

पत्रांक-477/ UCHD/GDA/ 14.

दिनांक-06.08.2014

सेवा में,

अधिसासी अभियन्ता (जोन-5),
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

सन्दर्भ :पत्रांक 84//प्रवर्तन जोन-5/2014-15 दिनांकित 07.05.2014.

विषय-मुखण्ड सं0 जी0एच0-01 से0-6, स्थित हाईटेक टाउनशिप योजना(वेबसिटी) एन0एच0-24, गाजियाबाद पर निर्मित/निर्माणधीन बहुमंजिले निर्माण पर उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) अधिनियम-2010 एवं उत्तर प्रदेश अपार्टमेन्ट नियमावली-2011 के अनुपालन में घोषणा पत्र प्रस्तुत किये जाने के सम्बन्ध में।

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

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महोदय,

उक्त विषयक एवम् तदोक्त संदर्भित पत्र के क्रम में सादर अवगत कराना है कि माननीय उच्च न्यायालय द्वारा दिशा-निर्देशित नियमावली के अन्तर्गत उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) अधिनियम-2010 एवं उत्तर प्रदेश अपार्टमेन्ट नियमावली-2011 के प्रारूप 'क' पर वांछित घोषणा पत्र एतत्संलग्न कर सेवा में प्रेषित है।

अतएव सानुरोध निवेदन है कि उक्त प्रकरण में अग्रेतर कार्यवाही करने का कष्ट करें।

धन्यवाद।

सादर,

भवदीय
कृते उप्पल चड्डा हाईटेक डवलपर्स प्रा0लि0

अधिकृत हस्ताक्षरी

AE (R)

Amel yasev

कृ. परीक्षक अरुण

07/08/14
R. P. Singh A.E.
G.D.A. Ghaziabad

07/08/14
(2014-5)

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

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**UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-**

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

NOTIFICATION

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

Lucknow: Dated 16 November, 2011

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

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

- | | |
|--|---|
| Short Title and commencement | (1) These rules may be called The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011. |
| | (2) They shall come into force with effect from the date of their publication in the Gazette. |
| Definitions | 2. (1) In these rules, unless the context otherwise requires,- |
| | (a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010. |
| | (b) "Form" means a Form appended to these rules; |
| | (c) "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists. |
| | (d) "Section" means a section of the Act. |
| | (2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act. |
| Form Declaration (sub section-1 of section 12) | 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.

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

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

(a) the declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or

(b) the amendment is necessitated by reason of any revision in the sanctioned plan of the building; or

(c) The proposed amendment is just and reasonable;

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

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

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

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

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

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

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

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

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

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

(signature) (date)
signature

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name: UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.
Builders
Registered Address: PLOT NO-757, VILLAGE DASNA KAZIPUR MORE, GZB, U.P.
Local/ Postal Address: PLOT NO-757, VILLAGE DASNA KAZIPUR MORE, GZB, U.P.
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory: Brijesh Bist

The Declaring hereby solemnly states the following:

FIRST: The Promoter owns /holds the land as owner 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 L. N.	DESCRIPTION	PARTICULARS
(1)	(2)	(3)
1	NAME OF THE BUILDING / GROUP HOUSING SCHEME	GH-01 Sec-6 Wave City
2	SANCTIONING AUTHORITY OF THE PLAN	GHAZIABAD DEVELOPMENT AUTHORITY
3	DATE OF SANCTION	27.12.2012

4	MUNICIPAL NO. OF THE PROPERTY	PLOT NO. GH-01, SECTOR-06, WAVE CITY, NH-24, GHAZIABD , U.P.
5	MUNICIPAL WARD OF THE PROPERTY	
6	POSTAL ADDRESS OF THE PROPERTY	PLOT NO. GH-01, SECTOR-06, WAVE CITY, NH-24, GHAZIABD . U.P.
7.	NAME OF ARCHITECT / STRUCTURAL ENGINEER	AR. ANUJ AGARWAL/ SH. SADANAND OHJA
8	HEIGHT OF THE BUILDING BLOCK-A BLOCK-B BLOCK-C	ABOVE 43.0MTRS. ABOVE 43.0MTRS. ABOVE 36.9MTRS.
9	SCHEME WHETHER RESIDENTIAL OR COMMERCIAL (OTHER THAN MULTIPLEX OR MALL)	RESIDENTIAL
10	NO. OF FLOORS BLOCK-A BLOCK-B BLOCK-C	BASEMET+ STILT +13 TH FLOOR BASEMET+ STILT +13 TH FLOOR BASEMET+ STILT +11 TH FLOOR

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 43805.081

square meters on all floors, of which 25567.192 square meters will constitute the apartments and remaining 16434.176 square meters will constitute the 'common areas and facilities' and 1803.143 square meters constitute 'limited common areas and facilities', and 2256.196 square meters constitute 'independent areas', which have been detailed in Annexure 'C', D, E and F hereto.

FIFTH: That this condominium shall be known as **GH-1 sec-6** (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 **GH-1 sec-6** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **GH-1 sec-6** 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 WHEREOF, _____ for on and behalf of Uppal Chadha Hi-Tech Developers Pvt. Ltd. (the promoter) hereto set his hand thisday ofof year



Signed and delivered by
(Seal of the Promoter)

In the presence of:-

Name :-

(PROJ. MGR.)

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	Naiphal
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Kh. No.	124, 342, 347, 349, 350, 351, 352, 19427.449 sqm.
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.	
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. -	
5.	Boundaries of the land	North - west	24.0m wide road
		South - West	12.0m wide road
		North - East	57 mt. wide road
		South - East	24.0m wide road
5.	Land whether freehold or leasehold		Freehold
6.	If land is leasehold, the Unexpired period of the lease		N/A

Place:


Signature of declarant
with designation and seal

Date:

ANNEXURE-'B'
(DETAILS OF APARTMENTS)

NAME OF CONDOMINIUM: GH-01 Sec-6

of condominium: BLOCK-A (STILT + 13 FLOORS)

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	Stilt Floor	Type-4= 01 Type- 7 = 02	3BHK 2BHK	76.20 63.26	0.37% 0.3%		Residential	
	1 ST FLOOR	Type-1 = 101 &10 8 Type-2=1 04&105 Type-3 =102 ,103,106 &107	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	2 ND FLOOR	Type-1 = 201 &20 8 Type-2=2 04&205 Type-3 =202 ,203,206 &207	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	

	3 RD FLOOR	Type-1 = 301 & 308 Type-2 = 304 & 305 Type-3 = 302, 303, 306 & 307	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	4 TH FLOOR	Type-1 = 401 & 408 Type-2 = 404 & 405 Type-3 = 402, 403, 406 & 407	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	5 TH FLOOR	Type-1 = 501 & 508 Type-2 = 504 & 505 Type-3 = 502, 503, 506 & 507	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	6 TH FLOOR	Type-1 = 601 & 608 Type-2 = 604 & 605 Type-3 = 602, 603, 606 & 607	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	7 TH FLOOR	Type-1 = 701 & 708 Type-2 = 704 & 705 Type-3 = 702, 703, 706 & 707	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	

	8TH FLOOR	Type-1 = 801 & 80 8 Type-2=804&805 Type-3 =802 ,803,806 &807	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	9TH FLOOR	Type-1 = 901 & 90 8 Type-2=9 04&905 Type-3 =902 ,9103,906 &907	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	10TH FLOOR	Type-1 = 1001 & 100 8 Type-2=10 04&1005 Type-3 =1002 ,1003,1006 &1007	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	11TH FLOOR	Type-1 = 1101 & 110 8 Type-2=11 04&1105 Type-3 =1102 ,1103,1106 &1107	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	
	12TH FLOOR	Type-1 = 1201 & 120 8 Type-2=1 204&1205 Type-3 =1202 ,1203,1206 &1207	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%		Residential	

	13 TH FLOOR	Type-1 = 1301 & 1308 Type-2 = 1304 & 1305 Type-3 = 1302, 1303, 1306 & 1307	4BHK + STORE ROOM 3BHK + STORE ROOM 3BHK	157.74 117.88 89.46	0.65% 0.48% 0.37%	Residential	
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16
NAME OF CONDOMINIUM: GH-01

of condominium: BLOCK-B (STILT + 13 FLOORS)

Sl. No.	Floor	Identifiable Apartment	No. of the	No. of Rooms	Covered area (in sq. mtrs.)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential! Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)			
	1 ST FLOOR	Type-3 = 101,104,105&108 Type-4= 102,103,106&107		3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	2 ND FLOOR	Type-3 = 201,204,205&208 Type-4=202,203,206&207		3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	3 RD FLOOR	Type-3 = 301,304,405&408 Type-4= 402,403,406&407		3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	

	4 TH FLOOR	Type-3 = 5 01,504,505&508 Type-4 = 502,503,506&507	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	5 TH FLOOR	Type-3 = 601,604,605&608 Type-4 = 602,603,606&607	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	6 TH FLOOR	Type-3 = 701,704,705&708 Type-4 = 702,703,706&707	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	7 TH FLOOR	Type-3 = 801,804,805&808 Type-4 = 802,803,806&807	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	8 TH FLOOR	Type-3 = 901,904,905&908 Type-4 = 902,903,906&907	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	

	9 TH FLOOR	Type-3 = 901, 904, 905&908 Type-4 = 902, 903, 906&907	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	10 TH FLOOR	Type-3 =10 01, 1004, 1005&1008 Type- 4= 1002, 100310, 06&1007	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	11 TH FLOOR	Type-3 = 1101, 1104, 1105&1108 Type- 4= 1102, 1103, 1106&1107	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	
	12 TH FLOOR	Type-3 = 1201, 1204, 1205&1208 Type- 4= 1202, 1203, 1206&1207	3BHK 3BHK	113.014 89.74	0.46% 0.37%		Residential	

	13 TH FLOOR	Type-3 = 1301, 1304, 1305&1308 Type- 4= 1302, 1303, 1306&1307	3BHK 3BHK	113.014 89.74	0.46% 0.37%	Residential	
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NAME OF CONDOMINIUM: GH-01
of condominium: BLOCK-C (STILT + 11 FLOORS)

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	Percentage of undivided share in land on the basis of the covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
	1 ST FLOOR	Type-6= 101, 104, 105&108 Type- 5= 102, 103, 106&107	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	2 ND FLOOR	Type-6 = 2 01, 204, 205&208 Type- 5= 2 02, 203, 206&207	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	3 RD FLOOR	Type-6 = 301, 304, 405&408 Type- 5= 402, 403, 406&407	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	

	4 TH FLOOR	Type-6 = 5 01,504,505&508 Type-5 = 502,503,506&507	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	5 TH FLOOR	Type-6 = 601,604,605&608 Type-5 = 602,603,606&607	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	6 TH FLOOR	Type-6 = 701,704,705&708 Type-5 = 702,703,706&707	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	7 TH FLOOR	Type-6 = 801,804,805&808 Type-5 = 802,803,806&807	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	8 TH FLOOR	Type-6 = 901,04,905&908 Type-5 = 902,903,906&907	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	

	9 TH FLOOR	Type-6 = 901,904,905&908 Type-5 = 902,903,906&907	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	10 TH FLOOR	Type-6 = 10 01,1004,1005&1008 Type- 5= 1002,1003,10,06&1007	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	
	11 TH FLOOR	Type-6 = 1101,1104,1105&1108 Type- 5= 1102,1103,1106&1107	2BHK 2BHK	74.72 75.83	0.31% 0.31%		Residential	

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No. 4.



Signature of declarant with designation and seal

Place:

Annexure-'C'23

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	25567.192sqm.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	390.00sqm	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	1803.143sqm.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	27760.335 sqm.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Date:



Signature of declarant
with designation and seal

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)
1	The parcel of land described in paragraph First of this Deed.	19427.449
2	Basement (if any) (as shown in Exhibit 'A' attached hereto)	N/A
3	Facilities in the basement	RAMP, LIFTS, STAIRCASE
4	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
	Children playing area	N/A
	WATER BODY	146.00 sq. mtrs.
	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')	10397.167 SQM.

		Elevator	3NOS. LIFT IN EACH BLOCK
		Area of shaft(s)	1166.14 sq. mtrs.
		Elevator shaft extends from ground floor upto	All lifts shaft extend upto terrace floor
		No. of stairway 'A', which lead from the ground floor to the roof of the building	2 nos. in each blocks
		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 ofupper 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)	1NO. UNDER GROUND TANK 6 NOS. OVERHEAD WATER TANK
		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	THROUOUT SHAFT BY BASEMENT
		Necessary light(s)	Corridor, staircase main gate, Boundary wall, green area LAWNS
		Telephone(s)	THROUGH SHAFT
		Public water connection (s)	N/A

	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)	1NO. UNDER GROUND TANK 6 NOS. OVERHEAD WATER TANK
	Pump(s)	Domestic & submersible pumps
	Motor(s)	AS PER NBC
	Fans	AS PER NBC
	Fire fighting equipment(s)	AS PER NBC
	Compressor(s)	AS PER NBC
	Duct(s)	AS PER NBC
	Central Air Conditioning Equipment(s)	N/A
	Heating Equipment	N/A
	General all apparatus & installation existing for common use	AS PER NBC

Place:

Date:


 Signature of Declarant
 with designation and seal

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

Annexure 'E'

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

<u>"Limited Common areas & Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')</u>	
Parking	N/A
Lobby, giving access to the elevator (s) to specified dwelling unit	902.37 SQM.
Corridor extending from the lobby to the stairway	5168.03 SQM.

Place:

Date:


 Signature of declarant
 with designation and 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 areas" of the building to which the present declaration relates

<u>"independent areas" (as defined in 5. 3(P) of the Act)</u>		
Parking		OPEN = 3036.00 SQM. LOWER BASEMENT = 7723.169 SQM. UPPER BASEMENT = 8221.577 SQM.
Servant quarter		N/A
Club with independent access		443.04 SQM.
Convenient shops		192.50 SQM. 7NOS.
Covered garage/store		N/A
Terrace attached to an apartment. (if applicable)		2995.11 SQM.

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:


 Signature of declarant
 with designation and seal

Date:

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. Windows: Wooden windows with glass shutters.
5. Internal Finish: All walls plastered , putty / equivalent & painted with OBD Paint, Ceiling white, P.O.P Cornice in Drawing/Dinning and all bedrooms.
6. External Finish: All weather texture paint.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of reputed make. Fittings – Hot & Cold water supply (without geyser) with CP fittings of reputed make.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
9. Plumbing and water Line: As per NBC.

Place:



Signature of declarant
with designation and seal

Date: