

सेवा में,

27/9/14

~~असल प्रॉपर्टीज लिमिटेड, उपाध्यक्ष~~
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

विषय: रिट याचिका सं०- 33826/12 मैसर्स डिजाईनार्च इन्फ्रा० प्रा० लि० व अन्य
बनाम पारित आदेश दिनांक 14.11.2013 के अनुपालन में घोषणा पत्र प्रस्तुत
किये जाने के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक अपने कार्यालय के पत्रांक 61/प्र०ख० जोन-5/2014
दिनांक 15.09.2014 का संदर्भ ग्रहण करने का कष्ट करें जिसमें व्यवसायिक भूखण्ड
सं० जी०एच०-1, स्थित मै० असल प्रॉपर्टीज एण्ड इन्फ्रा० लि० की इन्टीग्रेटेड
टाउनशिप पर निर्मित / निर्माणाधीन बहुमंजिले निर्माण पर उ०प्र० अपार्टमेंट (निर्माण
स्वामित्व और अनुरक्षण का संबर्धन) अधिनियम 2010 एवं याचिका सं०- 33826/12
मै० डिजाईनार्च इन्फ्रा० प्रा० लि० व अन्य बनाम गाजियाबाद विकास प्राधिकरण में
पारित आदेश दिनांक 14.11.2013 के अनुपालन में घोषणा पत्र अपूर्ण था, उसको
पूर्ण कर घोषणा पत्र संलग्न कर एवं हस्ताक्षरकर्ता का अधिकृत पत्र संलग्न कर
आपकी सेवा में प्रस्तुत की जा रही है।

संलग्नक : उपरोक्तानुसार।


प्राधिकृत हस्ताक्षरी

740/प्र०
29/9/14
AS(R) / JE (S) 6/PRP
27/9/14
डॉ. परीक्षक केश लाल
जीए, सभी सूचनाएं भव
अपेक्षाएं का ही बाई भवना
27/9/14

EE-2-5 Enb


27/9
संतोष कुमार यादव
उपाध्यक्ष

Amr
30/9/14

Form A

(See Rule 3)

FORM OF DECLARATION

Date: 06/09/14

Place: NEW DELHI

Promoter Details

- 1 Name ANSAL PROPERTIES AND INFRASTRUCTURE LTD.
- 2 Registered Address 115 ANSAL BHAWAN 16 K.G. MARG NEW DELHI
- 3 Local/ Postal Address Aquapolis, Doondahera, Gaziabad.
- 4 Date of Incorporation (if applicable)
- 5 Name/designation of Authorised signatory MR. SANJIV MALHOTRA (G.M. ACCOUNTS & FINANCE) & MR. HARISH GULLA (SRVP) (B.D. MKTG)

The Declarant hereby solemnly states the following

FIRST The promoter owns/ holds the land as lessee which is fully described and detailed in Annexure 'A' to this declaration.

SECOND The promoter has constructed on the parcel of Land described in Annexure 'A' to this declaration, an Apartment Building/ Group Housing Scheme, detailed below:

S. No.	Description	Particulars
1	2	3
1	Name of the Building/ Group Housing Scheme	(B1) B3a, Aquapolis
2	Sanctioning Authority of the Plan	Ghaziabad Development Authority
3	Date of Sanction	24/06/08
4	Municipal No. of the property	N.A.
5	Municipal Ward of the property	N.A.
6	Postal Address of the property	Aquapolis, Doondahera, Gaziabad
7	Name of Architect/ Structural Engineer	Mr. Sanjay Goyal.
8	Height of Building	44.55m
9	Scheme whether residential or commercial (other than multiplex or Mall)	Residential
10	No. of Floors	G+12



Annexure 'B'
(Details of Apartments)

Name of Condominium: ^(B) B3a, Aquapolis, Ghazlabad

Value of Condominium:

