

सेवा में,

विशेष कार्याधिकारी (डी)
प्रवर्तन जोन-1,
गा0वि0प्रा0, गाजियाबाद।

विषय:-खसरा सं0-322, 324 स्थित ग्राम नूरनगर, गाजियाबाद पर निर्माणाधीन गुप हाउसिंग भवन हेतु पर उत्तर प्रदेश अपार्टमेन्ट अधिनियम-2010 एवं याचिका संख्या 33826/12 में पारित आदेश दिनांक 14.11.2013 के अनुपालन में घोषणा पत्र प्रस्तुत किये जाने के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक अपने कार्यालय पत्र संख्या-140/प्रवर्तन जोन-1/2014-15 दिनांक 23.04.2014 का सन्दर्भ ग्रहण करने का कष्ट करें, सन्दर्भित खसरा सं0-322, 324 स्थित ग्राम नूरनगर, गाजियाबाद पर निर्माणाधीन गुप हाउसिंग भवन हेतु पर उत्तर प्रदेश अपार्टमेन्ट अधिनियम-2010 एवं याचिका संख्या 33826/12 में पारित आदेश दिनांक 14.11.2013 के अनुपालन में निर्धारित प्रारूप पर घोषणा-पत्र इस पत्र के साथ संलग्न कर प्रस्तुत है। खसरा सं0-322, 324 स्थित ग्राम नूरनगर, गाजियाबाद पर निर्मित भवन का शमन प्रस्ताव प्रवर्तन अनुभाग में एवं एफ0ए0आर0 कय किये जाने हेतु प्रस्ताव मानचित्र अनुभाग में विचाराधीन है। उक्त की स्वीकृति उपरान्त संशोधित घोषणा पत्र निर्धारित अवधि में पुनः प्रस्तुत कर दिया जायेगा।
धन्यवाद!

दिनांक:- 13.06.2014

भवदीय

For Divay Angels Realtor Private Limited

Sandeep Gupta
Director
(संदीप गुप्ता)

624/ AG
13/6/14

JGJH. Subhash chanday

Am
13/6/14
AG

श्री सतीश शुक्ला C.C.
हस्ताक्षर पत्र 9 को नं० 2014
21.06.2014
JG



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

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

दिनांक.....23/04/14

पत्रांक.....140/प्रवर्तन जोन-1/2014-15

सेवा में,

मै0 ऑशिस बिल्डवेल प्रा0 लि0
द्वारा निदेशक, श्री चन्द्रजीत पाठक
जे-2/5, कृष्णानगर,
दिल्ली-51

विषय : खसरा सं0-322, 324 स्थित ग्राम नूरनगर, 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 इंफ्रास्ट्रक्चर 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 कम 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 कम में माननीय उच्च न्यायालय द्वारा याचिका संख्या 33826/12 मैसर्स डिजाईन आर्च इंफ्रास्ट्रक्चर 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।

(सक्षम अधिकारी)
प्रवर्तन जोन-1

दिनांक.....23/04/14

पृष्ठांकन.....140/प्रवर्तन जोन-1/2014-15

प्रतिलिपि :-उपाध्यक्ष महोदय को सादर अवलोकनार्थ प्रेषित।

(सक्षम अधिकारी)

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: _____
Place: _____

Promoter Details:

1 Name: M/s DIVYANGELS REALTORS PVT.LTD.
2 Registered Address: J 2/5 KRISHNA NAGAR DELHI - 51
3 Local/Postal Address: J 2/5 KRISHNA NAGAR DELHI - 51

4 Date of Incorporation (if applicable): _____
5 Name/Designation of Authorized Signatory: _____

The Declaration hereby 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.	Description	Particulars
(1)	(2)	(3)
1	Name of the building/Group Housing Scheme	ARC ANGELS
2	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3	Date of Sanction	24.3.2011
4	Municipal no. of the property	
5	Municipal Ward of the property	
6	Postal Address of the property	ON KHASRA NO.-322 & 324, AT NOOR NAGAR, DISTT. GHAZIABAD, U.P.
7	Name of Architect/Structured Engineer	AR. VISHAL MITTAL
8	Height of the building	TOWER = 35.90 MT
9	Scheme whether residential or commercial (other than multiplex or mall)	GROUP HOUSING (RESIDENTIAL)
10	No. of floors	TOWER= STILT+11

For Divy Angels Realtor Private Limited
Director

[Handwritten Signature]

For Divay Angels Realtor Private Limited
 Director
[Signature]

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 "ARC ANGELS " Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SI.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'

FIFTH: That this condominium shall be known as "ARC ANGELS " (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 -

FOURTH: That the aforesaid building as a total floor area of 16940.587 square meters on all floors, of which 10448.173 square meters will constitute the apartments and remaining 5285.978 square meters will constitute the 'common areas and facilities' and 1206.436 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 1113.75 sq.mt. is not taken in above area.

