

To,

Dated: 19/06/2014

The SakshamAdhikari,
Pravartan Zone -5
Ghaziabad Development Authority
Ghaziabad

Subject: In Reference Your letter bearing No 825/ Zone 5/2014-2015 dated 07/05/2014 related to Plot No GH -1 Pocket- 1 Saga Crescent ParC Village ShahPur Bhemhita Ghaziabad U.P. where constructed/under-construction high rise building UP apartment act 2010-2011 requwst no 33826/12 M/s Designarch Infrastructures Pvt Ltd & GDA.

Dear Sir,

With reference to your above said letter, we are enclosing herewith the deceleration as per Annexure A in accordance with UP Apartment Niyamali, 2011. We would like to state that the total area of plot bearing No GH -1, Pocket- 1, Saga Crescent ParC Village ShahPur Bhemhita Ghaziabad U.P. as per sanctioned layout plan, as sanctioned by Ghaziabad Development Authority is 31319.94 Sq.m.

On the above said plot FAR including purchasable FAR as per GDA bye laws is 93930 Sq.M. The developer has made provision for all sorts of services, structural strength, amenities, facilities etc. including in multiply phases and accordingly Annexure A has been prepared keeping in mind the above said.

Thanking You

Saamag Construction Ltd.

Authorised Signatroy

AB(R) + IE &
B.D.Sharma

Pl. Study and
get it verified with
sanctioned Layout and
Compounded map.

अकर माध. श्री राजकुमार
श्री वी.डी. शर्मा

दु. संयुक्त रूप से परीक्षा
कर ले।

अ.प.प.प.

Regd. Office :

B-67, Sarita Vihar,

New Delhi - 110 076

Ph: +91-11-26952110

Fax: +91-11-26952114

SAAMAG HOUSE

B-72, Sector-57, NOIDA - 201 301, UP, INDIA

Ph: +91 120 471 1111, 435 6666

Fax: +91 120 471 1100/22

E-mail: info@saamag.com

website : www.saamag.com

SAAMAG
CONSTRUCTION LTD

Building haven on earth

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

- 1) Name: SAMAAG CONSTRUCTION LTD.
- 2) Registered Address: B-67, Sarita Vihar, New Delhi -110076.
- 3) Local / Postal Address: 72B, Sec.57, Noida (UP).
- 4) Date of Incorporation (if applicable):
- 5) Name/ designation of Authorised Signatory: Sh. DINESH PANDEY

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:

Sl.No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building / Group Housing Scheme	Group Housing pocket-1 at integrated township at village Shahpur Bamheta (SAGA Crescent ParC, Ghaziabad)
2.	Sanctioning Authority of the plan	Chief Town Planner, Ghaziabad Development Authority (Ghaziabad)
3.	Date of sanction	10/07/2009
4.	Municipal No. of the property	NA
5.	Municipal Ward of the property	NA
6.	Postal address of the property	SAGA Crescent ParC,Village Shahpur Bhameta, Ghaziabad
7.	Name of Architect/ Structural Engineer	Rajiv Khanna & Associates Pvt. Ltd.
8.	Height of the building	12.45 Mts. & 26.91 Mts.
9.	Scheme whether residential of commercial (other than multiplex or mall)	Residential
10.	No. of Floors.	G+3 & S+8

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 31319.94 Square meters on all floors, of which 26621.94 Square meters will constitute the apartments and remaining 4698 Square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "G+3 & S+8, Group housing pocket-1 at integrated township at village Shahpur Bamheta (SAGA Crescent ParC, Ghaziabad)" (Insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in S. 3(s) of the Act.), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows –

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 **Group Housing pocket-1 at integrated township** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of 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.

EIGHT: 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 of 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 not 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 e 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@..... Per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri.....for on and behalf of M/s(the promoter) hereto set his hand thisday ofof year.....



