighting equipment (s)	Installed as per fire norms
	Compressor (s)	AS PER NBC
	Duct (s)	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

For Tachman buildwell Pvt. Ltd.


Director

Signature of declarant with designation and seal

Place: N. Delhi


Date:- 17.07.14

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')		
(i)	Parking	N/A
(ii)	Corridor extending from the lobby to the stairway	5740.81 m ²
(iii)	Lift Area	1521.63 m ²
(iv)	Main Stairs	1934.31 m ²
(v)	Fire Stairs	1974.50 m ²
(vi)	Plumbing Shaft	2209.53 m ²
(vii)	Fire Shaft	157.80 m ²
(viii)	Lift Lobby, giving access to the elevator (s) to specified dwelling unit	216.22 m ²
(ix)	Electrical Shaft	319.82 m ²
(x)	Overhead Tank	236.70 m ²
(xi)	Mumty	265.45 m ²
(xii)	Machine Room	281.74 m ²
(xiii)	Upper & Lower Basement, Lift, Stairs & Fire and Electrical Shafts	325.76 m ²
(xiv)	Water Body and Changing Room	140.00 m ²
	TOTAL	15324.27 m²

For Techman Buildwell Pvt. Ltd.


Director
Signature of declarant
with designation and seal

Date: 17.07.14
Place: N. Delhi.


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)		
1	Parking	Open - 2750.00 m ² Stilt - 4389.96 m ² Lower Basement - 2408.43 m ² Upper basement - 8027.68 m ²
2	Servant quarter	N/A
3	Primary School	500.00 m ²
4	Convenient shops	450.00 m ²
5	Covered Garage/ store	N/A
6	Terrace	4850.15 m ²
7	Two Nos. Kiosks	30.00 m ²
8	Garbage collection area/multi purpose area	75.00 m ²
9	Club/Community facility/Change room	402.00 m ²

For Techman Buildwell Pvt. Ltd.


Director
Signature of declarant
with designation and seal

Date: 17.07.14
Place: N. Delhi

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

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: Flush doors having Mortice lock.
4. Windows: Wooden windows with glass shutters.
5. Internal Finish: All walls plastered, painted with OBD, Ceiling white, P.O.P Cornice in Drawing/Dinning and all bedrooms.
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.

Place: 107 N. Delhi

Date: 17.07.14.

for Techman Buildwell Pvt. Ltd.

Arund

Director

Signature of declarant

with designation and seal