S. No.	Floor	Identifiable no. of the Apartment	No. of Rooms	Covered Area (in sqm)	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	Ground Floor	OO1	4BHK+Servant	200.564	3.35%		Residential	39.34 lacks
		OO2	2BHK	113.364	1.89%		Residential	27.65 lacks
		OO3	2BHK	116.223	1.94%		Residential	30.32 lacks
2	First Floor	101	4BHK+S	204.767	3.42%		Residential	75.66 lacks
		102	3BHK+Servant	179.106	2.99%		Residential	46.58 lacks.
		103	2BHK	116.214	1.94%		Residential	28.30 lacks
3	Second Floor	201	4BHK+Servant	204.767	3.42%		Residential	53.12 lacks-
		202	3BHK+Servant	179.106	2.99%		Residential	51.83 lacks
		203	2BHK	116.214	1.94%		Residential	31.49 lacks
4	Third Floor	301	4BHK+Servant	204.767	3.42%		Residential	Mohiyal
		302	3BHK+Servant	179.106	2.99%		Residential	69.51 lacks
		303	2BHK	116.214	1.94%		Residential	34.19 lacks.
5	Fourth Floor	401	4BHK+Servant	204.767	3.42%		Residential	34.63 lacks
		402	3BHK+Servant	179.106	2.99%		Residential	44.02 lacks
		403	2BHK	116.214	1.94%		Residential	30.10 lacks
6	Fifth Floor	501	4BHK+Servant	204.767	3.42%		Residential	61.69 lacks
		502	3BHK+Servant	179.106	2.99%		Residential	39.68 lacks
		503	2BHK	116.214	1.94%		Residential	27.11 lacks
7	Sixth Floor	601	4BHK+Servant	204.767	3.42%		Residential	79.52 lacks
		602	3BHK+Servant	179.106	2.99%		Residential	51.78 lacks
		603	2BHK	116.214	1.94%		Residential	27.11 lacks
8	Seventh Floor	701	4BHK+Servant	204.767	3.42%		Residential	79.52 lacks
		702	3BHK+Servant	179.106	2.99%		Residential	56.59 lacks
		703	2BHK	116.214	1.94%		Residential	27.10 lacks
9	Eighth Floor	801	4BHK+Servant	204.767	3.42%		Residential	79.52 lacks
		802	3BHK+Servant	179.106	2.99%		Residential	51.76 lacks
		803	2BHK	116.214	1.94%		Residential	27.10 lacks

Anand Properties & Infrastructure Ltd.
 116, Connaught Place, New Delhi - 110028

10	Ninth Floor	901	4BHK+Servant	204.767	3.42%		Residential	79.52	lacks
	Penthouse	902	4BHK+Servant	289.62	4.84%		Residential	* plus limited common area	120.48 lacks
		903	2BHK	116.214	1.94%		Residential	27.10	lacks
11	Tenth Floor	1001	4BHK+Servant	204.767	3.42%		Residential	79.52	lacks
		1003	2BHK	116.214	1.94%		Residential	27.10	lacks
12	Eleventh & Twelfth Floor Penthouses PH1	1101	5BHK+Servant	329.245	5.50%		Residential	75.00	lacks
	PH2	1103	4BHK+Servant	297.633	4.97%		Residential	123.18	lacks
				5989.307	100%				

Note: The percentage undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the

Place: NEW DELHI
Date: 06/9/14

Signature of the declarant with designation and seal



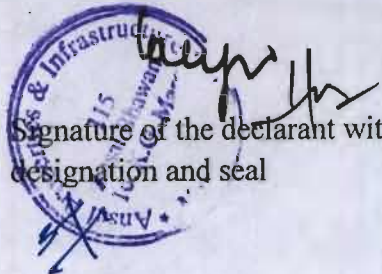
Annexure 'C'

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

S. No.	Particulars	3	4	5	6
1	2	3	4	5	6
(a)	Total Covered area of apartments at various floors	5989.307	X	X	X
(b-1)	Total Covered area of common areas & facilities (as defined in S.3(i) of the Act)	X	1610.3	X	X
(b-2)	Total Covered area of Limited common areas & facilities (as defined in S.3(s) of the Act)	X	X	15.236	X
(c)	Total Covered area of the building [Total of (a), (b-1), (b-2)]	X	X	X	7614.842
	Sum Up	5989.307	1610.3	15.236	7614.842

Place: NEW DELHI

Date: 06/9/14


 Signature of the declarant with designation and seal

Annexure 'D'

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

S. No.	Name of the common areas and facilities	Its description/ area
(a)	The parcel of Land described in paragraph First of the deed	
(b)	Basement if any as shown in Exhibit 'A' attached hereto)	common basements for 36 towers, two floors: Upper and Lower Basement
(c)	Facilities in the Basement	Lifts, Staircases, parking, stores, services like electrical rooms, transformers, generators for power back up, water tanks, pump rooms
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	Total : 467.5 sqm
(e)	Facilities on the Ground Floor (as shown in Exhibit 'A' attached hereto)	common for 36 towers
	(i) Garden Lawns	Area: 67500sqm
	(ii) Children Playing Area	Area: 1907sqm
	(iii)Swimming Pool	NA
	(iv) Tennis Court	648sqm
	(v) Badminton Court	169sqm
	(vi) Commercial Areas and Facilities	NA
	(vii) Lobby and Facilities	Entrance Foyer, Mail Box, Drivers Toilet (B3a)
	(viii) Any other facility	Elevators 2 Nos. : 1 Passenger Lift and 1 Service Lift (B3a)
(f)	Common Areas & Facilities located throughout the building (as shown in Exhibit 'A') Tower B3a	
	(i) Elevator	2 nos. (B3a)
	(ii) Area of shafts	11.572 sqm (at one floor) (B3a)
	(iii) Elevator shafts extends from ground floor upto	Terrace
	(iv) No. of Stairway 'A' which lead from the Ground Floor to the roof of the building	15.927sqm (B3a)
	(v) No. of Stairway 'B' (if any), which lead from the open court to the upper floors	19.635sqm (B3a)
	(vi) 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 the upper floors for the disposal of garbage and rubbish and will be fed from the janitor's room of each of the upper floors.	Garbage Chute size 0.825sqm upto all Floors. Garbage collection at Upper Basement Level Area: 3.16 sqm
	(vii) no. of water tanks	Over Head: 3Tanks (B3a) (Domestic water 25 KL , Fire 10 KL & Flush Water 10 KL) UG Water Tank: refer point no.:(.xv)
	(viii) Elevator penthouse with corresponding elevator equipment located on the roof of the building	Common Elevators serve Penthouse Floors



(ix) Plumbing Network throughout the building (common for 18 Towers)		Two U/G Water tank common for 18 towers with 3 compartment (fire, raw, Domestic) in basement, which will feed the overhead tanks on terrace of each towers from over head tanks there are 3 downcommers one from fire tanks, one from flushing tanks, one from domestic water tank. the flushing downcommer is connecting to wc of each toilets only, the rest of all fixtures of toilets & kitchens are connected to drinking water down commers. the source of water supply is under ground bore-well, the quality of water is made potable with passing through sand filters plant & water is supplied after chlorination, the both plants are placed in basement plant room (18 Towers)
(x) Electric Wiring network throughout the building Tower B3a		We have two feeders of 11kv in the premises in basement there is a provision of Two substation 11/ 0.4 kv common for 18 towers & the energy is transformed to 400 volts and distributed to the individual towers. Each tower has a rising mains & each floor is having meter boards in the Electrical shafts & from these meter boards a supply line copper sub mains is terminating in the D.B. of the individual flats.
(xi) Necessary light(s)		Adequate lights provided in common area with a separate energy meter.
(xii) Telephone(s)		Provisions made in each unit, buyer to arrange a connection.
(xiii) Public Water Connection(s)		U/G Bore well water is passed through sand filtration plant which is potable in quality and water supplied after chlorination, the sand filter & chlorinator is placed in basement (plant room)
(xiv) Foundations and Main Walls, Columns, Girders, Beams and Roofs of the Building		The building is designed as a framed structure conforming to relevant IS Codes including earthquake codes with brick masonry filler walls. Building is sitting on raft foundations.
(xv) Tank(s)		A. 3 compartment of one common tank, flushing tank capacity 62.41KL, Domestic tank capacity 300KL & fire water tank capacity 150 KL, Raw water tank 300KL, with sand filtration plant (13 towers)
		B. 3 compartment of one common tank, flushing tank capacity 150.0 KL, Domestic tank capacity 200KL & fire water tank capacity 150 KL, Raw water tank 100KL, with sand filtration plant (5 towers)
(xvi) Pump(s)		A. 4 Nos. Flushing water pump(85 lpm/ 78 m. head) 4 Nos. Domestic water pump (250 lpm / 71 m. head) 3 pumps for fire tank one electrical driven capacity 2280 lpm/ 100m head. One diesel driven capacity 2280 lpm/100m head. One jockey pump capacity 180 lpm with 100 m head. The automatic motorized valves are provided with water level controller at terrace level to fill up the tanks. (13 Towers)
		B. 4 Nos. Flushing water pump(85 lpm/ 124 m. head) 4 Nos. Domestic water pump (250 lpm / 120m. head) 3 pumps for fire tank one electrical driven capacity 2280 lpm/ 140 m head. One diesel driven capacity 2280 lpm/140m head. One jockey pump capacity 180 lpm with 140 m head. The automatic motorized valves are provided with water level controller at terrace level to fill up the tanks.(5 Towers)



		A.4 motors for flushing, capacity -4 H.P./ 3 phase 4 motors for domestic, capacity - 7.5H.P./ 3 phase 3 motors for fire, capacity - 75H.P. electrical driven motor 79 BHP/ 58 kw diesel engine. 15 H.P. Jockey pump.(13 Towers)
	(xvii)Motor(s)	B.4 motors for flushing, capacity -8 H.P./ 3 phase 4 motors for domestic, capacity - 15.0 H.P./ 3 phase 3 motors for fire, capacity - 100 H.P. electrical driven motor 123 BHP/ 90 kw diesel engine. 20 H.P. Jockey pump(proposed).(6 Towers)
	(xvii)Fan(s) UPPER BASEMENT (36 Towers)	154 Ventilation fans; 60 Axial fans of -41,000 CFM (Normal)/ 60 Axial fans of -62,000 CFM(Emmergency); 34 DIDW Centrifugal fans of - 29,000 CFM (36 TOWERS).
	(xvii)Fan(s) LOWER BASEMENT (36 towers)	154 Ventilation fans; 60 Axial fans of -39,000 CFM/ 60 Axial fans of -58,500 CFM; 34 DIDW Centrifugal fans of - 68,000 CFM.(36 TOWERS)
	(xix)Fire Fighting Equipment (Tower B3a)	FHC Wet risers with landing valve , one hose reel at each floor. Sprinkler system in basements. With fire alarm system/PA system installed at each floor in corridor also.
	(xx) Compressor(s)	N A
	(xxi) Duct(s)	N A
	(xxii) Central Air Conditioning Equipment(s)	N A
	(xxiii) Heating Equipment	Solar water Heater
	(xxiv) General all apparatus & installation existing for use	Fire hydrants all around the complex. Genset for essential common area services. Fire panel, lightning arrestor avitation light & solar water heater.

Place: NEW DELHI
Date: 06/9/14

Signature of the 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


"Limited Common areas & Facilities" (as defined in §.3 (c) of the Act and shown in Exhibit 'A')		
(i)	Parking	467.5 sqm
(ii)	Lobby, giving access to the Elevator(s) to specified dwelling unit	NA
(iii)	Corridor extending from the lobby to the stairway	NA
(iv)	Terrace attached to an apartment. (if applicable)	15.236sqm

Place: NEW DELHI

Date: 06/9/19



Signature of the declarant with designation and seal



Note: Section 3(s) of the Act has defined the "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 the apartments to the exclusion of the other apartments."

Annexure 'F'

Details of the independent areas of the building to which the present declaration relates

"Independent areas" (as defined in S.3 (P) of the Act)	
(i) Parking	123.75sqm (B3a)
(ii) Servant Quarter	NA
(iii) Club with independent access	NA
(iv) Convenient shops	NA
(v) Covered Garage/ Store	store: 18825.73sqm (For both basements)
(vi) Terrace Area (Roof Top)	412.823sqm

Place:

NEW DELHI

Date:

06/9/14.

Signature of the declarant with designation and seal



Note: Section 3(p) of the Act has defined the "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
(Specification of Construction)

1	Foundation	Raft
2	Flooring	Stone/ Tiles/ Laminated wooden
3	Doors & Hardware	Machine made Moulded Door Shutters Solid Core/ Honey Comb core with Aluminum Fittings
4	Windows	UPVC/ Aluminum with float glass
5	Internal Finish	OBD paint
6	External Finish	Semi permanent Finish/ All weather Exterior paints
7	Sanitary ware and Fittings	European type WC white shade, Single lever CP Fittings
8	Electrical	Copper-wiring in conduits with Modular Switches
9	Plumbing & Water line	

Place: NEW DELHI

Date: 06/9/14,

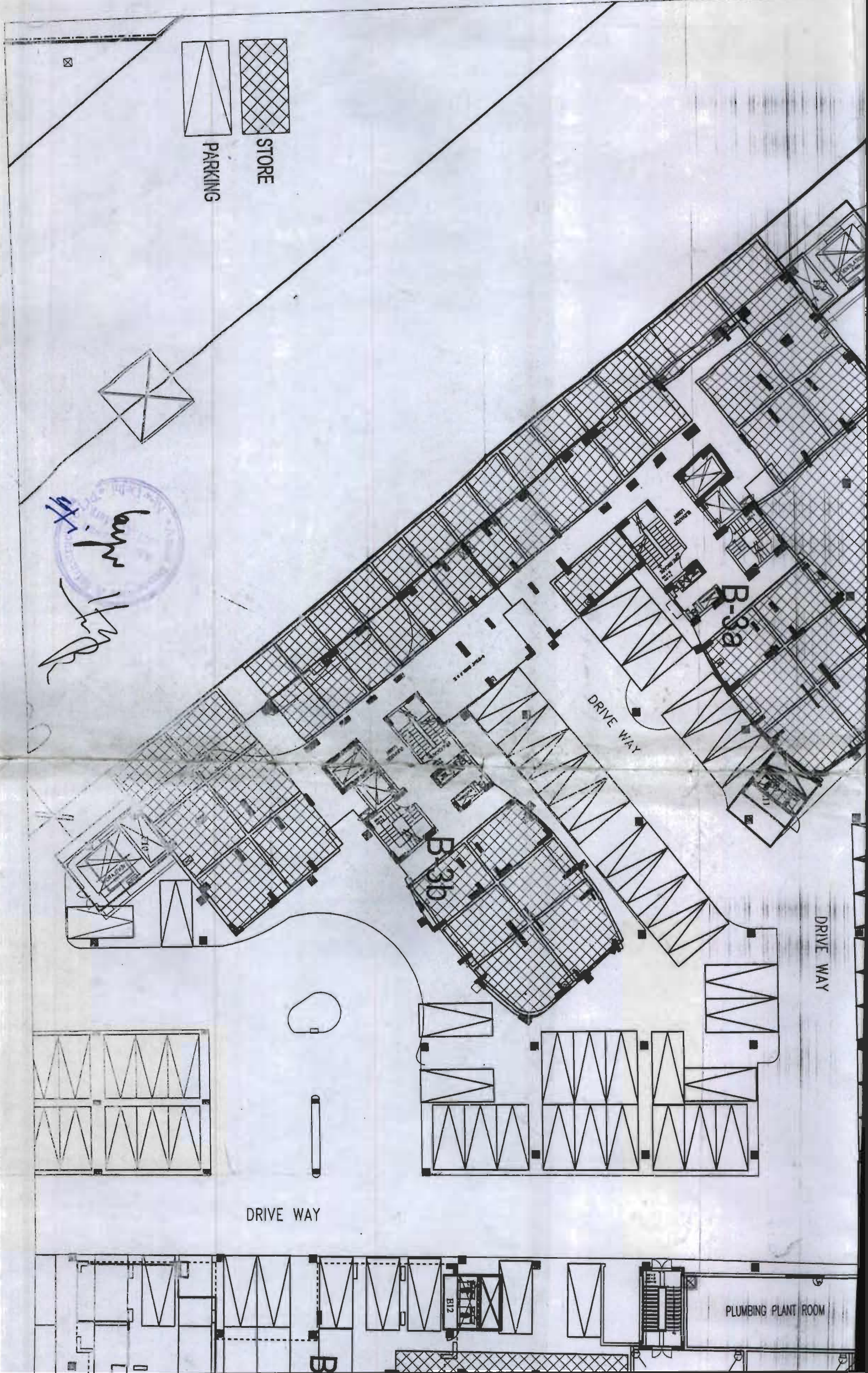


[Handwritten Signature]
Signature of declarant
with designation and seal

REVISED AT

PART B/SCHEDULE

for Upper & Lower basement) Use of Group Housing, Agropolis, Chert



11/11/88
 [Signature]
 [Circular Stamp]

STORE
 PARKING

B-32

B-30

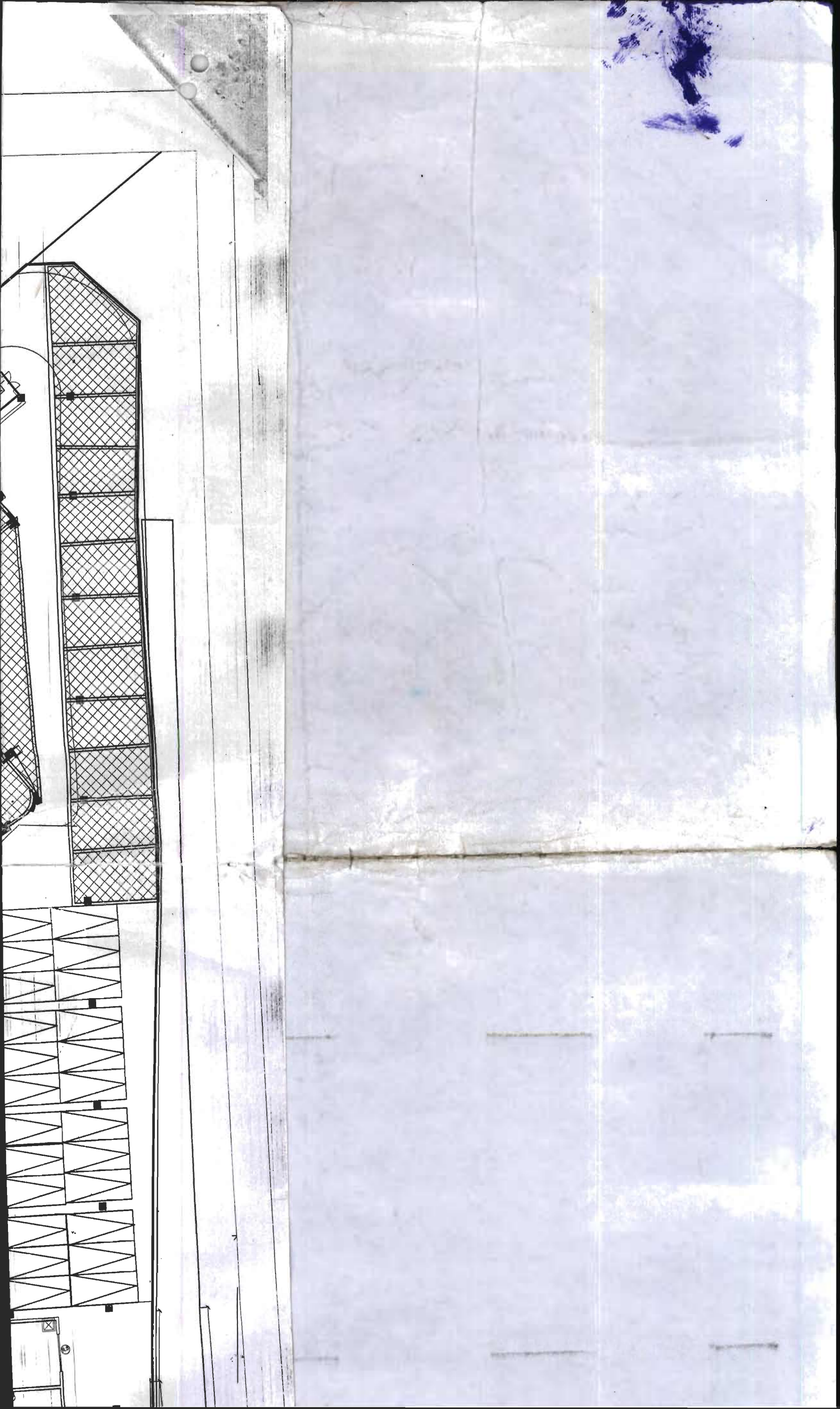
DRIVE WAY

DRIVE WAY

DRIVE WAY

PLUMBING PLANT ROOM

B12



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON SATURDAY, THE 30th OCTOBER, 2010 AT THE REGISTERED OFFICE OF THE COMPANY AT 115, ANSAL BHAWAN, 15, KASTURBA GANDHI MARG, NEW DELHI.

Authorization for doing the needful acts/ deeds in respect of the Projects situated within the State of Uttar Pradesh.

"RESOLVED THAT approval of the Board be and is hereby accorded to authorize and empower the following officers/ executives/ authorised representative of the Company, to do or cause to be done all such acts, deeds and things in respect of the various existing / future projects within the state of Uttar Pradesh, as detailed hereinafter, on behalf of the Company:-

Group A

Any one of the following jointly with any one from Group B :

1. Shri Anil Kumar - Joint Managing Director & CEO
2. Shri P.N. Misra - Executive Director {Business Development}
3. Shri Ramesh Yadava - Executive Director {O}
4. Shri Amitav Ganguly - President (CA) & Group Co Secretary
5. Shri S. K. Bansal - President (Finance)
6. Shri Lalit Rustagi - Sr. Vice President (F & A) & Officiating CFO
7. Shri Rakesh Kaul - Authorised Representative
8. Shri Sanjeev Malhotra - Authorised Representative

Group B

Any one of the following jointly with any one from Group A :

1. Shri Harish Gulla - Addl. Vice President {Marketing}
 2. Shri Deo Kant Singh - General Manager (BD)
 3. Shri Ashish Sharma - General Manager (Operation)
 4. Shri Rakesh Goyal - General Manager (Operation)
1. To sign/execute/authenticate the plot / flat buyer agreement(s)/ allotment letter(s)/transfer document(s)/sale deed(s) and/or other agreement(s)/ document(s) connected with construction of various properties and in respect of sale/ transfer /otherwise of plots, houses or any other vacant or built-up areas in colonies/ project/s at Lucknow, Meerut, Agra, Ghaziabad and various other Project/s of the Company within the States of Uttar Pradesh, present or future (hereinafter referred as "said Colonies/ Project/s").
 2. To sign and submit any applications, documents etc. for obtaining any sanction/ approval etc. for completing the construction/sale/ transfer/otherwise of the aforesaid plots, houses or any other vacant or built up areas in the said



colonies/project(s), and, for confirmation of bookings/ allotment of any plots, houses or any other vacant or built-up areas in the said colonies/project(s).

