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VALUE INFRA
Infrastructure | Real Estate | Engineering

To,

Dated: 15-May-14

O.S.D.
G.D.A.
Ghaziabad

This is reference to your letter dated 28th April, 2014, bearing number 176/conversion zone – 1/2014-15 demanding the submission of Declaration by developer in form 'A' under section 12 of Uttar Pradesh Apartment Act, 2010, for our group housing project situated at Khasra no – 240, Village Morta, Ghaziabad named 'MEADOWS VISTA' being developed by M/s Value Infracon India Pvt. Ltd.

That, Company in compliance to the said provisions of the Act, 2010, as already submitted FORM- A under section 12 of the said act, with Chief Architect Town Planner, Ghaziabad Development Authority on 21st May, 2013 with all the relevant details as required in Form 'A' along with annexure 'A' to 'F' and schedule 'A'

It is further submitted that the copy of the same is marked and enclosed herewith as ANNEXURE 1 for your ready reference and records.

Thanking You

Yours Sincerely

For M/S Value Infracon India Pvt.Ltd

Pranved Kumar Singh

PK Singh

(Director)

AB - 15-107-1

*080 (D)
22/07/14*

JK 80 40 3100 (GFA)

*10/0/080 (D)
22/07/14*

*CC
TIL PR
22/05/14*

*550/AB
23/05/14*

*AB (P)
23/05/14*

Value in everything we create.

Corporate Office : H-198, Sector-63, Noida-201 301, (U.P.), India. Phone: +91-120-4630463, Fax: +91-120-4630400, E-mail: info@valueinfra.com

Registered Office: 715, Naurang House, 21 K.G. Marg, Connaught Place, New Delhi-110001, India. Phone: +91-11-23730360, Fax: +91-11-41531210. Website: www.valueinfra.com

To,
The CATP
Ghaziabad Development Authority,
Ghaziabad.

Sub-Submission of Declaration from 'A' under U.P. Apartment Act, for our Group Housing on
Khasra No.-240, Vill., Morta Ghaziabad

Respected Sir,

As per the U.P. Apartment act 2011, We are submitting declaration from 'A' containing
all relevant details of our Group Housing being proposed on Khasra No. 240, Vill., Morta,
Ghaziabad named 'MEADOWS VISTA' by M/s Value infracon India Pvt. Ltd. Kindly receive the
form 'A' with annexure 'A' to 'F' and schedule 'A'.

Dated : 21-05-2013

Thanking You

Pramod Kumar Singh

Pramod Kumar Singh
Director
(M/s Value Infracon India Pvt. Ltd.)

Recd
सी. टी. पी. कार्यालय
मासिक 21/5/13 प्राधिकरण



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2000 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्रांक: 176/प्रवर्तन जोन-1/2014-15

दिनांक: 28/04/14

सेवा में,

मै0 वैल्यू इन्फ्रा0 इण्डिया प्रा0 लि0
द्वारा निदेशक, श्री प्रमोद कुमार
एच-198, द्वितीय तल, सेक्टर-63
नोएडा।

विषय : खसरा सं0-240 स्थित ग्राम मोरटा गाजियाबाद पर निर्मित/निर्माणाधीन ग्रुप हाउसिंग परिसर पर उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) अधिनियम-2010 एवं उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) नियमावली-2011 एवं याचिका संख्या 33826/12 मैसर्स डिजाईन आर्च इन्फ्रास्ट्रक्चर प्रा0लि0 व अन्य बनाम गाजियाबाद विकास प्राधिकरण में पारित आदेश दिनांक 14.11.2013 के अनुपालन में घोषणा पत्र प्रस्तुत किये जाने के सम्बन्ध में।