In the presence of: -

Signed and delivered by (seal of the Promoter)

1. _____
2. _____

Annexure 'A'

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

S.No.	Items		
1.	Location of the land of the building	Revenue village	Shahpur Bamheta
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		28900 Sqm.
3.	Date of last document of title under which the promoter claims the land	As per Annexure	As per List- (I)
4.	Details of Registration of the above title document	Book No.	As per Annexure - (I)
		Vol. No.	
		Page Nos.	
		Sl. No	
		Date of Registration.	
5.	Boundaries of the land	North	18 Mts. wide road
		South	45Mts. wide master plan road
		East	45Mts. wide master road
		West	18Mts. wide road & Residential Group Housing
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the unexpired period of the lease		

Place:

Signature of declarant

Date :

With designation and seal



LIST - (I)

S.No.	Khasra No	Area in Sqmm	Sale Deed No.	Sale Deed date	Book No.	Volume No.
1	2786	185	725	18-05-2007	1	
2	2787	450	2310	20-04-2011	1	
2	2788	2020	6175	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
			6174	12-07-2006	1	6733
4	2789	926	4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
			6174	12-07-2006	1	6733
			6175	12-07-2006	1	6733
5	2790	1062	5788	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
			6174	12-07-2006	1	6733
			6175	12-07-2006	1	6733
6	2791	1770	6174	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
			6175	12-07-2006	1	6733
7	2792	1580	3994	03-05-2006	1	6603
8	2797	2200	3805	02-07-2008	1	7467
			3994	02-07-2008	1	6603
9	2858	3500	6177	18-05-2007	1	
10	2859	1390	4076	05-05-2006	1	6608
11	2857	2600	6177	18-05-2007	1	
12	2860	630	6174	12-07-2006	1	6733
			6175	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
13	2861	890	6174	12-07-2006	1	6733
			6175	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
14	2862	890	5788	12-07-2006	1	6733
			6174	12-07-2006	1	6733

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			6175	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
15	2863	1010	6175	12-07-2006	1	6733
			4072	12-07-2006	1	6733
			5775	12-07-2006	1	6733
			5788	12-07-2006	1	6733
			6174	12-07-2006	1	6733
16	2870	1290	4079	05-05-2006	1	
17	2871	1140	4076	05-05-2006	1	6608
18	2872	2300	942, 4548	23-02-2008	1	7239
19	2873	1112	4957	13-08-2007	1	7071
20	3021	1010	4955	13-08-2007	1	
23	3020	945	4949	13-08-2007	1	7070
Total		28900				



Annexure – 'B'

(Details of Apartments)

Name of condominium:

Value of condominium:

S.No.	Floor	Identifiable No. of the Apartment	Type	No. of Rooms	Covered Area (in sq. Mts.)	Percentage of undivided share in land on the basis of the covered area of the apartment	Approved use Residential/ Commercial
1	Ground Floor	A1 001	A	2	82.87	0.002867474	Residential
		A1 002	A	2	82.87	0.002867474	Residential
		A2 001	A	2	82.87	0.002867474	Residential
		A2 002	A	2	82.87	0.002867474	Residential
		A2 003	A	2	82.87	0.002867474	Residential
		A2 004	A	2	82.87	0.002867474	Residential
		A3 001	A	2	82.87	0.002867474	Residential
		A3 002	A	2	82.87	0.002867474	Residential
		A3 003	A	2	82.87	0.002867474	Residential
		A3 004	A	2	82.87	0.002867474	Residential
		A4 001	A	2	82.87	0.002867474	Residential
		A4 002	A	2	82.87	0.002867474	Residential
		A4 003	A	2	82.87	0.002867474	Residential
		A4 004	A	2	82.87	0.002867474	Residential
		A5 001	A	2	82.87	0.002867474	Residential
		A5 002	A	2	82.87	0.002867474	Residential
		A5 003	A	2	82.87	0.002867474	Residential

	A5	004	A	2	82.87	0.002867474	Residential
	A6	001	A	2	82.87	0.002867474	Residential
	A6	002	A	2	82.87	0.002867474	Residential
	A6	003	A	2	82.87	0.002867474	Residential
	A6	004	A	2	82.87	0.002867474	Residential
	A7	001	A	2	82.87	0.002867474	Residential
	A7	002	A	2	82.87	0.002867474	Residential
	A7	003	A	2	82.87	0.002867474	Residential
	A7	004	A	2	82.87	0.002867474	Residential
	A8	001	A	2	82.87	0.002867474	Residential
	A8	002	A	2	82.87	0.002867474	Residential
	A8	003	A	2	82.87	0.002867474	Residential
	A8	004	A	2	82.87	0.002867474	Residential
	A9	001	A	2	82.87	0.002867474	Residential
	A9	002	A	2	82.87	0.002867474	Residential
	A9	003	A	2	82.87	0.002867474	Residential
	A9	004	A	2	82.87	0.002867474	Residential
	A10	001	A	2	82.87	0.002867474	Residential
	A10	002	A	2	82.87	0.002867474	Residential
	A10	003	A	2	82.87	0.002867474	Residential
	A10	004	A	2	82.87	0.002867474	Residential
	B1	001	B	3	105.91	0.003664706	Residential
	B1	002	B	3	105.91	0.003664706	Residential
	B1	003	B	3	105.91	0.003664706	Residential
	B1	004	B	3	105.91	0.003664706	Residential
	B2	001	B	3	105.91	0.003664706	Residential

	B2	002	B	3	105.91	0.003664706	Residential
	B2	003	B	3	105.91	0.003664706	Residential
	B2	004	B	3	105.91	0.003664706	Residential
	B3	001	B	3	105.91	0.003664706	Residential
	B3	002	B	3	105.91	0.003664706	Residential
	B3	003	B	3	105.91	0.003664706	Residential
	B3	004	B	3	105.91	0.003664706	Residential
	B4	001	B	3	105.91	0.003664706	Residential
	B4	002	B	3	105.91	0.003664706	Residential
	B4	003	B	3	105.91	0.003664706	Residential
	B4	004	B	3	105.91	0.003664706	Residential
	C1	001	C	Stilt		0	
	C1	002	C	Stilt		0	
	C1	003	C	Stilt		0	
	C1	004	C	Stilt		0	
	C1	005	C	Stilt		0	
	C1	006	C	Stilt		0	
	C2	001	C	Stilt		0	
	C2	002	C	Stilt		0	
	C2	003	C	Stilt		0	
	C2	004	C	Stilt		0	
	C2	005	C	Stilt		0	
	C2	006	C	Stilt		0	
	C3	001	C	Stilt		0	
	C3	002	C	Stilt		0	
	C3	003	C	Stilt		0	

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		C3	004	C	Stilt		0	
		C3	005	C	Stilt		0	
		C3	006	C	Stilt		0	
		Onwards						0
2	First Floor	A1	101	A	2	82.87	0.002867474	Residential
		A1	102	A	2	82.87	0.002867474	Residential
		A2	101	A	2	82.87	0.002867474	Residential
		A2	102	A	2	82.87	0.002867474	Residential
		A2	103	A	2	82.87	0.002867474	Residential
		A2	104	A	2	82.87	0.002867474	Residential
		A3	101	A	2	82.87	0.002867474	Residential
		A3	102	A	2	82.87	0.002867474	Residential
		A3	103	A	2	82.87	0.002867474	Residential
		A3	104	A	2	82.87	0.002867474	Residential
		A4	101	A	2	82.87	0.002867474	Residential
		A4	102	A	2	82.87	0.002867474	Residential
		A4	103	A	2	82.87	0.002867474	Residential
		A4	104	A	2	82.87	0.002867474	Residential
		A5	101	A	2	82.87	0.002867474	Residential
		A5	102	A	2	82.87	0.002867474	Residential
		A5	103	A	2	82.87	0.002867474	Residential
		A5	104	A	2	82.87	0.002867474	Residential
		A6	101	A	2	82.87	0.002867474	Residential
		A6	102	A	2	82.87	0.002867474	Residential
		A6	103	A	2	82.87	0.002867474	Residential
		A6	104	A	2	82.87	0.002867474	Residential

