

18

S.V. Megastructures Limited

- Developers
- Promoters
- Realtors



S.V. Megastructures Limited
An ISO 9001 : 2008 Certified Company

~~AG-5 25/6/14~~
OSD (D)
25/6/14

To
The Vice Chairman, / OSD (D)
Ghaziabad Development Authority
Ghaziabad, U.P.

Date: 17.06.2014

Sir,

Sub: Depositing of Form of Declaration [Form A (see rule 3)]

659/OSD(D)
25/6/14

We, M/s. S V Megastructures Ltd, situated at B-170, sector-31, Noida, (U.P) are submitting the above cited form duly filled up and signed regarding our Group Housing Project named as "Rama Heights" at Noor Nagar (Raj Nagar Extension), Ghaziabad, U.P.

Please acknowledge the receipt of the same.

Thanking you,

Yours' faithfully,

S V Megastructures Ltd

(Dr. Suraj)
Managing Director

[Handwritten signature in Hindi]

654/AG
26/06/14.

AG (P)
26/06/14.

Form A

(See Rule 3)

FORM OF DECLARATION

Date 17.06.14

Promoter Details:

1 Name: S V Megastructures ltd

2 Registered Address: A-1/8, Lakhanpur, Kanpur, (U.P)

3 Local/Postal Address: B-170, Sector-31, Noida

4 Date of Incorporation (If applicable): 07.01.1999

5 Name/Designation of Authorized Signatory: Dr. Suraj (Managing 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:-

S.No	Description	Particulars
(1)	(2)	(3)
1.	Name of the building/Group Housing scheme	Rama Heights
2.	Sanctioning Authority of the plan	G D A
3.	Date of Sanction.	19.04.2010
4.	Municipal Ward of the property	
5.	Municipal Ward of the property	
6.	Postal address of the property	K.No.359,360,361 ,362 &372 , Noor Nagar, Ghaziabad (U.P)
7.	Name of Architect/Structural Engineer	Mr. Pankaj Kumar -Architect
8.	Height of the building	32.75 mts
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	10 Floors

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 constructing a moveable and transferable immovable property within the meaning of any property within the meaning or any law for the time being in force in the State (hereinafter referred to as the 'Apartment') an 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 20118.01 square meters on all floors, of which 10619.28 square meters will constitute the apartments and remaining 2734.91 square meters will constitute the common areas and facilities and 6763.82 square meters constitute limited common areas and facilities which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "Rama Heights" (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-

S. 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 Rama Heights Condominium is bases on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of Rama Heights 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 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 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 through 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 is the property, subject to 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 at 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 @ 3.00 per sq. ft. per month from the owners of each apartment.

IN WITNESS WHEREOF, Dr. Suraj for on and behalf of M/s. S V Megastructures Ltd (the promoter) hereto set his hand this 17th day of June of year 2014.

For S.V. Megastructures Ltd.
Managing Director

Signed and declarant by

(Seal of the promoter)

In the presence of:

1.....

2. ASIM KUMAR DAD ASIM

ANNEXURE 'A'

Details of the land of the building to which the present declaration relates

Sr.No	Items		
1	Location of the land of the building	Revenue village	Noor Nagar
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area	Specify no.	N.A
3	Date of last document of title under which the promoter claims the land	Specify date	20.11.2008
4	Details of Registration of the above title document	Book No.	1
		Vol. No	3298
		Page Nos.	1-26
		SI.No.	8781
		Date of Regn.	20.11.2008
5	Boundaries of the land	North	K.No.363 & 369
		south	K.No.373 & 358
		East	K.No.371 & 375
		West	K.No.352 & 353
6	Land whether freehold or leasehold		free hold
7	If land is leasehold, the unexpired period of the lease		N.A

For S.V. Megastructures Ltd.

Managing Director

Signature of declarant
Managing Director

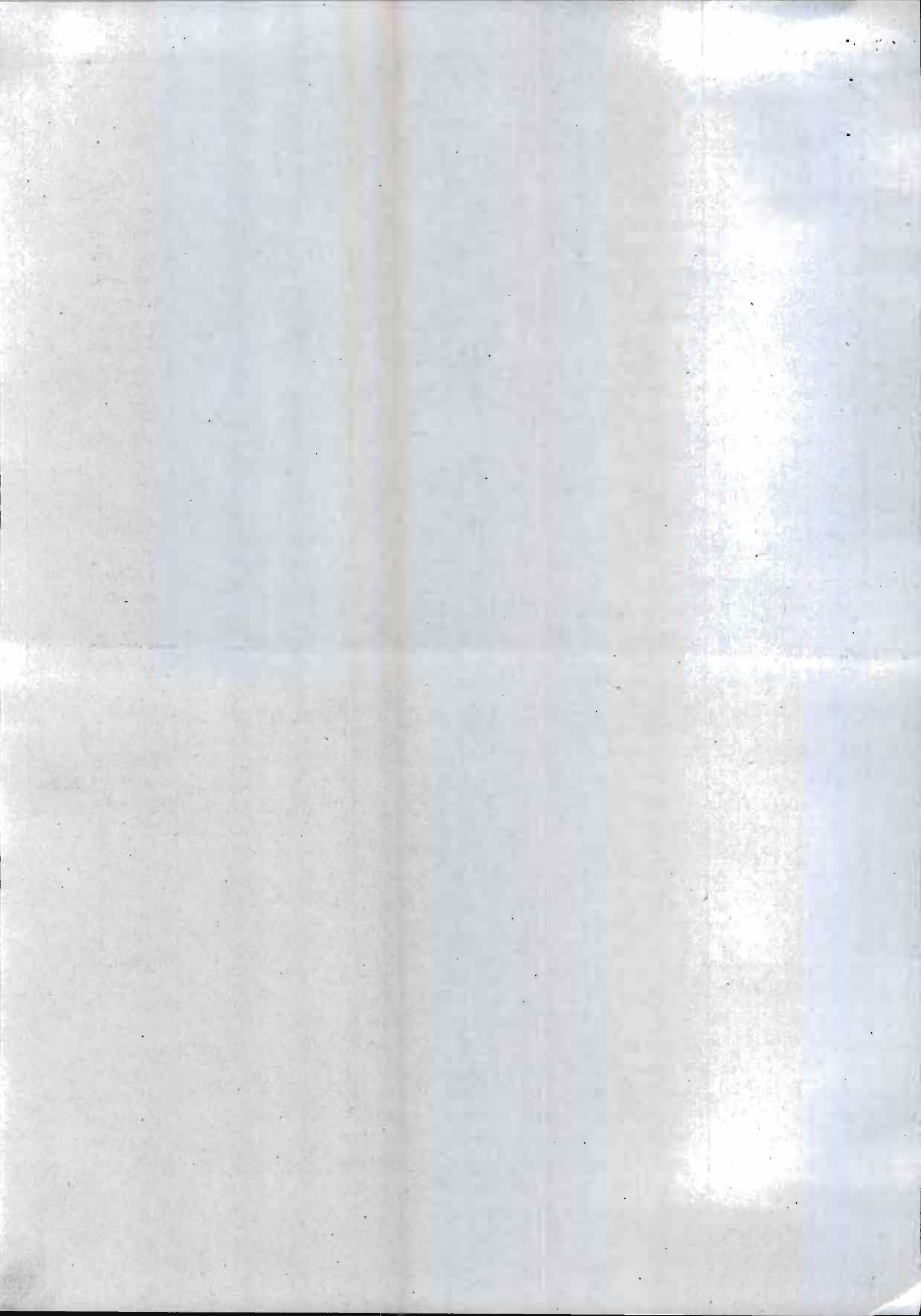
Place: Sector-31, Noida

Date: 17.06.2014

ANNEXURE 'B'
(Details of Apartment)