3. To appear/ present the sale deed(s)/transfer document(s)/other document(s) before the concerned Registrar/ Sub-Registrar/ any registering authority, for registration, under any statute, and, to admit/verify execution thereof.
4. To take all legal actions and/or steps, including incidental and consequential steps, for lodging, instituting, conducting, defending, compromising, conciliating, mediating, settling cases of the nature of civil, criminal and/or otherwise, and, in this regard, sign, verify, file and submit suits, pleadings, plaints, applications, complaints, affidavits, petitions, written statements, appeals, vakalatnamas, to admit, take back, deny any document(s) in any court of Law/Authorities and/or appoint and withdraw attorney/advocates/ legal experts, for and on behalf of the Company, as may be required, in connection with or in relation to the said colonies/ Projects.
5. To appear and represent the Company, before any Court/Authorities, personally, or through advocate/counsel/pleader/attorney, and also to accept notices, compromise, refer to arbitration any dispute(s) and make statement/s for and on behalf of the Company in any such proceedings in connection with or in relation to the said colonies/ Projects
6. To represent the Company, directly/indirectly, before public/ otherwise, through media / otherwise, for sale / transfer / booking / allotment/ otherwise, of any plot(s), house(s), or any other vacant or built up area(s), owned by the Company, in the said Colonies/projects;
7. To represent, discuss, negotiate and finalize terms and conditions of lease / renting out of any property/ies of the Company, any where in India, and in this respect, to sign and execute on behalf of the Company, lease /rent agreements, letters and any other documents etc. under statute/s for the property(ies) leased/rented or to be leased/rented by the Company.
8. To sign & execute the development/ collaboration agreement(s) and /or any other agreement(s)/ document(s), as may be required to be executed with any other company/ies, in respect of development of the various project/s.
9. To sign and execute relevant form/s as may be required/ applicable under various laws/ statutes;
10. To do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

RESOLVED FURTHER THAT all the acts, deeds, and things done or caused to be done by the aforesaid authorized persons in connection with and to safeguard the

interest of the Company shall be deemed to have been done by the Company, and it hereby undertakes to ratify and confirm all and whatsoever the aforesaid authorized persons shall lawfully do or cause to be done by virtue of the powers conferred herein.

RESOLVED FURTHER THAT change in designations of the aforesaid authorized persons shall not affect the authorities/ powers conferred to them, herein.

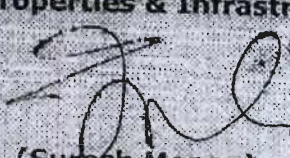
RESOLVED FURTHER THAT above authorization in favors of aforesaid authorized persons, shall remain in force till the date said persons remain in the employment / hold the position in the Company or any other resolution is passed by the Board of Directors/ Directors, modifying and/or revoking this authorization, whichever is earlier.

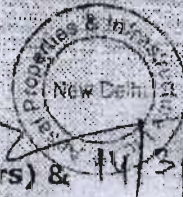
RESOLVED FURTHER THAT all such acts, deeds, matters and things to be done by the aforesaid authorized persons, in connection with and to safeguard the interest of the Company, shall be binding on the Company and deemed to have been done by the Company itself.

RESOLVED FURTHER THAT wherever and whenever required, Shri Sushil Ansal, Chairman, Shri Pranav Ansal, Vice Chairman & Managing Director, and Shri Anil Kumar, Joint Managing Director & CEO be and are hereby, severally, authorized to sign and execute Power of Attorney/s, containing the above mentioned authorizations, in favor of aforesaid authorized persons, and each of said Chairman, Vice Chairman & Managing Director and Joint Managing Director & CEO is also authorized to take all actions/ steps, on behalf of the Company, to give effect to the said ~~Power of Attorney/s~~ including, wherever required, appearing before any Registrar or Sub-Registrar for the purpose of registration/ presentation of the said document/s and to admit/verify the execution of the said document/s, and to take all actions/ steps in this regard.

RESOLVED FURTHER THAT a certified true copy of this Resolution be forwarded, wherever required, under the signatures of any Director or Company Secretary of the Company."

Certified true copy
For Ansal Properties & Infrastructure Limited


(Suresh Menon)
Vice President (Corp. Affairs) &
Group Company Secretary



14/3/2013

~~2005~~
2005
S