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	A7	101	A	2	82.87	0.002867474	Residential
	A7	102	A	2	82.87	0.002867474	Residential
	A7	103	A	2	82.87	0.002867474	Residential
	A7	104	A	2	82.87	0.002867474	Residential
	A8	101	A	2	82.87	0.002867474	Residential
	A8	102	A	2	82.87	0.002867474	Residential
	A8	103	A	2	82.87	0.002867474	Residential
	A8	104	A	2	82.87	0.002867474	Residential
	A9	101	A	2	82.87	0.002867474	Residential
	A9	102	A	2	82.87	0.002867474	Residential
	A9	103	A	2	82.87	0.002867474	Residential
	A9	104	A	2	82.87	0.002867474	Residential
	A10	101	A	2	82.87	0.002867474	Residential
	A10	102	A	2	82.87	0.002867474	Residential
	A10	103	A	2	82.87	0.002867474	Residential
	A10	104	A	2	82.87	0.002867474	Residential
	B1	101	B	3	105.91	0.003664706	Residential
	B1	102	B	3	105.91	0.003664706	Residential
	B1	103	B	3	105.91	0.003664706	Residential
	B1	104	B	3	105.91	0.003664706	Residential
	B2	101	B	3	105.91	0.003664706	Residential
	B2	102	B	3	105.91	0.003664706	Residential
	B2	103	B	3	105.91	0.003664706	Residential
	B2	104	B	3	105.91	0.003664706	Residential
	B3	101	B	3	105.91	0.003664706	Residential
	B3	102	B	3	105.91	0.003664706	Residential

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		B3	103	B	3	105.91	0.003664706	Residential
		B3	104	B	3	105.91	0.003664706	Residential
		B4	101	B	3	105.91	0.003664706	Residential
		B4	102	B	3	105.91	0.003664706	Residential
		B4	103	B	3	105.91	0.003664706	Residential
		B4	104	B	3	105.91	0.003664706	Residential
		C1	101	C	2	69	0.002387543	Residential
		C1	102	C	2	69	0.002387543	Residential
		C1	103	C	3	84	0.002906574	Residential
		C1	104	C	2	69	0.002387543	Residential
		C1	105	C	2	69	0.002387543	Residential
		C1	106	C	3	84	0.002906574	Residential
		C2	101	C	2	69	0.002387543	Residential
		C2	102	C	2	69	0.002387543	Residential
		C2	103	C	3	84	0.002906574	Residential
		C2	104	C	2	69	0.002387543	Residential
		C2	105	C	2	69	0.002387543	Residential
		C2	106	C	3	84	0.002906574	Residential
		C3	101	C	2	69	0.002387543	Residential
		C3	102	C	2	69	0.002387543	Residential
		C3	103	C	3	84	0.002906574	Residential
		C3	104	C	2	69	0.002387543	Residential
		C3	105	C	2	69	0.002387543	Residential
		C3	106	C	3	84	0.002906574	Residential
		Onwards						0
3	Second Floor	A1	201	A	2	82.87	0.002867474	Residential

	A1	202	A	2	82.87	0.002867474	Residential
	A2	201	A	2	82.87	0.002867474	Residential
	A2	202	A	2	82.87	0.002867474	Residential
	A2	203	A	2	82.87	0.002867474	Residential
	A2	204	A	2	82.87	0.002867474	Residential
	A3	201	A	2	82.87	0.002867474	Residential
	A3	202	A	2	82.87	0.002867474	Residential
	A3	203	A	2	82.87	0.002867474	Residential
	A3	204	A	2	82.87	0.002867474	Residential
	A4	201	A	2	82.87	0.002867474	Residential
	A4	202	A	2	82.87	0.002867474	Residential
	A4	203	A	2	82.87	0.002867474	Residential
	A4	204	A	2	82.87	0.002867474	Residential
	A5	201	A	2	82.87	0.002867474	Residential
	A5	202	A	2	82.87	0.002867474	Residential
	A5	203	A	2	82.87	0.002867474	Residential
	A5	204	A	2	82.87	0.002867474	Residential
	A6	201	A	2	82.87	0.002867474	Residential
	A6	202	A	2	82.87	0.002867474	Residential
	A6	203	A	2	82.87	0.002867474	Residential
	A6	204	A	2	82.87	0.002867474	Residential
	A7	201	A	2	82.87	0.002867474	Residential
	A7	202	A	2	82.87	0.002867474	Residential
	A7	203	A	2	82.87	0.002867474	Residential
	A7	204	A	2	82.87	0.002867474	Residential
	A8	201	A	2	82.87	0.002867474	Residential

	A8	202	A	2	82.87	0.002867474	Residential
	A8	203	A	2	82.87	0.002867474	Residential
	A8	204	A	2	82.87	0.002867474	Residential
	A9	201	A	2	82.87	0.002867474	Residential
	A9	202	A	2	82.87	0.002867474	Residential
	A9	203	A	2	82.87	0.002867474	Residential
	A9	204	A	2	82.87	0.002867474	Residential
	A10	201	A	2	82.87	0.002867474	Residential
	A10	202	A	2	82.87	0.002867474	Residential
	A10	203	A	2	82.87	0.002867474	Residential
	A10	204	A	2	82.87	0.002867474	Residential
	B1	201	B	3	105.91	0.003664706	Residential
	B1	202	B	3	105.91	0.003664706	Residential
	B1	203	B	3	105.91	0.003664706	Residential
	B1	204	B	3	105.91	0.003664706	Residential
	B2	201	B	3	105.91	0.003664706	Residential
	B2	202	B	3	105.91	0.003664706	Residential
	B2	203	B	3	105.91	0.003664706	Residential
	B2	204	B	3	105.91	0.003664706	Residential
	B3	201	B	3	105.91	0.003664706	Residential
	B3	202	B	3	105.91	0.003664706	Residential
	B3	203	B	3	105.91	0.003664706	Residential
	B3	204	B	3	105.91	0.003664706	Residential
	B4	201	B	3	105.91	0.003664706	Residential
	B4	202	B	3	105.91	0.003664706	Residential
	B4	203	B	3	105.91	0.003664706	Residential

		B4	204	B	3	105.91	0.003664706	Residential
		C1	201	C	2	69	0.002387543	Residential
		C1	202	C	2	69	0.002387543	Residential
		C1	203	C	3	84	0.002906574	Residential
		C1	204	C	2	69	0.002387543	Residential
		C1	205	C	2	69	0.002387543	Residential
		C1	206	C	3	84	0.002906574	Residential
		C2	201	C	2	69	0.002387543	Residential
		C2	202	C	2	69	0.002387543	Residential
		C2	203	C	3	84	0.002906574	Residential
		C2	204	C	2	69	0.002387543	Residential
		C2	205	C	2	69	0.002387543	Residential
		C2	206	C	3	84	0.002906574	Residential
		C3	201	C	2	69	0.002387543	Residential
		C3	202	C	2	69	0.002387543	Residential
		C3	203	C	3	84	0.002906574	Residential
		C3	204	C	2	69	0.002387543	Residential
		C3	205	C	2	69	0.002387543	Residential
		C3	206	C	3	84	0.002906574	Residential
		Onwards						0
4	Third Floor	A1	301	A	2	82.87	0.002867474	Residential
		A1	302	A	2	82.87	0.002867474	Residential
		A2	301	A	2	82.87	0.002867474	Residential
		A2	302	A	2	82.87	0.002867474	Residential
		A2	303	A	2	82.87	0.002867474	Residential
		A2	304	A	2	82.87	0.002867474	Residential