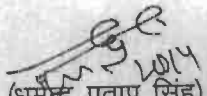
महोदय,

उपरोक्त विषयक प्रकरण में इस कार्यालय द्वारा दैनिक समाचार पत्र "दैनिक जागरण में दिनांक 17.12.2013" को प्रकाशित सूचना का संज्ञान लेने का कष्ट करें जिसके माध्यम से प्राधिकरण द्वारा उत्तर प्रदेश अपार्टमेन्ट अधिनियम-2010, उत्तर प्रदेश अपार्टमेन्ट नियमावली-2011 के क्रम में उत्तर प्रदेश सरकार द्वारा जारी अधिसूचना दिनांक 16.11.2011 के अनुसार अधिनियम की धारा-12 एवं नियमावली के नियम-3 के अनुसार मानचित्र स्वीकृति से 12 माह एवं ऐसे प्रकरण जिनमें मानचित्र अधिसूचना से पूर्व ही स्वीकृत हो चुके हैं, उन प्रकरणों में अधिसूचना जारी किये जाने की तिथि 16.11.2011 से 90 दिन में प्रस्तुत किये जाने की व्यवस्था है।

उपरोक्त क्रम में माननीय उच्च न्यायालय द्वारा याचिका संख्या 33826/12 मैसर्स डिजाईन आर्च इन्फ्रास्ट्रक्चर प्रा0लि0 बनाम जी0डी0ए0 में पारित आदेश दिनांक 14.11.2013 के अनुसार माननीय न्यायालय द्वारा पारित आदेश के उपरान्त स्वीकृत होने वाले मानचित्रों में एक माह व अधिनियम व नियमावली लागू होने से पूर्व स्वीकृत मानचित्र के प्रकरणों में न्यायालय के निर्णय पारित होने की तिथि से 90 दिन के अन्तर्गत नियमावली के साथ संलग्न प्रारूप-क पर घोषणा प्रस्तुत करने के निर्देश जारी किये गये हैं।

प्राधिकरण उक्त सन्दर्भ में जन साधारण को समाचार पत्र में सूचना प्रकाशित कर अवगत करा चुका है परन्तु अभी तक आपके द्वारा सन्दर्भित ग्रुप हाउसिंग परिसर के सन्दर्भ में निर्धारित प्रारूप पर घोषणायें प्रस्तुत नहीं की गयी हैं।


अतः आपसे अपेक्षा की जाती है कि इस पत्र की प्राप्ति के तीन दिन के अन्दर अधोहस्ताक्षरी के समक्ष स्वयं उपस्थित होकर अथवा अपने प्रतिनिधि के माध्यम से लिखित में अवगत कराया जाना सुनिश्चित करें कि उत्तर प्रदेश अपार्टमेन्ट नियमावली-2011 के साथ अधिसूचित प्रारूप-क पर घोषणा उपलब्ध न कराने के कारण क्यों न अधिनियम की सुसंगत धाराओं के अन्तर्गत कार्यवाही करते हुए प्रश्नगत परिसर को सील बन्द किये जाने की कार्यवाही कर आपके विरुद्ध उत्तर प्रदेश अपार्टमेन्ट अधिनियम की धारा-25 के अन्तर्गत प्रथम सूचना रिपोर्ट दर्ज कराने के आदेश निर्गत कर दिये जायें।


(धर्मन्द्र प्रताप सिंह)
विशेष कार्याधिकारी

पृष्ठांकन: /प्रवर्तन जोन-1/2014-15

दिनांक:

प्रतिलिपि :-उपाध्यक्ष महोदय को सादर अवलोकनार्थ प्रेषित।


विशेष कार्याधिकारी

1

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

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UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-

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

NOTIFICATION

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

Lucknow: Dated 16 November, 2011

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

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

Short Title and commencement . (1) These rules may be called The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011.

(2) They shall come into force with effect from the date of their publication in the Gazette.

Definitions

2. (1) In these rules, unless the context otherwise requires,-

(a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.

(b) "Form" means a Form appended to these rules;

(c) "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists.

(d) "Section" means a section of the Act.

(2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act.