(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.

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:-

Condominium consisting as

"ARC ANGELS"

SEVENTH: That the Administration of

apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the

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
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
apartments under S. 13 of the Act, the value of the
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 and 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 changed
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.

For Divay Angels Realtor Private Limited
Director

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)

In the presence of:-

1

2

For Divay Angels Realtor Private Limited
Director
[Signature]

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: <i>Near Nagar</i> Tehsil: <i>Ghazibad</i> District: <i>Ghazibad</i> Survey No. with area: <i>4246.612 SQ.MT.</i>
2	Date of last document of title under which the promoter claims the land <i>27-4-2012</i>
4	Details of Registration of the above title document Book No. <i>01</i> Vol. No. Pages No. Sl. No. <i>5070</i> Date of Regn. <i>27-4-2012</i>
5	Boundaries North South East West
6	Land whether freehold or leasehold <i>Freehold</i>
7	If land is leasehold, the unexpired period of the lease

For Divay Angels Realtor Private Limited
Signature of declarant
with designation & Seal

[Handwritten Signature]

Place:
Date:

ANNEXURE-B

		TOWER						
FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN LAND ON BASIS OF COVERED AREA OF THE APARTMENT	PROPORTIONATE REPRESENTATION FOR VOTING PURPOSE IN THE MEETING OF THE ASSOCIATION OF APARTMENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT	
STILT Floor	101	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL		
	102	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL		
	103	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	104	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	105	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	106	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	107	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	108	2 BED 2 TOILET (MIG-IV)	69.343	0.664%	1	RESIDENTIAL		
	109	3 BED 3 TOILET (HIG-I)	86.858	0.831%	1	RESIDENTIAL		
	110	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	111	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	112	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL		
	113	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL		
1st Floor	201	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL		
	202	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL		
	203	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	204	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	205	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	206	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	207	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	208	2 BED 2 TOILET (MIG-IV)	69.343	0.664%	1	RESIDENTIAL		
	209	3 BED 3 TOILET (HIG-I)	86.858	0.831%	1	RESIDENTIAL		
	210	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	211	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	212	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL		
	213	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL		
2nd Floor	301	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL		
	302	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL		
	303	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	304	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	305	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL		
	306	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	307	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	308	2 BED 2 TOILET (MIG-IV)	69.343	0.664%	1	RESIDENTIAL		
	309	3 BED 3 TOILET (HIG-I)	86.858	0.831%	1	RESIDENTIAL		
	310	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	311	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL		
	3rd Floor							

For Divy Angels Realitor Private Limited

Jayashree Jayar
Director

4th Floor	312	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL
	313	2 BED 2 TOILET (MIG-V)	68.386	0.655%	1	RESIDENTIAL
	401	3 BED 2 TOILET (HIG-I)	96.567	0.924%	1	RESIDENTIAL
	402	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL
	403	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	404	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL
	405	2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL
	406	2 BED 2 TOILET (MIG-V)	69.837	0.668%	1	RESIDENTIAL
	407	2 BED 2 TOILET (MIG-VI)	70.949	0.679%	1	RESIDENTIAL
	408	3 BED 3 TOILET (HIG-II)	86.858	0.831%	1	RESIDENTIAL
	409	2 BED 2 TOILET (MIG-III)	69.837	0.668%	1	RESIDENTIAL
	410	2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL
	5th Floor	411	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1
412		2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL
413		3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL
501		2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL
502		2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
503		2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL
504		2 BED 2 TOILET (MIG-IV)	70.694	0.677%	1	RESIDENTIAL
505		2 BED 2 TOILET (MIG-V)	69.837	0.668%	1	RESIDENTIAL
506		2 BED 2 TOILET (MIG-VI)	69.837	0.668%	1	RESIDENTIAL
507		2 BED 2 TOILET (MIG-I)	69.837	0.668%	1	RESIDENTIAL
508		3 BED 3 TOILET (HIG-I)	86.858	0.831%	1	RESIDENTIAL
509		2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
510		2 BED 2 TOILET (MIG-III)	69.837	0.668%	1	RESIDENTIAL
511	2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL	
512	2 BED 2 TOILET (MIG-V)	68.386	0.655%	1	RESIDENTIAL	
513	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL	
6th Floor	601	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL
	602	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	603	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL
	604	2 BED 2 TOILET (MIG-IV)	70.694	0.677%	1	RESIDENTIAL
	605	2 BED 2 TOILET (MIG-V)	69.837	0.668%	1	RESIDENTIAL
	606	2 BED 2 TOILET (MIG-VI)	69.837	0.668%	1	RESIDENTIAL
	607	2 BED 2 TOILET (MIG-I)	69.837	0.668%	1	RESIDENTIAL
	608	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	609	3 BED 3 TOILET (HIG-I)	86.858	0.831%	1	RESIDENTIAL
	610	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	611	2 BED 2 TOILET (MIG-III)	69.837	0.668%	1	RESIDENTIAL
	612	2 BED 2 TOILET (MIG-IV)	69.309	0.663%	1	RESIDENTIAL
	613	2 BED 2 TOILET (MIG-V)	68.386	0.655%	1	RESIDENTIAL
701	3 BED 2 TOILET (HIG-I)	96.567	0.924%	1	RESIDENTIAL	
702	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL	
703	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	

For Divay Angels Realtor Private Limited

Sandhya Suresh
Director

7th Floor	704	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	705	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	706	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	707	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	708	2 BED 2 TOILET (MIG-IV)	70.949	0.679%	1	RESIDENTIAL	
	709	3 BED 3 TOILET (HIG-IV)	86.858	0.831%	1	RESIDENTIAL	
	710	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	711	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	712	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL	
	713	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL	
	801	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL	
	802	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL	
	8th Floor	803	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
804		2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
805		2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
806		2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
807		2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
808		2 BED 2 TOILET (MIG-IV)	69.837	0.664%	1	RESIDENTIAL	
809		3 BED 3 TOILET (HIG-IV)	86.858	0.831%	1	RESIDENTIAL	
810		2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL	
811		2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL	
812		2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL	
813		2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL	
9th Floor		901	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL
		902	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL
	903	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	904	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	905	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	906	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	907	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	908	2 BED 2 TOILET (MIG-IV)	69.343	0.664%	1	RESIDENTIAL	
	909	3 BED 3 TOILET (HIG-IV)	86.858	0.831%	1	RESIDENTIAL	
	910	2 BED 2 TOILET (MIG-IV)	69.837	0.668%	1	RESIDENTIAL	
	911	2 BED 2 TOILET (MIG-V)	69.837	0.668%	1	RESIDENTIAL	
	912	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL	
	913	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL	
10th Floor	1001	3 BED 2 TOILET (HIG-I)	95.567	0.924%	1	RESIDENTIAL	
	1002	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL	
	1003	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	1004	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	1005	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL	
	1006	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	1007	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL	
	1008	2 BED 2 TOILET (MIG-IV)	70.949	0.679%	1	RESIDENTIAL	

For Divay Angels Realtor Private Limited

Santhosh Kumar
Director

	1009	3 BED 3 TOILET (HIG-II)	86.858	0.831%	1	RESIDENTIAL
	1010	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1011	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1012	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL
	1013	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL
	1101	3 BED 2 TOILET (HIG-I)	94.811	0.907%	1	RESIDENTIAL
	1102	2 BED 2 TOILET (MIG-I)	69.637	0.666%	1	RESIDENTIAL
	1103	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1104	2 BED 2 TOILET (MIG-III)	70.694	0.677%	1	RESIDENTIAL
	1105	2 BED 2 TOILET (MIG-II)	70.694	0.677%	1	RESIDENTIAL
	1106	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1107	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1108	2 BED 2 TOILET (MIG-IV)	69.343	0.664%	1	RESIDENTIAL
	1109	3 BED 3 TOILET (HIG-II)	86.858	0.831%	1	RESIDENTIAL
	1110	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1111	2 BED 2 TOILET (MIG-II)	69.837	0.668%	1	RESIDENTIAL
	1112	2 BED 2 TOILET (MIG-V)	69.309	0.663%	1	RESIDENTIAL
	1113	2 BED 2 TOILET (MIG-VI)	68.386	0.655%	1	RESIDENTIAL
				100.000%	143	
MIG-I		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 3BALCONY				
MIG-II		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 3BALCONY				
MIG-III		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 3BALCONY				
MIG-IV		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 2BALCONY				
MIG-V		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 3BALCONY				
MIG-VI		DRAWING ROOM , KITCHEN , 2 BED, 2 TOILET, 3BALCONY				
HIG-I		DRAWING ROOM KITCHEN , 3 BED, 2 TOILET, 4 BALCONY				
HIG-II		DRAWING ROOM KITCHEN , 3 BED, 2 TOILET, 3 BALCONY				
GROUND COVERAGE TOWER	1176.727	SQ. MT.				
GRAND TOTAL			1176.727	100%	143	
TOTAL GROUND COVERAGE ALL TOWER			1176.727	SQ. MT.	143	

For Divay Angels Realtor Private Limited

Sevendrup Jyots

TOTAL COVERD AREA ALL TOWERS(UNIT AREA + CUPBOARD)	10448.173	SQ. MT.
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For Divay Angels Realtor Private Limited

Sanjay Kumar
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	(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors			10448.173	sq.mt.		
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)			5285.978	sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			1206.436	sq.mt.		
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]						16940.587
	Sum up						sq.mt.

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

For Divay Angels Realtor Private Limited

Signature of declarant
 Director

with designation & Seal

Date:

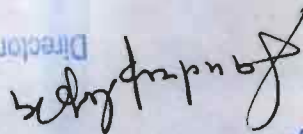
Place:

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	
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	5,618.820 sq.mts
(c)	Facilities in the basement	S.T.P., Parking, Ramp, LT Panel & Under Ground Tank (Area mentioned in Exhibit 'A')
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	No parking provided in common areas & facilities
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	112.4103 sq.mt.
	(ii) Children playing area	74.9402 sq.mt.
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Basket Ball	NA
	(vi) Badminton Court	150 sq.mt.
	(vii) Cricket Pitch	200 sq.mt.
	(viii) Commercial areas & facilities	NA
	(ix) Lobby & facilities	NA
	(x) Any other facility	
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	4 no. of elevators
	(ii) Area of shaft(s)	
	(iii) Elevator shaft extends from ground floor upto	GROUND FLOOR TO TERRACE FLOOR

Director

For Divay Angels Realtor Private Limited


Director
Sedmy Anguiano
 For Divay Angeles Realtor Private Limited

(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
(ix)	Plumbing network throughout the building.	AS PER DRAWINGS ATTACHED
(x)	Electric wiring network throughout the building	AS PER DRAWINGS ATTACHED
(xi)	Necessary light(s)	40 poles
(xii)	Telephone(s)	E.P.A.B.X. connection to all apartment.
(xiii)	Public water connection(s)	AS PER DRAWINGS ATTACHED
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	R.C.C. DESIGN BY STRUCTURE ENGINEER (AS PER DRAWING ATTACHED)
(xv)	Tank(s)	DOMESTIC UGT 75 KLD FIRE UGT 75 KLD
(xvi)	Pump(s)	10 NOS
(xvii)	Motor(s)	10 NOS
(xviii)	Fans	20 NOS
(xix)	Firefighting equipment(s)	Equipped as per fire NOC.
(xx)	Compressor(s)	NA
(xxi)	Duct(s)	NA
(xxii)	Central Air Conditioning Equipment(s)	NA

(iv)	No. of stairway 'A' which lead from the ground floor to the roof of the building	2NO. & 441.36 SQ.MT. AS PER ATTACHED DETAIL
(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.	NA
(vii)	No. of Water tank(s)	AS PER DRAWINGS ATTACHED

Director



For Divay Angels Realtor Private Limited

NA	(xiii) Heating Equipment	
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	(xxiv) General all apparatus & installation existing for common use	NO APPARATUS IS INSTALLED TILL NOW FOR COMMON USE IN EXISTING
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For Divay Angels Realtor Private Limited

[Handwritten Signature]

Director

Signature of declarant
with designation & Seal

Date:

Place:

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

Annexure 'E'

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

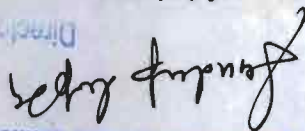
"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')	
(i) Parking	Basement Parking Area- 5,456.94 sq.mt.
	Stilt Parking Area- 1,067.03 sq.mt.
	Open Parking Area - 1113.75 sq.mt.
	Total Parking Provided - 289 no.
	against required 159 no.
(ii) Lobby, giving access to the elevator(s) to specified	1206.436
(iii) Corridor extending from the lobby to the	NA

Place:

Date:

For Divay Angels Realtor Private Limited

Director



Signature of declarant

with designation & Seal

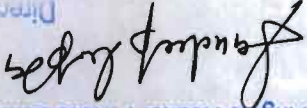
Note:-Section 3(s) of the Act has defined the term "limited common areas and facilities" means "those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment as reserved for the use of certain apartment or apartments to the exclusion 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	5,493.97 SQ.MT.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	4 NO. SHOPS = 44,995 SQ.MT.
(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.

For Divay Angels Realtor Private Limited
 Director


Signature of declarant
 with designation & Seal

Date:

Place:

Schedule -A
[Specifications of Construction]

1 Foundation:

2 Flooring:

3 Doors & Hardware:

4 Windows:

5 Internal Finish:

6 External Finish:

7 Sanitary ware & fittings:

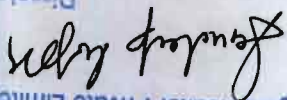
8 Electrical:

9 Plumbing and water line:

Place:

Date:

For Divay Angels Realtor Private Limited
Director



Signature of declarant
with designation & Seal