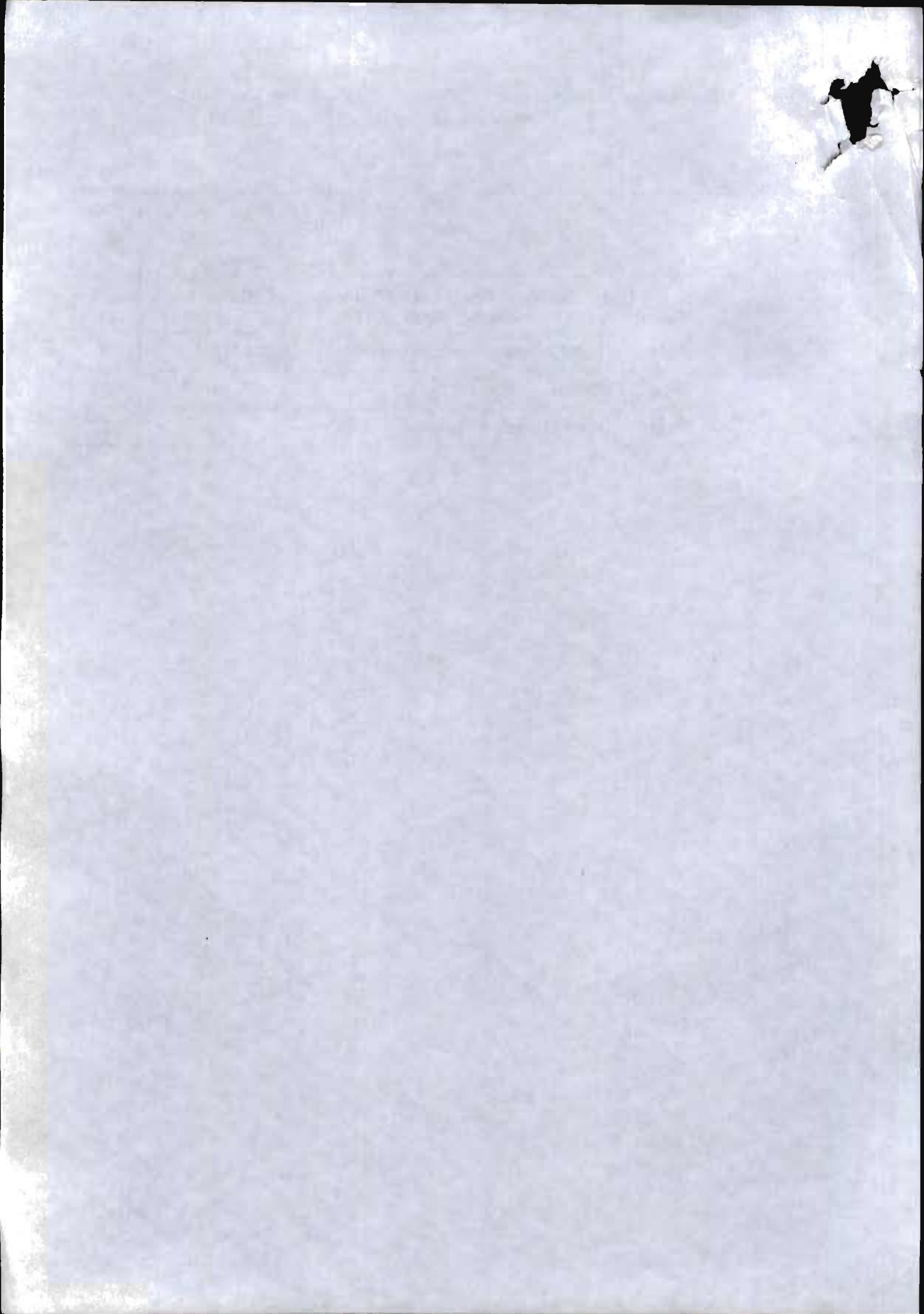


The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011

INDEX

Sl. No.	Particulars	Page No.
1.	The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011	
	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	2
	Rule 6	Undertaking to be filed by the person acquiring apartment.	2
2.	Form "A"—Declaration by promoter under section 12 of the Act with Annexure 'A' to 'F' and schedule-'A'.		5
3.	Form "B"—	Undertaking by the person acquiring the apartment.	29

**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 | <p>(1) These rules may be called The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011.</p> <p>(2) They shall come into force with effect from the date of their publication in the Gazette.</p> |
| Definitions | <p>2. (1) In these rules, unless the context otherwise requires,-</p> <p>(a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.</p> <p>(b) "Form" means a Form appended to these rules;</p> <p>(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</p> |

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 . of 3. The declaration shall be submitted by a promoter under sub-
Declaration section (1) of section 12 in Form 'A' which shall be
(sub section-1 of submitted by the promoter within a period of 12
section 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.

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 5.
 permission for
 prosecution
 (sub section-4 of
 section 25)

(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, 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 6.
 be filed by the
 person
 acquiring
 apartment.
 (section 10)

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.

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name of Builder : - M/s. HI-TECH CITY DEVELOPERS PVT. LTD.
Registered Address:- Corp.C-56/40, Sector-62, Noida
2. Date of Incorporation (if applicable :
3. Name/designation of Authorized Signatory:- Mr. SHIV PRIYA (Director)

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

Sl. No.	Description	Particulars
(1)	(2)	(3)
1	Name of the building / Group Housing Scheme	AMRAPALI EMPIRE
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3	Date of sanction	01/10/2009
4	Municipal No. of the property	KHASRA NOS. 1174, 1175, 1176, 1197 & 1199 VILLAGE DUNDEHARA PARGANA LONI DISTT GHAZIABAD
5	Municipal Ward of the property	
6	Postal address of the property	GROUPING HOUSING KHASRA NO. 1174, 1175, 1176, 1197 & 1199 VILLAGE DUNDEHARA PARGANA LONI DISTT GHAZIABAD
7.	Name of Architect / Structural Engineer	Mr. ANUJ AGARWAL (Architect) Mr. Novle (Structure Engineer)
8	Height of the building	61.920 MTR. (Max.) excluding machine room & mumty
9		Residential

For HI-TECH CITY DEVELOPERS PVT. LTD.
 AUTHORIZED SIGNATORY
 HI-TECH CITY DEVELOPERS PVT. LTD.
 C-56 / 40, SECTOR - 62, NOIDA
 TIN NO : 09365708166

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 5state (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 66363.38 Meters on all floors, of which 36072.51 Meters will constitute the apartments and remaining 10494.49 meters will constitute the 'common areas and facilities' and 9400.79 meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as **"AMRAPALI EMPIRE 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 -

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 **"AMRAPALI EMPIRE GROUP HOUSING"** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration **"AMRAPALI EMPIRE 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,

05/01/2021

05/01/2021

05/01/2021

05/01/2021

05/01/2021

05/01/2021

05/01/2021

05/01/2021

11
AUTOMATED SIGNATURE
HIGH CITY DEVELOPERS PVT. L.L.C.

- 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.

For HI-TECH CITY DEVELOPERS PVT. LTD.
 AUTHORIZED SIGNATORY

4. IN WITNESS WHEREOF, Sh. Shiv Priya for on and behalf of M/s Hi-Tech city Developers Pvt. Ltd.

5. (the promoter) hereto set his hand thisday ofof year

For HI-TECH CITY DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

Signed and delivered by
(Seal of the Promoter)

In the presence of:-

(PROJ. MGR.)

HTTECH CITY DEVELOPERS PVT. LTD.

AUTHORIZED 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	Dundahera
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Khasra No.	1176- 3290.00 sq.mt. 1174- 2400.00 sq.mt. 1175- 2910.00 sq.mt. 1197- 1520.00 sq.mt. 1199- 4680.00sq.mt. Total = 14800.00 sq.mt.
3.	Date of last document of title under which the promoter claims the land	Specify date	
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	45.00 MT. WIDE ROAD
		West	OTHER PROPERTY
		North	OTHER PROPERTY
		South	OTHER PROPERTY
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:

For HI-TECH CITY DEVELOPERS PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

Signature of declarant

with designation and seal

HI-TECH CITY DEVELOPERS PVT LTD

THROU SIGNED SIGNATORY

Annexure-'B' (Details of Apartments)

Name of condominium:- **M/s Hitech City Developers Pvt. Ltd.**

of condominium : - **BLOCK – A & B (2 BASEMENT + STILT + 19th STOREY)**

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
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	UPPER GROUND FLOOR	STILT AREA						PARKING
								PARKING
	FIRST FLOOR	A101, A103, B101, B103	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,25,40,000.00
			A102, A104, B102, B104	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential
	SECOND FLOOR	A201, A203, B201, B203	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,25,40,000.00
			A202, A204, B202, B204	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential

THIRD FLOOR	A301, A303,B301, B303	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,27,46,280.00
	A302,A304, B302, B304	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,74,750.00
	A401, A403,B401, B403	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,25,81,250.00
FORTH FLOOR	A402,A404, B402, B404	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	91,41,750.00
	A501, A503,B501, B503	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,25,81,250.00
	A502,A504, B502, B504	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	99,75,000.00
FIFTH FLOOR	A601, A603,B601, B603	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,24,98,750.00
	A602,A604, B602, B604	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	98,75,250.00
	A701, A703,B701, B703	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,23,75000.00
SEVENTH FLOOR	A702,A704, B702, B704	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	99,75,000.00
	A801, A803,B801, B803	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,12,16,700.00
	A802,A804, B802, B804	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	96,14,570.00

NINTH FLOOR	A901, A903,B901, B903	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,27,78,000.00
	A902,A904, B902, B904	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	96,14,570.00
	A1001, A1003,B1001, B1003	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,21,93,000.00
	A1002,A1004, B1002, B1004	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,74,750.00
ELEVENTH FLOOR	A1101, A1103,B1101, B1103	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,29,13,750.00
	A1102,A1104, B1102, B1104	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,74,750.00
	A1201, A1203,B1201, B1203	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,20,07,500.00
	A1202,A1204, B1202, B1204	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,41,150.00
THIRTEEN FLOOR	A1301, A1303,B1301, B1303	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,16,38,750.00
	A1302,A1304, B1302, B1304	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,08,250.00
	A1401, A1403,B1401, B1403	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,19,99,625.00
	A1402,A1404, B1402, B1404	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,04,27,750.00
FOURTEEN FLOOR							

FIFTEEN FLOOR	A1501, A1503,B1501, B1503	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,29,52,500.00
	A1502,A1504, B1502, B1504	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,07,93,680.00
	A1601, A1603,B1601, B1603	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,28,19,250.00
SIXTEEN FLOOR	A1602,A1604, B1602, B1604	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,00,68,100.00
	A1701, A1703,B1701, B1703	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,33,58,750.00
	A1702,A1704, B1702, B1704	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,03,14,150.00
SEVENTH FLOOR	A1801, A1803,B1801, B1803	3BHK +3 TOILETS +SER.	119.92	0.33%	120.00	Residential	1,34,33,000.00
	A1802,A1804, B1802, B1804	3BHK +2 TOILETS	99.69	0.27%	100.00	Residential	1,16,70,750.00

Name of condominium :- M/S HITECH CITY DEVELOPERS PVT. LTD.

of condominium :- BLOCK - C (2 BASEMENT + STILT + 20TH STOREY)

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
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	UPPER GROUND FLOOR	STILT AREA						PARKING
								PARKING
	FIRST FLOOR	C101,C102, C105	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	73,81,125.00
		C103,C104, C106	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	60,25,000.00
	SECOND FLOOR	C201,C202, C205	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	71,68,500.00
		C203,C204, C206	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	58,65,000.00

	THIRD FLOOR	C301,C302, C305	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	69,86,250.00
		C303,C304, C306	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	62,50,000.00
	FORTH FLOOR	C401,C402, C405	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	50,28,625.00
		C403,C404, C406	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	59,35,000.00
	FIFTH FLOOR	C501,C502, C505	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	68,04,000.00
		C503,C504, C506	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	55,50,000.00
	SIXTH FLOOR	C601,C602, C605	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	65,00,250.00
		C603,C604, C606	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	36,43,750.00
	SEVEN FLOOR	C701,C702, C705	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	65,00,250.00
		C703,C704, C706	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	56,50,000.00
	EIGHT FLOOR	C801,C802, C805	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	74,75,225.00
		C803,C804, C806	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	57,25,000.00

NINTH FLOOR	C901,C902, C905	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	72,01,850.00
	C903,C904, C906	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	56,50,000.00
TENTH FLOOR	C1001,C1002 C1005	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	68,95,125.00
	C1003,C1004 C1006	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	56,00,000.00
ELEVENTH FLOOR	C1101,C1102 C1105	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	69,25,500.00
	C1103,C1104 C1106	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	61,05,000.00
TWELTH FLOOR	C1201,C1202 C1205	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	68,34,375.00
	C1203,C1204 C1206	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	59,00,000.00
THIRTEEN FLOOR	C1301,C1302 C1305	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	69,25,500.00
	C1303,C1304 C1306	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	57,00,000.00
FOURTEEN FLOOR	C1401,C1402 C1405	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	69,25,500.00
	C1403,C1404 C1406	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	56,75,000.00

	FIFTEEN FLOOR	C1501,C1502 C1505	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	68,95,125.00
		C1503,C1504 C1506	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	57,00,000.00
	SIXTEEN FLOOR	C1601,C1602 C1605	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	68,04,000.00
		C1603,C1604 C1606	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	59,00,000.00
	SEVENTEEN FLOOR	C1701,C1702 C1705	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	65,61,000.00
		C1703,C1704 C1706	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	61,50,000.00
	EIGHTEEN FLOOR	C1801,C1802 C1805	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	79,94,400.00
		C1803,C1804 C1806	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	61,00,000.00
	NINETEEN FLOOR	C1901,C1902 C1905	2BHK+2 TOILETS +STUDY	92.65	0.25%	93.00	Residential	69,86,250.00
		C1903,C1904 C1906	2BHK +2 TOILETS	77.36	0.21%	77.00	Residential	63,00,000.00
		C1903,C1904 C1906	2BHK +2 TOILETS	77.36	0.21%	93.00	Residential	---
		C1907,C1908	1BHK + 1 TOILET	53.11	0.14%	77.00	Residential	---

Annexure-B' (Details of Apartments)

Name of condominium :- **M/S HITECH CITY DEVELOPERS PVT. LTD.**
of condominium :- **BLOCK - D (2 BASEMENT + STILT + 19TH STOREY)**

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
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	UPPER GROUND FLOOR	STILT AREA						PARKING
								PARKING
	FIRST FLOOR	D101, D102, D104, D106	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	84,50,000.00
		D103, D105,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	50,58,925.00
		D201, D202, D204, D206	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	79,50,000.00
	SECOND FLOOR	D203, D205,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	48,51,500.00

	THIRD FLOOR	D301, D302, D304, D306 D303, D305,	2BHK+2 TOILETS 2BHK +2 TOILETS + STUDY	77.36 92.65 77.36	0.21% 0.25% 0.21%	77.00 93.00 77.00	Residential Residential Residential	76,25,000.00 45,86,625.00 76,50,000.00
	FORTH FLOOR	D401, D402, D404, D406 D403, D405,	2BHK +2 TOILETS + STUDY	92.65 77.36	0.25% 0.21%	93.00 77.00	Residential Residential	48,73,500.00 58,18,750.00
	FIFTH FLOOR	D501, D502, D504, D506 D503, D505,	2BHK+2 TOILETS + STUDY	77.36 92.65	0.21% 0.25%	77.00 93.00	Residential Residential	48,87,425.00 79,25,000.00
	SIXTH FLOOR	D601, D602, D604, D606 D603, D605,	2BHK+2 TOILETS + STUDY	77.36 92.65	0.21% 0.25%	77.00 93.00	Residential Residential	48,28,125.00 ---
	FIFTH FLOOR	D501, D502, D504, D506 D503, D505,	2BHK +2 TOILETS + STUDY	77.36 92.65	0.21% 0.25%	77.00 93.00	Residential Residential	---
	SIXTH FLOOR	D601, D602, D604, D606 D603, D605,	2BHK+2 TOILETS + STUDY	77.36 92.65	0.21% 0.25%	77.00 93.00	Residential Residential	---

SEVENTH FLOOR	D701, D702, D704, D706	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	76,00,000.00
	D703, D705,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	42,74,000.00
EIGHT FLOOR	D801, D802, D804, D806	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	70,75,000.00
	D803, D805,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	49,81,500.00
NINTH FLOOR	D901, D902, D904, D906	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	78,00,000.00
	D903, D905,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	44,56,125.00
TENTH FLOOR	D1001, D1002, D1004, D1006	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	78,00,000.00
	D1003, D1005,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	44,08,500.00
ELEVENTH FLOOR	D1101, D1102, D1104, D1106	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	79,00,000.00
	D1103, D1105,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	46,77,750.00
TWELTH FLOOR	D1201, D1202, D1204, D1206	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	77,00,000.00
	D1203, D1205,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	44,97,750.00

	THIRTEEN FLOOR	D1301, D1302, D1304, D1306	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	82,25,000.00
		D1303, D1305,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	45,86,625.00
	FORTEEN FLOOR	D1401, D1402, D1404, D1406	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	64,75,000.00
		D1403, D1405,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	45,56,250.00
	FIFTEEN FLOOR	D1501, D1502, D1504, D1506	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	62,00,000.00
		D1503, D1505,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	46,17,000.00
	SIXTEEN FLOOR	D1601, D1602, D1604, D1606	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	75,75,000.00
		D1603, D1605,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	45,86,625.00
	SEVENTEEN FLOOR	D1701, D1702, D1704, D1706	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	74,00,000.00
		D1703, D1705,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	45,86,625.00
	EIGHTEEN FLOOR	D1801, D1802, D1804, D1806	2BHK+2 TOILETS	77.36	0.21%	77.00	Residential	76,50,000.00
		D1803, D1805,	2BHK +2 TOILETS + STUDY	92.65	0.25%	93.00	Residential	45,56,250.00

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

Sl. No.	Particulars	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	36072.51 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	10494.49 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	9400.79 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	55967.79 sq.mt.
	Sum up	36072.51	10494.49	9400.79	55967.79

For HI-TECH CITY DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

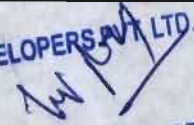
Signature of declareant
with designation and seal

Place:

Date:

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.	14800.00 sq.mt.
b	Basement (if any) (as shown in Exhibit 'A' attached hereto)	971.19sq.mt.(L.basement) 971.19sq.mt.(U.basement)
c	Facilities in the basement	Ramps, Lifts, Parking, Staircase
d	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	Garden lawns	2667.72 sq.mt.
	Children playing area	N.A
	WATER BODY	253.78 sq.mt.
	Tennis Court	N/A
	Badminton Court	N/A
	CONVNT SHOPS	N/A
	Lobby & facilities	N/A
	PARTY LAWN	N/A
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	7572.99 sq.mt.

For HI-TECH CITY DEVELOPERS PVT. LTD.

 AUTHORISED SIGNATORY

TECH CITY DEVELOPERS PVT. LTD.
AUTHORISED SIGNATORY

	Elevator	8 Nos.
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor upto	4 Nos. from basement 19 th floor 4 Nos. from stilt to 19 th floor
	No. of stairway 'A', which lead from the ground floor to the roof of the building	4 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 of upper floor for 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)	12
	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 shafts running balcony the corridor to flat
	Necessary light(s)	Corridor, staircase main gate, Boundary wall, green area
	Telephone(s)	Through IV shafts
	Public water connection (s)	N/A

For HI-TECH CITY DEVELOPERS PVT. LTD.


AUTHORISED SIGNATORY

		Foundations and main walls, columns, girders, beams and roofs of the building	RCC raft foundation main wall 1 st class brick work column & beam RCC
		Tank(s)	Domestic, fire, over head & under ground tanks
		Pump(s)	Domestic & submersible pumps
		Motor(s)	AS PER NBC
		Fans	AS PER NBC
		Fire fighting equipment(s)	Installed as per fireman
		Compressor(s)	AS PER NBC
		Duct(s)	Open duct for ventilation
		Central Air Conditioning Equipment(s)	N/A
		Heating Equipment	N/A
		General all apparatus & installation existing for common use	All the necessary equipments installed

For HI-TECH CITY DEVELOPERS PVT. LTD.

 AUTHORISED SIGNATORY

Place:

Signature of declarant
 with designation and seal

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.

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	N/A
Lobby, giving access to the elevator (s) to specified dwelling unit	412.00 sq.mt.
Corridor extending from the lobby to the stairway	3392.73 sq.mt.

For HI-TECH CITY DEVELOPERS PVT. LTD.

WLM
AUTHORISED SIGNATORY

Place:

Signature of declarant

with designation and seal

Date:

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- 1567.50 sq.mt. Stilt -1075.00 sq.mt. Lower Bas.- 4409.106 sqmt. Upper Bas.- 4409.106 sq.mt.
Servant quarter	N/A
Club with independent access	416.74 sq.mt.
Convenient shops	85.645 sq.mt.
Covered garage/store	N/A
Terrace attached to an apartment. (if applicable)	2286.34 sq.mt.

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:-

For HI-TECH CITY DEVELOPERS PVT. LTD.
WMI
AUTHORISED SIGNATORY

Signature of declarant
with designation and seal

PROPERTY DEVELOPERS LTD
AUTHORISED SIGNATORY

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: Wooden doors having Mortice lock and designer door with hardware at Main Entrance.
4. External door, UPVC internal doors – Hard wood
5. Windows: UPVC.
6. Internal Finish: All walls plastered , putty / equivalent & painted with OBD Paint, Ceiling white, P.O.P Cornice in Drawing/Dinning and all bedrooms.
7. External Finish: All weather texture paint.
8. 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.
9. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
10. 9. Plumbing and water Line: As per NBC.

Place:-

DATE:-

For HI-TECH CITY DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

Signature of declarant
with designation and seal



QUALITY DEVELOPERS PVT. LTD.
AUTHORISED SIGNATORY