Form Declaration
(sub section-1 of section 12)

of 3. The declaration shall be submitted by a promoter under sub-section (1) of section 12 in Form 'A' which shall be submitted by the promoter within a period of 12 months from the date of approval of the plans. Where

construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement.

Amendment of
Declaration
(sub section-2 of
section 12)

4. (1) The declaration submitted by a promoter under rule 3 may be amended at any time, by the promoter, if, -

- (a) the declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or
- (b) the amendment is necessitated by reason of any revision in the sanctioned plan of the building; or
- (c) the proposed amendment is just and reasonable;

provided that the amendment made by the promoter shall not violate the building bye-laws, sanctioned building plan or the contractual obligation of the promoter.

(2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall be supported by an affidavit of the promoter or of a person authorized on his behalf along with the necessary documents.

(3) The Competent Authority, on receipt of the application under sub-rule (2) shall issue a written notice to the association of the apartment owners of the building and shall also cause the publication of a public notice in two daily newspapers circulating in that locality.

(4) On receipt of the objections, if any, received within 30 days from the date of publication of notice under sub-rules (3) the Competent Authority shall, after giving an opportunity of being heard to the objector, association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.

(5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

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

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

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

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

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

(Signature) (Date)
Signature

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name: M/S Value Infracon India Pvt. Ltd
2. Registered Address: 715, Naurang House, 21 K.G. Marg, Cannaught Place, New Delhi – 110 001
3. Local/ Postal Address: H – 198, Sector 63, Noida 201 301 (U.P.)
4. Date of Incorporation (if applicable): 6th July 2007
5. Name/designation of Authorised Signatory: Mr.P.K.Singh, Director

The Declarant 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 declaration, an Apartment Building/Group Housing scheme, detailed below:

Sl. No.	Description	Particulars
(1)	(2)	(3)
1	Name of the building /Group Housing Scheme	MEADOWS VISTA
2	Sanctioning Authority of the plan	G.D.A
3	Date of sanction	Ph I - 30Jun2010, Ph II - 23Feb2011
4	Municipal No. of the property	KHASRA NO. 240 VILLAGE MORTA
5	Municipal Ward of the property	20
6	Postal address of the property	MEADOWS VISTA KHASRA NO. 240 VILLAGE MORTA

Pranav Kumar Singh

7.	Name of Architect/ Structural Engineer	AR. ANUJ AGARWAL
8	Height of the building	BELOW 45.0M.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	2B +G+14FLOORS

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 92160 square meters on all floors, of which 56727.89 square meters will constitute the apartments and remaining 25491.11 square meters will constitute the 'common areas and facilities' and 9941 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as " **Meadows Vista**" (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 -

Pranav Kumar S.P.

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

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

SEVENTH: That the Administration of **Meadows Vista** 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.

Promoter S/S

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Authorized Signatory

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;

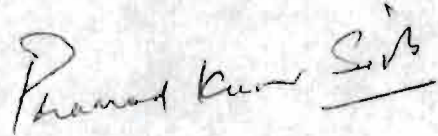
FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition 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 @ 000000 per month from the owners of each apartment.


Promoter
Promoter


IN WITNESS WHEREOF, Shri P.K.Singh for on and behalf of M/s Value Infracon India Pvt Ltd. (the promoter) hereto set his hand thisday ofof year



Signed and delivered by
(Seal of the Promoter)

In the presence of:=

1. Krishan Kant Sharma
AVP (PROJECTS) 

2. Anshul Saraswat 
DGM (Architect)

Annexure-'C'10

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	Morta, Gzb
		Tehsil	Gzb.
		District	Gzb.
2.	Survey No. with area	Khasra no. 240	29570
3.	Date of last document of title under which the promoter claims the land	Ph I – 31July2007 Ph II – 24May2008	
4.	Details of Registration of the above title document	Ph I - Book No. I	Ph II - Book No. I
		Vol. No. 2862	Vol. No. 3113
		Page Nos. 313/490	Page Nos. 1/129
		Sl. No.6121	Sl. No.3577
		Date of Regn. – 31july2007	24-May2008
5.	Boundaries of the land	North - west	Left side – Irrigation Nali
		South - West	Front – 24 mtr Road
		North - East	Back side – Irrigation Nali
		South - East	Right side – Chak road
5.	Land whether freehold or leasehold		Freehold
6.	If land is leasehold, the unexpired period of the lease		N/A

Place:

Pramod Kumar Singh

Signature of declarant

with designation and seal

Date:

Annexure-'B'
(Details of Apartments)

Name of condominium:

Value of condominium:

Tower A & H

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	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)		
1.	Ground Floor	001, 002, 004	3BHK	109.824	0.193	N/A	Residential	N/A
		003, 006	3BHK	100.678	0.177	N/A	Residential	N/A
		005	2BHK	83.605	0.147	N/A	Residential	N/A
2.	First Floor	011, 012, 014, 015	3BHK	109.824	0.193	N/A	Residential	N/A
		013, 016	3BHK	100.678	0.176	N/A	Residential	N/A
3.	2nd Floor to 12 th Floor	021, 022, 024, 025	3BHK	109.824	0.193	N/A	Residential	N/A
		023, 026	3BHK	100.678	0.176	N/A	Residential	N/A

Pranav Kumar Singh

Tower B & G

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	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)		
1.	Ground Floor	001, 004, 008	2BHK	60.82	0.107	N/A	Residential	N/A
		002, 003, 006, 007	2BHK	59.825	0.105	N/A	Residential	N/A
		005	2BHK	55.57	0.098	N/A	Residential	N/A
2.	First Floor	011, 014, 015, 018	2BHK	60.82	0.107	N/A	Residential	N/A
		012, 013, 016, 017	2BHK	59.825	0.105	N/A	Residential	N/A
3.	2nd Floor to 14 th Floor	021, 024, 025, 028	2BHK	60.82	0.107	N/A	Residential	N/A
		022, 023, 026, 027	2BHK	59.825	0.105	N/A	Residential	N/A

Praveen Kumar S.P.

Tower C & F

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	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)		
1.	Ground Floor	001, 004, 008	2BHK	60.82	0.107	N/A	Residential	N/A
		002, 003, 006, 007	2BHK	59.825	0.105	N/A	Residential	N/A
		005	2BHK	47.325	0.083	N/A	Residential	N/A
	First Floor	011, 014, 015, 018	2BHK	60.82	0.107	N/A	Residential	N/A
		012, 013, 016, 017	2BHK	59.825	0.105	N/A	Residential	N/A
3.	2nd Floor to 14 th Floor	021, 024, 025, 028	3BHK	60.680	0.107	N/A	Residential	N/A
		022, 023, 026, 027	3BHK	59.825	0.105	N/A	Residential	N/A

Praveen Kumar Singh

D & E

S. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	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
	(2)	(3)		(4)	(5)	(6)	(7)	
	Ground Floor	001, 002, 004	3BHK	90.165	0.158	N/A	Residential	N/A
		003, 006	3BHK	88.98	0.156	N/A	Residential	N/A
		005	2 BHK	77.96	0.137	N/A	Residential	N/A
	First Floor	011, 012, 014, 015	3BHK	90.165	0.158	N/A	Residential	N/A
		013, 016	3BHK	88.98	0.156	N/A	Residential	N/A
	2nd Floor to 14 th Floor	021, 022, 024, 025	3BHK	90.165	0.158	N/A	Residential	N/A
		023, 026	3BHK	88.98	0.156	N/A	Residential	N/A

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:

Signature of declarant with designation and seal

Annexure-'C'15

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 apartments at various floors	56727.89	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	25491.11	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	9941	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	92160
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Date:



Signature of declarant
with designation and seal

of Valva Infracon India Pvt. Ltd.

Auto 1/1/2015

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)
(	The parcel of land described in paragraph First of this Deed.	29570.00
(	Basement (if any) (as shown in Exhibit 'A' attached hereto)	25116 sq. mtr. (2 basements)
(	Facilities in the basement	Parking, WTP & STP
(	Parking facilities (as shown in Exhibit 'A' attached hereto)	9941 sq. mtr.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
(	Garden lawns	300.00 sq. mtrs.
(	Children playing area	500.00 in sq. mtrs.
(	WATER BODY	235.00 in sq. mtrs.
(	Tennis Court	N/A
(	Badminton Court	150.00 sq. mtrs.
(	CONVNT SHOPS	AS PER G.D.A.
(vi)	Lobby & facilities	N/A
(viii)	PARTY LAWN	300.00 sq. mtrs.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	25491.11 sq.mtr

Pranav Kumar S.V.

Value Infraction Inc. a T. Co.

(	Elevator	N/A
(	Area of shaft(s)	2.0 sq. mtrs. PER UNIT
(	Elevator shaft extends from ground floor upto	N/A
(	No. of stairway 'A', which lead from the ground floor to the roof of the building	1 NO. 11.85 sq. mtr. Area
(	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 of 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 NOS. OVERHEAD TANK FOR PER BLOCK
(	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
(	Plumbing network throughout the building	AS/ BY LAWS
(	Electric wiring net-work throughout the building	AS PER BY LAWS
(	Necessary light(s)	AS PER BY LAWS
(	Telephone(s)	AS PER BY LAWS
(xiii)	Public water connection(s)	APPLICABLE

Prasad Kumar S/B

(	Foundations and main walls, columns, girders, beams and roofs of the building	AS PER BY LAWS
(	Tank(s)	2 no. & 300KLD PER BLOCK/AS PER NBC
(	Pump(s)	AS PER NBC
(	Motor(s)	AS PER NBC
(	Fans	AS PER NBC
(	Fire equipment(s) fighting	AS PER NBC
(	Compressor(s)	AS PER NBC
(	Duct(s)	AS PER NBC
(	Central Air Conditioning Equipment(s)	AS PER NBC
(	Heating Equipment	AS PER NBC
(xxiv)	General all apparatus & installation existing for common use	AS PER NBC

Place:

Date:


Signature of declarant
with designation and seal

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.

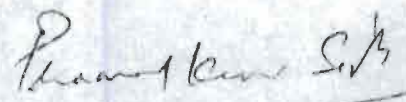
Annexure 'E'

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	Area - 5.5 X 2.5. Location - Lower & Upper Basement, Open Area. Total No. - 837 (Ph I & II)
(	Lobby, giving access to the elevator(s) to specified dwelling unit	-----
(iii)	Corridor extending from the lobby to the stairway	-----

Place:

Date:



Signature of declarant
with designation and seal

For Value Inaction Inci. P.V. 113

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

<u>"independent areas" (as defined in 5. 3(P) of the Act)</u>		
(	Parking	Area - 5.5 X 2.5. Location - Lower & Upper Basement, Open Area. Total No. - 837 (Ph I & II)
(	Servant quarter	N/A
(	Club with independent access	803. SQM BETWEEN CENTR LAWN
(	Convenient shops	Area = 775 sqmtr. AS PER GDA Sanctioned in Ph I & Ph II
(	Covered garage/store	AS PER GDA
(	Terrace attached to an apartment. (if applicable)	N/A

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

Place:

Date:

Pranav Kumar Singh

Signature of declarant
with designation and seal

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: Flush doors having CP mortice lock and designer door with CP hardware at Main Entrance.
4. Windows: uPVC windows with glass shutters.
5. Internal Finish: All walls plastered, P.O.P. & painted with OBD Paint, 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. 9. Plumbing and water Line: As per NBC.

Praveen Kumar S.M.