Name of Condominium:		Rama Heights						
Sr.No	Tower	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 association of apartment owners	Approved use Residential/Commercial
1	A	1	101	3BHK	108.40	0.01021	1	Residential
2	A	1	102	3BHK	108.40	0.01021	1	Residential
3	A	1	103	3BHK	108.40	0.01021	1	Residential
4	A	1	104	3BHK	108.40	0.01021	1	Residential
5	A	1	105	3BHK	108.40	0.01021	1	Residential
6	A	1	106	3BHK	108.40	0.01021	1	Residential
7	A	2	201	3BHK	108.40	0.01021	1	Residential
8	A	2	202	3BHK	108.40	0.01021	1	Residential
9	A	2	203	3BHK	108.40	0.01021	1	Residential
10	A	2	204	3BHK	108.40	0.01021	1	Residential
11	A	2	205	3BHK	108.40	0.01021	1	Residential
12	A	2	206	3BHK	108.40	0.01021	1	Residential
13	A	3	301	3BHK	108.40	0.01021	1	Residential
14	A	3	302	3BHK	108.40	0.01021	1	Residential
15	A	3	303	3BHK	108.40	0.01021	1	Residential
16	A	3	304	3BHK	108.40	0.01021	1	Residential
17	A	3	305	3BHK	108.40	0.01021	1	Residential
18	A	3	306	3BHK	108.40	0.01021	1	Residential
19	A	4	401	3BHK	108.40	0.01021	1	Residential
20	A	4	402	3BHK	108.40	0.01021	1	Residential
21	A	4	403	3BHK	108.40	0.01021	1	Residential
22	A	4	404	3BHK	108.40	0.01021	1	Residential
23	A	4	405	3BHK	108.40	0.01021	1	Residential
24	A	4	406	3BHK	108.40	0.01021	1	Residential
25	A	5	501	3BHK	108.40	0.01021	1	Residential
26	A	5	502	3BHK	108.40	0.01021	1	Residential
27	A	5	503	3BHK	108.40	0.01021	1	Residential
28	A	5	504	3BHK	108.40	0.01021	1	Residential
29	A	5	505	3BHK	108.40	0.01021	1	Residential
30	A	5	506	3BHK	108.40	0.01021	1	Residential
31	A	6	601	3BHK	108.40	0.01021	1	Residential
32	A	6	602	3BHK	108.40	0.01021	1	Residential
33	A	6	603	3BHK	108.40	0.01021	1	Residential
34	A	6	604	3BHK	108.40	0.01021	1	Residential
35	A	6	605	3BHK	108.40	0.01021	1	Residential
36	A	6	606	3BHK	108.40	0.01021	1	Residential
37	A	7	701	3BHK	108.40	0.01021	1	Residential
38	A	7	702	3BHK	108.40	0.01021	1	Residential

39 A	7	703	3BHK	108.40	0.01021	1 Residential
40 A	7	704	3BHK	108.40	0.01021	1 Residential
41 A	7	705	3BHK	108.40	0.01021	1 Residential
42 A	7	706	3BHK	108.40	0.01021	1 Residential
43 A	8	801	3BHK	108.40	0.01021	1 Residential
44 A	8	802	3BHK	108.40	0.01021	1 Residential
45 A	8	803	3BHK	108.40	0.01021	1 Residential
46 A	8	804	3BHK	108.40	0.01021	1 Residential
47 A	8	805	3BHK	108.40	0.01021	1 Residential
48 A	8	806	3BHK	108.40	0.01021	1 Residential
49 A	9	901	3BHK	108.40	0.01021	1 Residential
50 A	9	902	3BHK	108.40	0.01021	1 Residential
51 A	9	903	3BHK	108.40	0.01021	1 Residential
52 A	9	904	3BHK	108.40	0.01021	1 Residential
53 A	9	905	3BHK	108.40	0.01021	1 Residential
54 A	9	906	3BHK	108.40	0.01021	1 Residential
55 A	10	1001	3BHK	108.40	0.01021	1 Residential
56 A	10	1002	3BHK	108.40	0.01021	1 Residential
57 A	10	1003	3BHK	108.40	0.01021	1 Residential
58 A	10	1004	3BHK	108.40	0.01021	1 Residential
59 A	10	1005	3BHK	108.40	0.01021	1 Residential
60 A	10	1006	3BHK	108.40	0.01021	1 Residential
61 B	1	101	2BHK	69.68	0.00656	1 Residential
62 B	1	102	2BHK	67.61	0.00637	1 Residential
63 B	1	103	2BHK	68.43	0.00644	1 Residential
64 B	1	104	2BHK	68.68	0.00647	1 Residential
65 B	1	105	2BHK	68.43	0.00644	1 Residential
66 B	1	106	2BHK	68.68	0.00647	1 Residential
67 B	2	201	2BHK	69.68	0.00656	1 Residential
68 B	2	202	2BHK	67.61	0.00637	1 Residential
69 B	2	203	2BHK	68.43	0.00644	1 Residential
70 B	2	204	2BHK	68.68	0.00647	1 Residential
71 B	2	205	2BHK	68.43	0.00644	1 Residential
72 B	2	206	2BHK	68.68	0.00647	1 Residential
73 B	3	301	2BHK	69.68	0.00656	1 Residential
74 B	3	302	2BHK	67.61	0.00637	1 Residential
75 B	3	303	2BHK	68.43	0.00644	1 Residential
76 B	3	304	2BHK	68.68	0.00647	1 Residential
77 B	3	305	2BHK	68.43	0.00644	1 Residential
78 B	3	306	2BHK	68.68	0.00647	1 Residential
79 B	4	401	2BHK	69.68	0.00656	1 Residential
80 B	4	402	2BHK	67.61	0.00637	1 Residential
81 B	4	403	2BHK	68.43	0.00644	1 Residential
82 B	4	404	2BHK	68.68	0.00647	1 Residential
83 B	4	405	2BHK	68.43	0.00644	1 Residential
84 B	4	406	2BHK	68.68	0.00647	1 Residential
85 B	5	501	2BHK	69.68	0.00656	1 Residential
86 B	5	502	2BHK	67.61	0.00637	1 Residential
87 B	5	503	2BHK	68.43	0.00644	1 Residential



88 B	5	504	2BHK	68.68	0.00647	1 Residential
89 B	5	505	2BHK	68.43	0.00644	1 Residential
90 B	5	506	2BHK	68.68	0.00647	1 Residential
91 B	6	601	2BHK	69.68	0.00656	1 Residential
92 B	6	602	2BHK	67.61	0.00637	1 Residential
93 B	6	603	2BHK	68.43	0.00644	1 Residential
94 B	6	604	2BHK	68.68	0.00647	1 Residential
95 B	6	605	2BHK	68.43	0.00644	1 Residential
96 B	6	606	2BHK	68.68	0.00647	1 Residential
97 B	7	701	2BHK	69.68	0.00656	1 Residential
98 B	7	702	2BHK	67.61	0.00637	1 Residential
99 B	7	703	2BHK	68.43	0.00644	1 Residential
100 B	7	704	2BHK	68.68	0.00647	1 Residential
101 B	7	705	2BHK	68.43	0.00644	1 Residential
102 B	7	706	2BHK	68.68	0.00647	1 Residential
103 B	8	801	2BHK	69.68	0.00656	1 Residential
104 B	8	802	2BHK	67.61	0.00637	1 Residential
105 B	8	803	2BHK	68.43	0.00644	1 Residential
106 B	8	804	2BHK	68.68	0.00647	1 Residential
107 B	8	805	2BHK	68.43	0.00644	1 Residential
108 B	8	806	2BHK	68.68	0.00647	1 Residential
109 B	9	901	2BHK	69.68	0.00656	1 Residential
110 B	9	902	2BHK	67.61	0.00637	1 Residential
111 B	9	903	2BHK	68.43	0.00644	1 Residential
112 B	9	904	2BHK	68.68	0.00647	1 Residential
113 B	9	905	2BHK	68.43	0.00644	1 Residential
114 B	9	906	2BHK	68.68	0.00647	1 Residential
115 B	10	1001	2BHK	69.68	0.00656	1 Residential
116 B	10	1002	2BHK	67.61	0.00637	1 Residential
117 B	10	1003	2BHK	68.43	0.00644	1 Residential
118 B	10	1004	2BHK	68.68	0.00647	1 Residential
119 B	10	1005	2BHK	68.43	0.00644	1 Residential
120 B	10	1006	2BHK	68.68	0.00647	1 Residential
Total Residential				10619.28	1.00000	

For S.V. Megastructures Ltd.

Managing 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 apartments at various floors	10619.28 Sq.m	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S.3(i) of the Act	X	2734.91 Sq.m	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3(s) of the Act	X	X	6763.82 Sq.m	X
©	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	20118.01 Sq.m
	Sum up	i.e (a)	i.e (b-1)	i.e (b-2)	i.e (c)

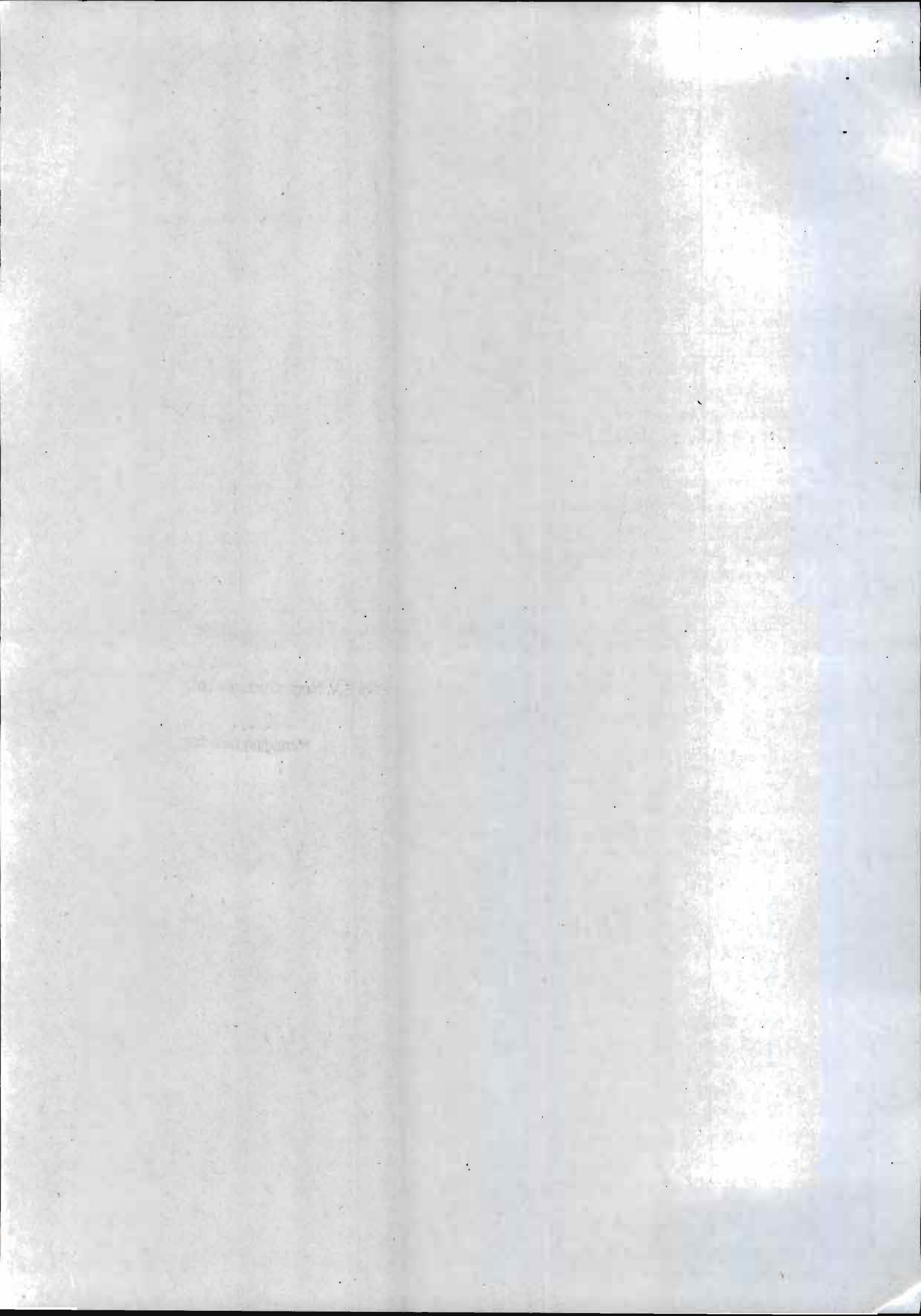
Place: Sector-31, Noida

Date: 17.06.2014

For S.V. Megastructures Ltd.

Managing Director

Signature of Declarant



Annexure 'D'

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

Sl.No	Name of common areas & facilities	Its description /area
(a)	The parcel of land described in paragraph First of this Deed	K.No.359,360,361,362 & 372 Noor Nagar, Ghaziabad
(b)	1st & 2nd Basements (if any) (as shown in Exhibit 'A' attached hereto)	(2417.78 X2)=4835.56 sq.m taken in limited common areas & facilities
©	Facilities in the basement	NA
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	NA
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	NA
	(i) Garden lawns	717.798 sq. m
	(II) Children playing area	NA
	(III) Swimming Pool	NA
	(iv) Tennis Court	NA
	(V) Badminton Court	NA
	(VI) Commercial areas & facilities	NA
	(VII) Lobby & facilities	NA
	(VIII) any other facilities (club)	NA
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	4 Nos
	(ii) Area of shaft (s)	i) 3.24 sq.m ii) 3.24 sq.m iii) 3.24 sq.m v) 3.24 sq.m Total 12.96 'sq.m
	(iii) Elevator shaft extends from 2nd ground floor upto	2nd Basement to top 10th floor
	(iv) No. of stairway 'A' which lead from the 2nd basement to the roof of the building	4 Nos
	(v) No. of stairway 'B' (if any) which lead to from the open court to the upper floors.	NA

Annexure 'E'

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

"Limited Common Areas & Facilities" (as defined in S.3 © of the Act and shown in Exhibit 'A')

(i)	Parking	2nd Basement parking area 2417.78 sq.m
		1st Basement parking area 2417.78 sq.m
		Stilt Parking area 1061.928 sq.m
		Open Parking area 866.332 sq.m
		Total Area 6763.82 sq.m
		Total parking required 160 Nos. provided 185 Nos.
(ii)	Lobby, giving access to the elevator (s) to specified dwelling unit	Taken in common area & facilities
(iii)	Corridor extending from the lobby to the stairway	Taken in common area & facilities

For S.V. Megastructures Ltd.

Place: Sector-31, Noida

Date: 17.06.2014


Managing Director
Signature of Declarant

Note: Section 3 (s) of the Act has defined the term "limited common areas and facilities " means "those common areas and facilities which are designed in writing by the promoter before the allotment, sale or transfer on 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 S.3(p) of the Act ")

(i)	Parking	NA
(ii)	Servant quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/commercial	NA
(v)	Covered garage/store	NA
(vi)	Terrace attached to an apartment (if applicable)	NA

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

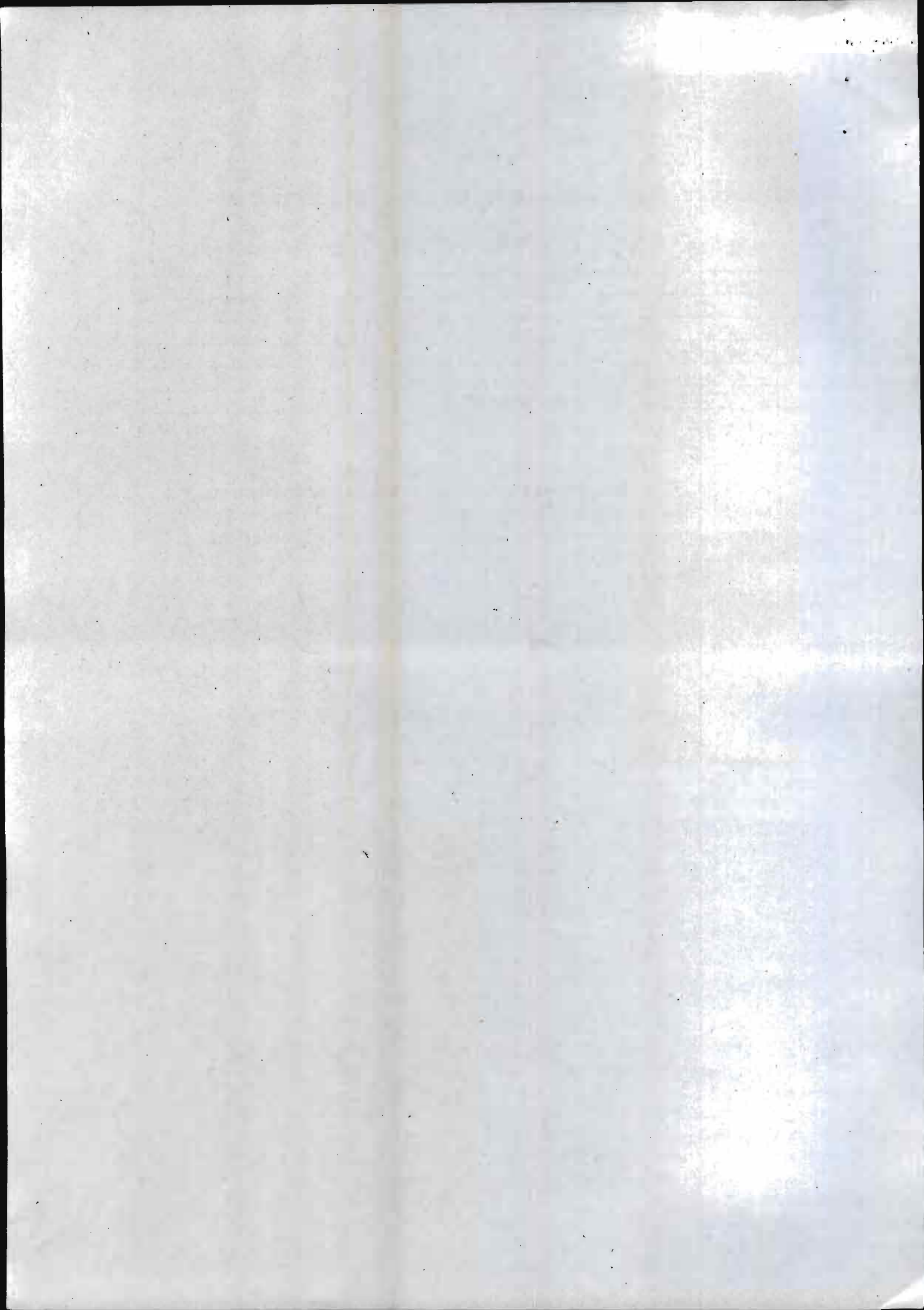
Place: Sector-31, Noida

Date: 17.06.2014

For S.V. Megastructures Ltd.

Managing Director

Signature of declarant



Schedule-A

1. Drawing & Dining Room

Floors	: Vitrified Tiles
Doors & Windows	: Wooden Frame and Flush Door Shutter
Walls	: POP Cornice & Oil bound Distemper
Electrical Fittings	: Modular switches telephone cable cutlet etc.

2. Bedrooms

Floors	: Vitrified Tiles
Doors & Windows	: Wooden Frame and Flush Door
Walls	: POP Cornice & Oil bound Distemper paint
Electrical Fittings	: Modular switches telephone cable outlet

3. Toilets

Floors	: Floor Tiles
Doors & Windows	: Wooden Flush Door
Walls	: Ceramic tiles up to 7 feet
Electrical Fittings	: Arrangement of hot & cold water, western seat with cistern of Hindware or its equivalent washbasin with cp fittings (ISI mark)

4. KITCHEN

Floors	: Vitrified Tiles
Doors & Windows	: Flush Door
Walls	: Ceramic tiles up to 2 feet on working counter
Electrical Fittings	: Modular switches.
Fixtures & Fittings	: Granite counter, stainless steel sink.

5. Balconies

Floors	: Ceramic Tiles
Railing	: M-Steel Railings
Ceiling	: Texture Paint.

6. Lift Lobbies/Corridors

Floors : Baroda Green with white marble
Walls : Oil Distemper
Ceiling : Oil Distemper
Fixtures & Fittings : Adequate light points

7. Staircase

Floors : Baroda Green with white marble

8. Exterior

Outer finishing : Weather proof coating

Place: Sector-31, Noida

Date: 17.06.2014

For S.V. Megastructures Ltd.

Managing Director

Signature of Declarant