

# M/s APG Metal & Machines Trading Private Limited

Ref. No. : .....

Dated: .....

दिनांक-01/07/14

सेवा में  
अधिषासी अभियन्ता-खण्ड-5  
गाजियाबाद विकास प्राधिकरण  
गाजियाबाद

विशय:- देव हाइट ग्रुप हाउसिंग के खसरा न0. 1140मि व 1142 ग्राम डासना गाजियाबाद के अपार्टमेन्ट एक्ट जमा कराने के सम्बन्ध में।

महोदय,  
प्राधिकरण द्वारा उत्तर प्रदेश अपार्टमेन्ट नियमावली 2011 के तहद डिक्लेरेशन फॉर्म मागा गया था, जो कि मैं प्राधिकरण में जमा करा रहा हूँ।

धन्यवाद सहित

प्रार्थी  
देविन्द्र सिंह  
मै0 ए.पी.जी. मशीन्स एण्ड मैटल्स ट्रेडिंग प्रा0 लि0

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

जे.  
अ. ए.  
11/9/14

AE(R)  
  
01/07/2014  
(अभ-5)

For APG Metal & Machines Trading Pvt. Ltd

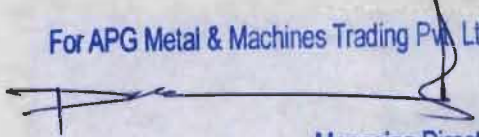
Managing Director

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

**INDEX**

<b>S.No.</b>	<b>Particulars</b>	<b>Page No.</b>
1.	The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011	2
	Rule -1 Short Title and Commencement	2
	Rule -2 Definitions	2
	Rule -3 Form of Declaration	2
	Rule -4 Amendment of Declaration	2
	Rule -5 Grant of permission for prosecution	3
	Rule -6 Undertaking to be filed by the person acquiring apartment.	4
	Form "A"—Declaration by promoter under section 12 of the Act with Annexure 'A' to 'F' and schedule-'A'.	5-21
	Form "B"— Undertaking by the person acquiring the apartment.	22

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

**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                                   | 1) These rules may be called The Uttar Pradesh commencement Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011.  |
| Definitions                                       | (2) They shall come into force with effect from the date of their publication in the Gazette.<br>2. (1) In these rules, unless the context otherwise requires,-<br>(a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.<br>(b) "Form" means a Form appended to these rules;<br>(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.<br>(d) "Section" means a section of the Act.<br>(2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act. |
| Form of Declaration (sub section-1 of section 12) | 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 the building has been constructed or is under construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement.   |

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director



**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.

For APG Metal & Machines Trading Pvt. Ltd.

Managing Director

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 subsection (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, along with 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.

For APG Metal & Machines Trading Pvt. Ltd

  
Managing Director



**FORM A**  
**(See Rule 3)**  
**FORM OF DECLARATION**

Date: 24/05/2014

Place: GHAZIABAD

Promoter Details:

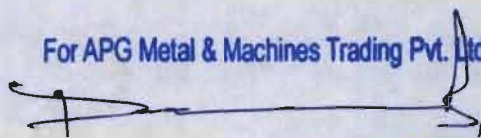
1. Name of Builder M/s : A.P.G. Machines & Metal Trading Pvt. Ltd.  
Registered Address:- Office:- D.B.F. Building Garhi Guldhar Meerut Road Ghaziabad ( u.p. )
2. Date of Incorporation (if applicable): .....
3. Name/designation of Authorized Signatory:- Mr. Devendar Singh (Director)
4. The Declaring 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 declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	"DEV HEIGHT" Group Housing
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	12 / 11 / 2013
4.	Municipal No. of the property	KHASRA NO.1140m , 1142 AT VILLAGE DASNA PARGANA DASNA TEHSIL GHAZIABAD ( U.P. )
5.	Municipal Ward of the property	KHASRA NO.1140m , 1142
6.	Postal address of the property	KHASRA NO.1140m , 1142 AT VILLAGE DASNA PARGANA DASNA TEHSIL GHAZIABAD ( U.P. )
7.	Name of Architect / Structural Engineer	Ar. Aashirwad architectural services pvt. Ltd./ V.D. Sharma
8.	Height of the building	BELOW 45.0MT.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential ( Group Housing )
10.	No. of Floors Block - A Block - B ( l.i.g. & e.w.s. )	Basement + Ground + 12 <sup>th</sup> Storey Basement + Ground + 6 <sup>th</sup> Storey

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

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 **27,097.18** square meters on all floors, of which **15,134.15** square meters will constitute the apartments and remaining **3873.94** square meters will constitute the 'common areas and facilities' and **4782.01** square meters constitute 'limited common areas and facilities' remaining **3307.08** square meters will constitute the independent area as detailed in annexure-F & all of which have been detailed in Annexure 'C' hereto

FIFTH: That this condominium shall be known as **"DEV HEIGHT" GROUP HOUSING**" (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 -

S.No.	Item	Detail
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 **"DEV HEIGHT" GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of **"DEV HEIGHT" 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;

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.

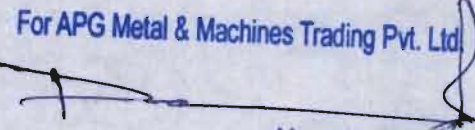
SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges ©1.5Rs/Sft..... per month from the owners of each apartment.

4. IN WITNESS WHERE OF Sh. Devendar Singh (Director) for on and behalf of M/s. A.P.G. Machines & Metal Trading Pvt. Ltd.

5. The promoter) hereto set his hand this .....day of .....of year .....

In the presence of:-

Signed and delivered by  
(Seal of the Promoter)

For APG Metal & Machines Trading Pvt. Ltd.  
  
Managing Director



**Annexure-'A'**

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

S.No.	Item		
1.	Location of the land of the building	Revenue village	Dasna
		Tehsil	Pargana Dasna
		District	Ghaziabad ( u.p. )
2.	Survey No. with area	KH. NO.	1140m , 1142 AREA = 6686.23Sq.mt.
3.	Date of last document of title under which the promoter claims the land		
4.	Details of Registration of the above title document	Book No. I	
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. –	
5.	Boundaries of the land	East	Other land
		West	Other land
		North	45.00mt. wide road
		South	Other land
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:-

Signature of declarant  
with designation and seal

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

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

Name of condominium :- "DEV HEIGHT" GROUP HOUSING  
of condominium :- BLOCK - A ( BASEMENT + GROUND + 12<sup>th</sup> STOREY )

Sl. 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)		
	<b>GROUND FLOOR</b> TYPE - 01	A001 to A007 A012 to A014	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
	TYPE - 02	A008 to A011	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
	<b>FIRST FLOOR</b> TYPE - 01	A101 to A107 A112 to A114	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00		As per sale deed
	TYPE - 02	A108 to A111	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
	TYPE - 03	A115 , A116	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed
	<b>SECOND FLOOR</b> TYPE - 01	A201 to A207 A212 to A214	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00		As per sale deed
	TYPE - 02	A208 to A211	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
	TYPE - 03	A215 , A216	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed



									As per sale deed
THIRD FLOOR TYPE - 01	A301 to A307 A312 to A314	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed		
	A308 to A311	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed		
	A315 , A316	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed		
FOURTH FLOOR TYPE - 01	A401 to A407 A412 to A414	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed		
	A408 to A411	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed		
	A415 , A416	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed		
FIFTH FLOOR TYPE - 01	A501 to A507 A512 to A514	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed		
	A508 to A511	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed		
	A515 , A516	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed		
SIXTH FLOOR TYPE - 01	A601 to A607 A612 to A614	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed		
	A608 to A611	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed		
	A615 , A616	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed		

SEVENTH FLOOR TYPE - 01	A701 to A707 A712 to A714	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 02	A708 to A711	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 03	A715 , A716	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
EIGHTH FLOOR TYPE - 01	A801 to A807 A812 to A814	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 02	A808 to A811	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 03	A815 , A816	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
NINTH FLOOR TYPE - 01	A901 to A907 A912 to A914	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 02	A908 to A911	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 03	A915 , A916	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TENTH FLOOR TYPE - 01	A1001to A1007 A1012to A1014	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 02	A1008to A1011	2BHK+ 2TOILET	60.88	0.40%	61.00	Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 03	A1015 , A1016	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00	Residential	As per sale deed
							As per sale deed
							As per sale deed

For APG Metal & Machines Trading Pvt. Ltd.

12

Managing Director



ELEVENTH FLOOR TYPE - 01	A1101to A1107 A1112to A1114	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
	A1108to A1111	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed
	A1115 , A1116	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed
TWELTH FLOOR TYPE - 01	A1201to A1207 A1212to A1214	2BHK+ 2TOILET+ STUDY	74.64	0.49%	75.00	Residential	As per sale deed
	A1208to A1211	2BHK+ 2TOILET	60.88	0.40%	61.00		As per sale deed
	A1215 , A1216	2BHK+ 1TOILET+ W.C.	60.41	0.39%	60.00		As per sale deed
TYPE - 02						Residential	As per sale deed
							As per sale deed
							As per sale deed
TYPE - 03						Residential	As per sale deed
							As per sale deed
							As per sale deed

For APG Metal & Machines Trading Pvt. Ltd.

Managing Director

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

Name of condominium :- "DEV HEIGHT" GROUP HOUSING

of condominium :- BLOCK - B ( BASEMENT + GROUND + 6<sup>th</sup> STOREY ) LIG & EWS

Sl. 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)		
	<b>GROUND FLOOR</b> TYPE - D	B001 to B005	1ROOM+ 1TOILET	25.00	0.16%	25.00	Residential	As per sale deed
	<b>FIRST FLOOR</b> TYPE - D	B101 to B105	1ROOM+ 1TOILET	25.00	0.16%	25.00	Residential	As per sale deed
	<b>SECOND FLOOR</b> TYPE - D	B201 to B203	1ROOM+ 1TOILET	25.00	0.16%	25.00	Residential	As per sale deed
	TYPE - F	B204	1ROOM+ LIVING+ 1TOILET	35.03	0.23%	35.00		As per sale deed
	<b>THIRD FLOOR</b> TYPE - E	B301	1ROOM+ LIVING+ 1TOILET	43.77	0.28%	44.00	Residential	As per sale deed
	TYPE - F	B302 , B303	1ROOM+ LIVING+ 1TOILET	35.03	0.23%	35.00		As per sale deed
	<b>FOURTH FLOOR</b> TYPE - E	B401	1ROOM+ LIVING+ 1TOILET	43.77	0.28%	44.00	Residential	As per sale deed
	TYPE - F	B402 , B403	1ROOM+ LIVING+ 1TOILET	35.03	0.23%	35.00		As per sale deed

For APG Metal & Machines Trading Pvt. Ltd.



Managing Director



FIFTH FLOOR TYPE - E	B501	1ROOM+ LIVING+ 1TOILET	43.77	0.28%	44.00	Residential	As per sale deed
							As per sale deed
TYPE - F	B502 , B503	1ROOM+ LIVING+ 1TOILET	35.03	0.23%	35.00	Residential	As per sale deed
							As per sale deed
SIXTH FLOOR TYPE - E	B601	1ROOM+ LIVING+ 1TOILET	43.77	0.28%	44.00	Residential	As per sale deed
							As per sale deed
TYPE - F	B602 , B603	1ROOM+ LIVING+ 1TOILET	35.03	0.23%	35.00	Residential	As per sale deed
							As per sale deed

For APG Metal & Machines Trading Pvt. Ltd.

Managing Director

### Annexure-'C'11

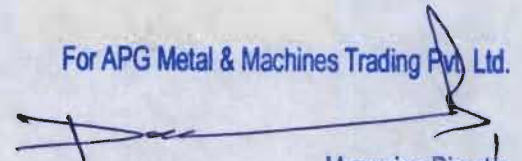
Details of covered area of apartments and total covered area of  
common areas and facilities /limited common areas and facilities

S. No.	Particulars				
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	15,134.15 Sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	3873.94 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	4782.01 Sq.mt.	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	23,790.10 Sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Signature of declarant with  
designation and seal

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director



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

Sl. No.	Name of the common areas & facilities	Its description /area (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	6686.23 Sq.mt. Area in housing = 6686.23.mt.
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	386.82 sq.mt.
c.	Facilities in the basement	Lift , Staircase , ramp
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	( 15% Green ) 1002.93sq.mt.
	Children playing area	N/A
	WATER BODY	47.00 sq.mt.
	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')	3873.94 sq.mt.
	Elevator	4 nos.
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor up to	12 <sup>th</sup> floors
	No. of stairway 'A', which lead from the ground floor to the roof of the building	5 nos.
	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)	5 nos.
	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 Electrical shaft running along the corridor to flat
	Necessary light(s)	Corridors, Staircase, Main gate, Green area
	Telephone(s)	Through shaft running along corridor
	Public water connection(s)	N/A
	Foundations and main walls, columns, girders,	R.C.C. Raft Foundation main

	beams and roofs of the building	wall , 1st class brick work column & beam r.c.c.
	Tank(s)	Domestic , Fire ,Overhead & Underground tank
	Pump(s)	AS PER NBC
	Motor(s)	AS PER NBC
	Fans	AS PER NBC
	Fire fighting equipment(s)	AS PER NBC
	Compressor(s)	AS PER NBC
	Duct(s)	Open Ducts For Ventilation Provided
	Central Air Conditioning Equipment(s)	N/A
	Heating Equipment	Solar Water Heater
	General all apparatus & installation existing for common use	Necessary Equipments Installed

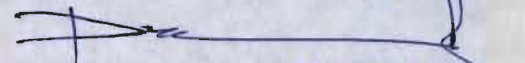
Signature of declarant with designation and seal

Place:

Date:-

*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.*

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

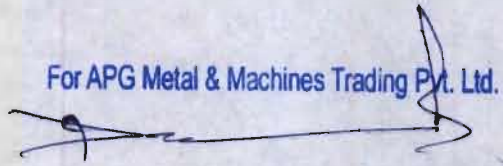
**Annexure 'E'**



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

<b>"Limited Common areas &amp; Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')</b>	
Parking	N/A
Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
Corridor extending from the lobby to the stairway	4429.12 sq.mt.

For APG Metal & Machines Trading Pvt. Ltd.



Managing Director

Signature of declarant  
with designation and seal

Date:

Place:


*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)	
Parking	Open - 889.95 m <sup>2</sup> Basement area - 3135.69 m <sup>2</sup>
Servant quarter	N/A
Club	126.39
Convenient shops	45.00
E.W.S. & L.I.G. ( block - B ) ( Already count in apartment area	815.35
Primary School	N/A
Covered Garage/ store	N/A
Terrace	1564.90
TOTAL	3307.08sq.mt.

For APG Metal & Machines Trading Pvt. Ltd.



Signature of declarant  
with designation and seal

Managing Director

Date:  
Place:

*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 , ceramic tiles or marble flooring.
3. Doors and Hardware: Flush door with wooden frame & all doors & window with metal Fittings with mortice lock on the main door.
4. Windows: powder coated aluminum window shutter with aluminum frame.
5. Internal Finish: Texture paint on wall & oil bound distemper
6. External Finish: All weather texture paint.
7. Electrical: Copper wiring and PVC concealed conduit. Provision for adequate light and Power points as well television and T.V. outlets and protective MCBs.
8. Plumbing and water Line: As per NBC.

For APG Metal & Machines Trading Pvt. Ltd.

  
Managing Director

Place:

Signature of declarant  
with designation and seal