	A3	301	A	2	82.87	0.002867474	Residential
	A3	302	A	2	82.87	0.002867474	Residential
	A3	303	A	2	82.87	0.002867474	Residential
	A3	304	A	2	82.87	0.002867474	Residential
	A4	301	A	2	82.87	0.002867474	Residential
	A4	302	A	2	82.87	0.002867474	Residential
	A4	303	A	2	82.87	0.002867474	Residential
	A4	304	A	2	82.87	0.002867474	Residential
	A5	301	A	2	82.87	0.002867474	Residential
	A5	302	A	2	82.87	0.002867474	Residential
	A5	303	A	2	82.87	0.002867474	Residential
	A5	304	A	2	82.87	0.002867474	Residential
	A6	301	A	2	82.87	0.002867474	Residential
	A6	302	A	2	82.87	0.002867474	Residential
	A6	303	A	2	82.87	0.002867474	Residential
	A6	304	A	2	82.87	0.002867474	Residential
	A7	301	A	2	82.87	0.002867474	Residential
	A7	302	A	2	82.87	0.002867474	Residential
	A7	303	A	2	82.87	0.002867474	Residential
	A7	304	A	2	82.87	0.002867474	Residential
	A8	301	A	2	82.87	0.002867474	Residential
	A8	302	A	2	82.87	0.002867474	Residential
	A8	303	A	2	82.87	0.002867474	Residential
	A8	304	A	2	82.87	0.002867474	Residential
	A9	301	A	2	82.87	0.002867474	Residential
	A9	302	A	2	82.87	0.002867474	Residential

	A9	303	A	2	82.87	0.002867474	Residential
	A9	304	A	2	82.87	0.002867474	Residential
	A10	301	A	2	82.87	0.002867474	Residential
	A10	302	A	2	82.87	0.002867474	Residential
	A10	303	A	2	82.87	0.002867474	Residential
	A10	304	A	2	82.87	0.002867474	Residential
	B1	301	B	3	105.91	0.003664706	Residential
	B1	302	B	3	105.91	0.003664706	Residential
	B1	303	B	3	105.91	0.003664706	Residential
	B1	304	B	3	105.91	0.003664706	Residential
	B2	301	B	3	105.91	0.003664706	Residential
	B2	302	B	3	105.91	0.003664706	Residential
	B2	303	B	3	105.91	0.003664706	Residential
	B2	304	B	3	105.91	0.003664706	Residential
	B3	301	B	3	105.91	0.003664706	Residential
	B3	302	B	3	105.91	0.003664706	Residential
	B3	303	B	3	105.91	0.003664706	Residential
	B3	304	B	3	105.91	0.003664706	Residential
	B4	301	B	3	105.91	0.003664706	Residential
	B4	302	B	3	105.91	0.003664706	Residential
	B4	303	B	3	105.91	0.003664706	Residential
	B4	304	B	3	105.91	0.003664706	Residential
	C1	301	C	2	69	0.002387543	Residential
	C1	302	C	2	69	0.002387543	Residential
	C1	303	C	3	84	0.002906574	Residential
	C1	304	C	2	69	0.002387543	Residential

		C1	305	C	2	69	0.002387543	Residential
		C1	306	C	3	84	0.002906574	Residential
		C2	301	C	2	69	0.002387543	Residential
		C2	302	C	2	69	0.002387543	Residential
		C2	303	C	3	84	0.002906574	Residential
		C2	304	C	2	69	0.002387543	Residential
		C2	305	C	2	69	0.002387543	Residential
		C2	306	C	3	84	0.002906574	Residential
		C3	301	C	2	69	0.002387543	Residential
		C3	302	C	2	69	0.002387543	Residential
		C3	303	C	3	84	0.002906574	Residential
		C3	304	C	2	69	0.002387543	Residential
		C3	305	C	2	69	0.002387543	Residential
		C3	306	C	3	84	0.002906574	Residential
		Onwards		C				0
5	4 th Floor	C1	401	C	2	69	0.002387543	Residential
		C1	402	C	2	69	0.002387543	Residential
		C1	403	C	3	84	0.002906574	Residential
		C1	404	C	2	69	0.002387543	Residential
		C1	405	C	2	69	0.002387543	Residential
		C1	406	C	3	84	0.002906574	Residential
		C2	401	C	2	69	0.002387543	Residential
		C2	402	C	2	69	0.002387543	Residential
		C2	403	C	3	84	0.002906574	Residential
		C2	404	C	2	69	0.002387543	Residential
		C2	405	C	2	69	0.002387543	Residential

		C2	406	C	3	84	0.002906574	Residential
		C3	401	C	2	69	0.002387543	Residential
		C3	402	C	2	69	0.002387543	Residential
		C3	403	C	3	84	0.002906574	Residential
		C3	404	C	2	69	0.002387543	Residential
		C3	405	C	2	69	0.002387543	Residential
		C3	406	C	3	84	0.002906574	Residential
		Onwards						0
5 th	Floor	C1	501	C	2	69	0.002387543	Residential
		C1	502	C	2	69	0.002387543	Residential
		C1	503	C	3	84	0.002906574	Residential
		C1	504	C	2	69	0.002387543	Residential
		C1	505	C	2	69	0.002387543	Residential
		C1	506	C	3	84	0.002906574	Residential
		C2	501	C	2	69	0.002387543	Residential
		C2	502	C	2	69	0.002387543	Residential
		C2	503	C	3	84	0.002906574	Residential
		C2	504	C	2	69	0.002387543	Residential
		C2	505	C	2	69	0.002387543	Residential
		C2	506	C	3	84	0.002906574	Residential
		C3	501	C	2	69	0.002387543	Residential
		C3	502	C	2	69	0.002387543	Residential
		C3	503	C	3	84	0.002906574	Residential
		C3	504	C	2	69	0.002387543	Residential
		C3	505	C	2	69	0.002387543	Residential
		C3	506	C	3	84	0.002906574	Residential

		Onwards						0
7	6 th Floor	C1	601	C	2	69	0.002387543	Residential
		C1	602	C	2	69	0.002387543	Residential
		C1	603	C	3	84	0.002906574	Residential
		C1	604	C	2	69	0.002387543	Residential
		C1	605	C	2	69	0.002387543	Residential
		C1	606	C	3	84	0.002906574	Residential
		C2	601	C	2	69	0.002387543	Residential
		C2	602	C	2	69	0.002387543	Residential
		C2	603	C	3	84	0.002906574	Residential
		C2	604	C	2	69	0.002387543	Residential
		C2	605	C	2	69	0.002387543	Residential
		C2	606	C	3	84	0.002906574	Residential
		C3	601	C	2	69	0.002387543	Residential
		C3	602	C	2	69	0.002387543	Residential
		C3	603	C	3	84	0.002906574	Residential
		C3	604	C	2	69	0.002387543	Residential
		C3	605	C	2	69	0.002387543	Residential
		C3	606	C	3	84	0.002906574	Residential
		Onwards						0
8	7 th Floor	C1	701	C	2	69	0.002387543	Residential
		C1	702	C	2	69	0.002387543	Residential
		C1	703	C	3	84	0.002906574	Residential
		C1	704	C	2	69	0.002387543	Residential
		C1	705	C	2	69	0.002387543	Residential
		C1	706	C	3	84	0.002906574	Residential

		C2	701	C	2	69	0.002387543	Residential
		C2	702	C	2	69	0.002387543	Residential
		C2	703	C	3	84	0.002906574	Residential
		C2	704	C	2	69	0.002387543	Residential
		C2	705	C	2	69	0.002387543	Residential
		C2	706	C	3	84	0.002906574	Residential
		C3	701	C	2	69	0.002387543	Residential
		C3	702	C	2	69	0.002387543	Residential
		C3	703	C	3	84	0.002906574	Residential
		C3	704	C	2	69	0.002387543	Residential
		C3	705	C	2	69	0.002387543	Residential
		C3	706	C	3	84	0.002906574	Residential
		Onwards						0
9	8 th Floor	C1	801	C	2	69	0.002387543	Residential
		C1	802	C	2	69	0.002387543	Residential
		C1	803	C	3	84	0.002906574	Residential
		C1	804	C	2	69	0.002387543	Residential
		C1	805	C	2	69	0.002387543	Residential
		C1	806	C	3	84	0.002906574	Residential
		C2	801	C	2	69	0.002387543	Residential
		C2	802	C	2	69	0.002387543	Residential
		C2	803	C	3	84	0.002906574	Residential
		C2	804	C	2	69	0.002387543	Residential
		C2	805	C	2	69	0.002387543	Residential
		C2	806	C	3	84	0.002906574	Residential
		C3	801	C	2	69	0.002387543	Residential



Annexure – 'C'

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

SI.NO.	Particulars				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	23489.96 Sq. m.			
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (I) of the Act)		6263.99 sq. m.		
(b-2)	Total Covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)			1565.99 Sq.m.	
(c)	Total covered area of the building (total of (a), (b-1) & (b-2))				31319.47
	Sum up				

Place

Signature of declarant with
designation and seal

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 and facilities	STILT area, machine room area, fire staircase area
(a)	The parcel of land described in paragraph First of the Deed.	28900 Sq. m.
(b)	Basement (If any) (as show in Exhibit 'A' attached hereto)	N.A.
(c)	Facilities in the basement	N.A.
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	OPEN -441 NOS & Stilt 32 NOS, 13777.68 Sqm.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	5119.01 Sqm.
	(ii) Children playing area	327.93 Sqm.
	(iii) Swimming Pool	128.179 Sqm.
	(iv) Tennis Court	N.A
	(v) Badminton Court	N.A
	(vi) Commercial areas & facilities	N.A
	(vii) Lobby & facilities	Provided
	(viii) Any other facility	
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	Provided 20 nos. (1 Nos in G+3 and 2 Nos in S+8)
	(ii) Area of Shaft (s)	
	(iii) Elevator shaft extends from ground floor up to	G+3 floors and S+8 Floors
	(iv) No. of stairway 'A' , which lead from the ground floor the roof of the building	20 Nos(1 Nos in G+3 & 2 Nos In S+8)
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	

(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 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.
(vii)	No. of water tank(s)	1 Nos Under Ground & 16 Nos Overhead in all Towers.
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building	20 Nos
(ix)	Plumbing network throughout the building	Provided
(x)	Electric wiring net-work throughout the building	Provided
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	
(xiii)	Public water connection(s)	Provided
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	Provided
(xv)	Tank(s)	Provided
(xvi)	Pump(s)	2 nos. 7.5HP & 1 HP
(xvii)	Motor(s)	4 nos. 7.5 HP
(xviii)	Fans	
(ixx)	Fire fighting equipment(s)	FHC
(xX)	Compressor(s)	
(xxi)	Duct(s)	
(xxii)	Central Air Conditioning Equipment(s)	
(xxiii)	Heating Equipment	
(xxiv)	General all apparatus & installation existing for common use	

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 or the building to which the present declaration rates

"Limited common areas & Facilities" (as defined in S.3© of the Act and shown in Exhibit 'A')		
(i)	Parking	OPEN -441 NOS & Stilt 32 NOS, 13777.68 Sqm.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	1.5 Mts
(iii)	Corridor extending from the lobby to stairway	1.5 Mts

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 apartment to the exclusive of the other apartment"

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	OPEN -441 NOS & Stilt 32 NOS, 13777.68 Sqm.
(ii)	Servant quarter	N.A
(iii)	Club with independent access	299.800 Sqm. Nos.
(iv)	Convenient shops	
(v)	Covered garage/store	
(vi)	Terrace attached to an apartment. (if applicable)	

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 bold by the promoter without the interference of other apartment owners.

Place:

Signature of declarant with designation and seal

Date:

