

To,

Dated: 19/06/2014

The SakshamAdhikari,
Pravartan Zone -5
Ghaziabad Development Authority
Ghaziabad

Subject: In Reference Your letter bearing No 826/ Zone 5/2014-2015 dated 07/05/2014 related to Plot No GH -2 Pocket- 2 Saga Crescent ParC Village ShahPur Bhemhita Ghaziabad U.P. where constructed/under-construction high rise building acc to UP apartment act 2010-2011 request no 33826/12 M/s Design arch 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 -2, pocket 2 Saga Crescent ParC Village ShahPur Bhemhita Ghaziabad U.P. as per sanctioned layout plan, as sanctioned by Ghaziabad Development Authority is 54361.985 Sq.m.


On the above said plot FAR including purchasable FAR as per GDA bye laws is 71414.265 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.

1005
24/6/14

Thanking You

Saamag Construction Ltd.

Authorised Signatory



अनुराग मिश्रा

श्री राम सुबाल सिंह
श्री वी.डी. शर्मा

डॉ. संयुक्त रूप से परीक्षा

का लिया जाय



20/06/14

~~AE(R) + JE of Sharma~~

Ran
24/6

24/06/2014
(2PM-5)

Regd. Office :

B-67, Sarita Vihar,

New Delhi - 110 076

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website : www.saamag.com

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:m

Place:

Promoter Details:

- 1) Name:SAMAAG CONSTRUCTION LTD.
- 2) Registered Address: B-67, SaritaVihar, 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-2 at integrated township at village ShahpurBamheta (SAGA Crescent ParC, Ghaziabad)
2.	Sanctioning Authority of the plan	Chief Town Planner, Ghaziabad Development Authority (Ghaziabad)
3.	Date of sanction	13/06/2013
4.	Municipal No. of the property	NA
5.	Municipal Ward of the property	NA
6.	Postal address of the property	SAGA Crescent ParC, Ghaziabad
7.	Name of Architect/ Structural Engineer	C.P. Kukreja Associates
8.	Height of the building	41.3 Mts.
9.	Scheme whether residential of commercial (other than multiplex or mall)	Residential
10.	No. of Floors.	S+13

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 54361.987Square meters on all floors, of which8154.298Square meters will constitute the apartments and remaining2081.249Square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as S+13, Group housing pocket-2 at integrated township at village ShahpurBamheta (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-2 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	ShahpurBamheta
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		28900Sq.m.
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	24 Mts. wide road
		South	45Mts. wide master plan road
		East	30 Mts. wide master road
		West	18 Mts. wide
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the unexpired period of the lease		

Place:

Date :



Signature of declarant

With designation and seal

LIST - (I)

S.No.	Khasra No	Area in Sqmm	Sale Deed No.	Sale Deed date	Book No.	Volume No.
1	2864	620.78	546		1	
2	2865	2190.43	5546	18-05-2007	1	
			3994		1	
3	2866	2365.81	1972	18-05-2007	1	
4	2867	2694.53	5491	31-08-2005	1	6176
			5490	31-05-2005	1	
5	2868	2113.46	5546	18-05-2007	1	
			3994		1	
6	2869	2331.24	4075	05-05-2006	1	6608
7	2873	187.98	4957	29-05-2007	1	
8	2874	1590.77	6179		1	
9	2875	1847.26	6056		1	
10	2876	1479.45	4952		1	
			4077	05-05-2006	1	6608
11	3014	1264.45	4952	13-08-2007	1	7070
			4953		1	
12	3015	1526.14	4952	13-08-2007	1	7070
			4957	13-08-2007	1	7071
13	3016	1455.11	4955	13-08-2007	1	7071
14	3020	417.59	4949	13-08-2007	1	7070
Total		22085				



Annexure – 'B'

(Details of Apartments)

Name of condominium:

Value of condominium:

S.NO.	Floor	Identifiable No. of the Apartment	NO of Rooms	Covd. Area in Sq. m.	Percentage of undivided shares in land on the basis of the covd area of the Apartment	Approved use Residential / Commercial
1	Stilt Floor					Parking
2						Parking
3						Parking
4						Parking
5						Parking
6						Parking
7						Parking
8						Parking
1	1st Floor	A 101	2	68.89	0.00312	Residential
2		A 102	2	85.17	0.00386	Residential
3		A 103	2	85.17	0.00386	Residential
4		A 104	3	111.67	0.00506	Residential
5		A 105	3	111.67	0.00506	Residential
6		A 106	2	85.17	0.00386	Residential
7		A 107	2	85.17	0.00386	Residential
8		A 108	2	68.89	0.00312	Residential
1	2nd Floor	A 201	2	68.89	0.00312	Residential
2		A 202	2	85.17	0.00386	Residential
3		A 203	2	85.17	0.00386	Residential

4		A 204	3	111.67	0.00506	Residential
5		A 205	3	36.95	0.00167	Residential
6		A 206	2	85.17	0.00386	Residential
7		A 207	2	85.17	0.00386	Residential
8		A 208	2	68.89	0.00312	Residential
1	3rd Floor	A 301	2	68.89	0.00312	Residential
2		A 302	2	85.17	0.00386	Residential
3		A 303	2	85.17	0.00386	Residential
4		A 304	3	111.67	0.00506	Residential
5		A 305	3	111.67	0.00506	Residential
6		A 306	2	85.17	0.00386	Residential
7		A 307	2	85.17	0.00386	Residential
8		A 308	2	68.89	0.00312	Residential
1	4th Floor	A 401	2	68.89	0.00312	Residential
2		A 402	2	85.17	0.00386	Residential
3		A 403	2	85.17	0.00386	Residential
4		A 404	3	111.67	0.00506	Residential
5		A 405	3	111.67	0.00506	Residential
6		A 406	2	85.17	0.00386	Residential
7		A 407	2	85.17	0.00386	Residential
8		A 408	2	68.89	0.00312	Residential
1	5th Floor	A 501	2	68.89	0.00312	Residential
2		A 502	2	85.17	0.00386	Residential
3		A 503	2	85.17	0.00386	Residential
4		A 504	3	111.67	0.00506	Residential
5		A 505	3	111.67	0.00506	Residential
6		A 506	2	85.17	0.00386	Residential

7		A 507	2	85.17	0.00386	Residential
8		A 508	2	68.89	0.00312	Residential
1	6th Floor	A 601	2	68.89	0.00312	Residential
2		A 602	2	85.17	0.00386	Residential
3		A 603	2	85.17	0.00386	Residential
4		A 604	3	111.67	0.00506	Residential
5		A 605	3	111.67	0.00506	Residential
6		A 606	2	85.17	0.00386	Residential
7		A 607	2	85.17	0.00386	Residential
8		A 608	2	68.89	0.00312	Residential
1	7th Floor	A 701	2	68.89	0.00312	Residential
2		A 702	2	85.17	0.00386	Residential
3		A 703	2	85.17	0.00386	Residential
4		A 704	3	111.67	0.00506	Residential
5		A 705	3	111.67	0.00506	Residential
6		A 706	2	85.17	0.00386	Residential
7		A 707	2	85.17	0.00386	Residential
8		A 708	2	68.89	0.00312	Residential
1	8th Floor	A 801	2	68.89	0.00312	Residential
2		A 802	2	85.17	0.00386	Residential
3		A 803	2	85.17	0.00386	Residential
4		A 804	3	111.67	0.00506	Residential
5		A 805	3	111.67	0.00506	Residential
6		A 806	2	85.17	0.00386	Residential
7		A 807	2	85.17	0.00386	Residential
8		A 808	2	68.89	0.00312	Residential

1	9th Floor	A 901	2	68.89	0.00312	Residential
2		A 902	2	85.17	0.00386	Residential
3		A 903	2	85.17	0.00386	Residential
4		A 904	3	111.67	0.00506	Residential
5		A 905	3	111.67	0.00506	Residential
6		A 906	2	85.17	0.00386	Residential
7		A 907	2	85.17	0.00386	Residential
8		A 908	2	68.89	0.00312	Residential
1	10th Floor	A 1001	2	68.89	0.00312	Residential
2		A 1002	2	85.17	0.00386	Residential
3		A 1003	2	85.17	0.00386	Residential
4		A 1004	3	111.67	0.00506	Residential
5		A 1005	3	111.67	0.00506	Residential
6		A 1006	2	85.17	0.00386	Residential
7		A 1007	2	85.17	0.00386	Residential
8		A 1008	2	68.89	0.00312	Residential
1	11th Floor	A 1101	2	68.89	0.00312	Residential
2		A 1102	2	85.17	0.00386	Residential
3		A 1103	2	85.17	0.00386	Residential
4		A 1104	3	111.67	0.00506	Residential
5		A 1105	3	111.67	0.00506	Residential
6		A 1106	2	85.17	0.00386	Residential
7		A 1107	2	85.17	0.00386	Residential
8		A 1108	2	68.89	0.00312	Residential
1	12th Floor	A 1201	2	68.89	0.00312	Residential
2		A 1202				
3		A1'003				

4		A1'004	3	111.67	0.00506	Residential
5		A1'005	3	111.67	0.00506	Residential
6		A1'006	2	85.17	0.00386	Residential
		A1'007	2	85.17	0.00386	
		A1'008	2	68.89	0.00312	
1	Stilt Floor					Parking
2						Parking
3						Parking
4						Parking
5						Parking
6						Parking
7						Parking
8						Parking
1	1st Floor	B 101	2	68.89	0.00312	Residential
2		B 102	2	85.17	0.00386	Residential
3		B 103	2	85.17	0.00386	Residential
4		B 104	3	111.67	0.00506	Residential
5		B 105	3	111.67	0.00506	Residential
6		B 106	2	85.17	0.00386	Residential
7		B 107	2	85.17	0.00386	Residential
8		B 108	2	68.89	0.00312	Residential
1	2nd Floor	B 201	2	68.89	0.00312	Residential
2		B 202	2	85.17	0.00386	Residential
3		B 203	2	85.17	0.00386	Residential
4		B 204	3	111.67	0.00506	Residential
5		B 205	3	111.67	0.00506	Residential
6		B 206	2	85.17	0.00386	Residential

7		B 207	2	85.17	0.00386	Residential
8		B 208	2	68.89	0.00312	Residential
1	3rd Floor	B 301	2	68.89	0.00312	Residential
2		B 302	2	85.17	0.00386	Residential
3		B 303	2	85.17	0.00386	Residential
4		B 304	3	111.67	0.00506	Residential
5		B 305	3	111.67	0.00506	Residential
6		B 306	2	85.17	0.00386	Residential
7		B 307	2	85.17	0.00386	Residential
8		B 308	2	68.89	0.00312	Residential
1	4th Floor	B 401	2	68.89	0.00312	Residential
2		B 402	2	85.17	0.00386	Residential
3		B 403	2	85.17	0.00386	Residential
4		B 404	3	111.67	0.00506	Residential
5		B 405	3	111.67	0.00506	Residential
6		B 406	2	85.17	0.00386	Residential
7		B 407	2	85.17	0.00386	Residential
8		B 408	2	68.89	0.00312	Residential
1	5th Floor	B 501	2	68.89	0.00312	Residential
2		B 502	2	85.17	0.00386	Residential
3		B 503	2	85.17	0.00386	Residential
4		B 504	3	111.67	0.00506	Residential
5		B 505	3	111.67	0.00506	Residential
6		B 506	2	85.17	0.00386	Residential
7		B 507	2	85.17	0.00386	Residential
8		B 508	2	68.89	0.00312	Residential

1	6th Floor	B 601	2	68.89	0.00312	Residential
2		B 602	2	85.17	0.00386	Residential
3		B 603	2	85.17	0.00386	Residential
4		B 604	3	111.67	0.00506	Residential
5		B 605	3	111.67	0.00506	Residential
6		B 606	2	85.17	0.00386	Residential
7		B 607	2	85.17	0.00386	Residential
8		B 608	2	68.89	0.00312	Residential
1	7th Floor	B 701	2	68.89	0.00312	Residential
2		B 702	2	85.17	0.00386	Residential
3		B 703	2	85.17	0.00386	Residential
4		B 704	3	111.67	0.00506	Residential
5		B 705	3	111.67	0.00506	Residential
6		B 706	2	85.17	0.00386	Residential
7		B 707	2	85.17	0.00386	Residential
8		B 708	2	68.89	0.00312	Residential
1	8th Floor	B 801	2	68.89	0.00312	Residential
2		B 802	2	85.17	0.00386	Residential
3		B 803	2	85.17	0.00386	Residential
4		B 804	3	111.67	0.00506	Residential
5		B 805	3	111.67	0.00506	Residential
6		B 806	2	85.17	0.00386	Residential
7		B 807	2	85.17	0.00386	Residential
8		B 808	2	68.89	0.00312	Residential
1	9th Floor	B 901	2	68.89	0.00312	Residential
2		B 902	2	85.17	0.00386	Residential
3		B 903	2	85.17	0.00386	Residential

4		B 904	3	111.67	0.00506	Residential
5		B 905	3	111.67	0.00506	Residential
6		B 906	2	85.17	0.00386	Residential
7		B 907	2	85.17	0.00386	Residential
8		B 908	2	68.89	0.00312	Residential
1	10th Floor	B 1001	2	68.89	0.00312	Residential
2		B 1002	2	85.17	0.00386	Residential
3		B 1003	2	85.17	0.00386	Residential
4		B 1004	3	111.67	0.00506	Residential
5		B 1005	3	111.67	0.00506	Residential
6		B 1006	2	85.17	0.00386	Residential
7		B 1007	2	85.17	0.00386	Residential
8		B 1008	2	68.89	0.00312	Residential
1	11th Floor	B 1101	2	68.89	0.00312	Residential
2		B 1102	2	85.17	0.00386	Residential
3		B 1103	2	85.17	0.00386	Residential
4		B 1104	3	111.67	0.00506	Residential
5		B 1105	3	111.67	0.00506	Residential
6		B 1106	2	85.17	0.00386	Residential
7		B 1107	2	85.17	0.00386	Residential
8		B 1108	2	68.89	0.00312	Residential
1	12th Floor	B 1201	2	68.89	0.00312	Residential
2		B 1202				
3		B1'003				
4		B1'004	3	111.67	0.00506	Residential
5		B1'005	3	111.67	0.00506	Residential
6		B1'006	2	85.17	0.00386	Residential

		B1'007	2	85.17	0.00386	
		B1'008	2	68.89	0.00312	
1	Stilt Floor					Parking
2						Parking
3						Parking
4						Parking
5						Parking
6						Parking
7						Parking
8						Parking
1	1st Floor	C 101	2	68.89	0.00312	Residential
2		C 102	2	85.17	0.00386	Residential
3		C 103	2	85.17	0.00386	Residential
4		C 104	3	111.67	0.00506	Residential
5		C 105	3	111.67	0.00506	Residential
6		C 106	2	85.17	0.00386	Residential
7		C 107	2	85.17	0.00386	Residential
8		C 108	2	68.89	0.00312	Residential
1	2nd Floor	C 201	2	68.89	0.00312	Residential
2		C 202	2	85.17	0.00386	Residential
3		C 203	2	85.17	0.00386	Residential
4		C 204	3	111.67	0.00506	Residential
5		C 205	3	111.67	0.00506	Residential
6		C 206	2	85.17	0.00386	Residential
7		C 207	2	85.17	0.00386	Residential
8		C 208	2	68.89	0.00312	Residential

1	3rd Floor	C 301	2	68.89	0.00312	Residential
2		C 302	2	85.17	0.00386	Residential
3		C 303	2	85.17	0.00386	Residential
4		C 304	3	111.67	0.00506	Residential
5		C 305	3	111.67	0.00506	Residential
6		C 306	2	85.17	0.00386	Residential
7		C 307	2	85.17	0.00386	Residential
8		C 308	2	68.89	0.00312	Residential
1	4th Floor	C 401	2	68.89	0.00312	Residential
2		C 402	2	85.17	0.00386	Residential
3		C 403	2	85.17	0.00386	Residential
4		C 404	3	111.67	0.00506	Residential
5		C 405	3	111.67	0.00506	Residential
6		C 406	2	85.17	0.00386	Residential
7		C 407	2	85.17	0.00386	Residential
8		C 408	2	68.89	0.00312	Residential
1	5th Floor	C 501	2	68.89	0.00312	Residential
2		C 502	2	85.17	0.00386	Residential
3		C 503	2	85.17	0.00386	Residential
4		C 504	3	111.67	0.00506	Residential
5		C 505	3	111.67	0.00506	Residential
6		C 506	2	85.17	0.00386	Residential
7		C 507	2	85.17	0.00386	Residential
8		C 508	2	68.89	0.00312	Residential
1	6th Floor	C 601	2	68.89	0.00312	Residential
2		C 602	2	85.17	0.00386	Residential
3		C 603	2	85.17	0.00386	Residential

4		C 604	3	111.67	0.00506	Residential
5		C 605	3	111.67	0.00506	Residential
6		C 606	2	85.17	0.00386	Residential
7		C 607	2	85.17	0.00386	Residential
8		C 608	2	68.89	0.00312	Residential
1	7th Floor	C 701	2	68.89	0.00312	Residential
2		C 702	2	85.17	0.00386	Residential
3		C 703	2	85.17	0.00386	Residential
4		C 704	3	111.67	0.00506	Residential
5		C 705	3	111.67	0.00506	Residential
6		C 706	2	85.17	0.00386	Residential
7		C 707	2	85.17	0.00386	Residential
8		C 708	2	68.89	0.00312	Residential
1	8th Floor	C 801	2	68.89	0.00312	Residential
2		C 802	2	85.17	0.00386	Residential
3		C 803	2	85.17	0.00386	Residential
4		C 804	3	111.67	0.00506	Residential
5		C 805	3	111.67	0.00506	Residential
6		C 806	2	85.17	0.00386	Residential
7		C 807	2	85.17	0.00386	Residential
8		C 808	2	68.89	0.00312	Residential
1	9th Floor	C 901	2	68.89	0.00312	Residential
2		C 902	2	85.17	0.00386	Residential
3		C 903	2	85.17	0.00386	Residential
4		C 904	3	111.67	0.00506	Residential
5		C 905	3	111.67	0.00506	Residential
6		C 906	2	85.17	0.00386	Residential

7		C 907	2	85.17	0.00386	Residential
8		C 908	2	68.89	0.00312	Residential
1	10th Floor	C 1001	2	68.89	0.00312	Residential
2		C 1002	2	85.17	0.00386	Residential
3		C 1003	2	85.17	0.00386	Residential
4		C 1004	3	111.67	0.00506	Residential
5		C 1005	3	111.67	0.00506	Residential
6		C 1006	2	85.17	0.00386	Residential
7		C 1007	2	85.17	0.00386	Residential
8		C 1008	2	68.89	0.00312	Residential
1	11th Floor	C 1101	2	68.89	0.00312	Residential
2		C 1102	2	85.17	0.00386	Residential
3		C 1103	2	85.17	0.00386	Residential
4		C 1104	3	111.67	0.00506	Residential
5		C 1105	3	111.67	0.00506	Residential
6		C 1106	2	85.17	0.00386	Residential
7		C 1107	2	85.17	0.00386	Residential
8		C 1108	2	68.89	0.00312	Residential
1	12th Floor	C 1201	2	68.89	0.00312	Residential
2		C 1202				
3		C1'003				
4		C1'004	3	111.67	0.00506	Residential
5		C1'005	3	111.67	0.00506	Residential
6		C1'006	2	85.17	0.00386	Residential
		C1'007	2	85.17	0.00386	Residential
		C1'008	2	68.89	0.00312	Residential

1	Stilt Floor					Parking
2						Parking
3						Parking
4						Parking
5						Parking
6						Parking
7						Parking
8						Parking
1	1st Floor	D 101	2	68.89	0.00312	Residential
2		D 102	2	85.17	0.00386	Residential
3		D 103	2	85.17	0.00386	Residential
4		D 104	3	111.67	0.00506	Residential
5		D 105	3	111.67	0.00506	Residential
6		D 106	2	85.17	0.00386	Residential
7		D 107	2	85.17	0.00386	Residential
8		D 108	2	68.89	0.00312	Residential
1	2nd Floor	D 201	2	68.89	0.00312	Residential
2		D 202	2	85.17	0.00386	Residential
3		D 203	2	85.17	0.00386	Residential
4		D 204	3	111.67	0.00506	Residential
5		D 205	3	111.67	0.00506	Residential
6		D 206	2	85.17	0.00386	Residential
7		D 207	2	85.17	0.00386	Residential
8		D 208	2	68.89	0.00312	Residential
1	3rd Floor	D 301	2	68.89	0.00312	Residential
2		D 302	2	85.17	0.00386	Residential
3		D 303	2	85.17	0.00386	Residential

4		D 304	3	111.67	0.00506	Residential
5		D 305	3	111.67	0.00506	Residential
6		D 306	2	85.17	0.00386	Residential
7		D 307	2	85.17	0.00386	Residential
8		D 308	2	68.89	0.00312	Residential
1	4th Floor	D 401	2	68.89	0.00312	Residential
2		D 402	2	85.17	0.00386	Residential
3		D 403	2	85.17	0.00386	Residential
4		D 404	3	111.67	0.00506	Residential
5		D 405	3	111.67	0.00506	Residential
6		D 406	2	85.17	0.00386	Residential
7		D 407	2	85.17	0.00386	Residential
8		D 408	2	68.89	0.00312	Residential
1	5th Floor	D 501	2	68.89	0.00312	Residential
2		D 502	2	85.17	0.00386	Residential
3		D 503	2	85.17	0.00386	Residential
4		D 504	3	111.67	0.00506	Residential
5		D 505	3	111.67	0.00506	Residential
6		D 506	2	85.17	0.00386	Residential
7		D 507	2	85.17	0.00386	Residential
8		D 508	2	68.89	0.00312	Residential
1	6th Floor	D 601	2	68.89	0.00312	Residential
2		D 602	2	85.17	0.00386	Residential
3		D 603	2	85.17	0.00386	Residential
4		D 604	3	111.67	0.00506	Residential
5		D 605	3	111.67	0.00506	Residential
6		D 606	2	85.17	0.00386	Residential

7		D 607	2	85.17	0.00386	Residential
8		D 608	2	68.89	0.00312	Residential
1	7th Floor	D 701	2	68.89	0.00312	Residential
2		D 702	2	85.17	0.00386	Residential
3		D 703	2	85.17	0.00386	Residential
4		D 704	3	111.67	0.00506	Residential
5		D 705	3	111.67	0.00506	Residential
6		D 706	2	85.17	0.00386	Residential
7		D 707	2	85.17	0.00386	Residential
8		D 708	2	68.89	0.00312	Residential
1	8th Floor	D 801	2	68.89	0.00312	Residential
2		D 802	2	85.17	0.00386	Residential
3		D 803	2	85.17	0.00386	Residential
4		D 804	3	111.67	0.00506	Residential
5		D 805	3	111.67	0.00506	Residential
6		D 806	2	85.17	0.00386	Residential
7		D 807	2	85.17	0.00386	Residential
8		D 808	2	68.89	0.00312	Residential
1	9th Floor	D 901	2	68.89	0.00312	Residential
2		D 902	2	85.17	0.00386	Residential
3		D 903	2	85.17	0.00386	Residential
4		D 904	3	111.67	0.00506	Residential
5		D 905	3	111.67	0.00506	Residential
6		D 906	2	85.17	0.00386	Residential
7		D 907	2	85.17	0.00386	Residential
8		D 908	2	68.89	0.00312	Residential

1	10th Floor	D 1001	2	68.89	0.00312	Residential
2		D 1002	2	85.17	0.00386	Residential
3		D 1003	2	85.17	0.00386	Residential
4		D 1004	3	111.67	0.00506	Residential
5		D 1005	3	111.67	0.00506	Residential
6		D 1006	2	85.17	0.00386	Residential
7		D 1007	2	85.17	0.00386	Residential
8		D 1008	2	68.89	0.00312	Residential
1	11th Floor	D 1101	2	68.89	0.00312	Residential
2		D 1102	2	85.17	0.00386	Residential
3		D 1103	2	85.17	0.00386	Residential
4		D 1104	3	111.67	0.00506	Residential
5		D 1105	3	111.67	0.00506	Residential
6		D 1106	2	85.17	0.00386	Residential
7		D 1107	2	85.17	0.00386	Residential
8		D 1108	2	68.89	0.00312	Residential
1	12th Floor	D 1201	2	68.89	0.00312	Residential
2		D 1202				
3		D1'003				
4		D1'004	3	111.67	0.00506	Residential
5		D1'005	3	111.67	0.00506	Residential
6		D1'006	2	85.17	0.00386	Residential
		D1'007	2	85.17	0.00386	Residential
		D1'008	2	68.89	0.00312	Residential
1	Stilt Floor					Parking
2						Parking
3						Parking

4						Parking
5						Parking
6						Parking
7						Parking
8						Parking
1	1st Floor	E 101	2	68.89	0.00312	Residential
2		E 102	2	85.17	0.00386	Residential
3		E 103	2	85.17	0.00386	Residential
4		E 104	3	111.67	0.00506	Residential
5		E 105	3	111.67	0.00506	Residential
6		E 106	2	85.17	0.00386	Residential
7		E 107	2	85.17	0.00386	Residential
8		E 108	2	68.89	0.00312	Residential
1	2nd Floor	E 201	2	68.89	0.00312	Residential
2		E 202	2	85.17	0.00386	Residential
3		E 203	2	85.17	0.00386	Residential
4		E 204	3	111.67	0.00506	Residential
5		E 205	3	111.67	0.00506	Residential
6		E 206	2	85.17	0.00386	Residential
7		E 207	2	85.17	0.00386	Residential
8		E 208	2	68.89	0.00312	Residential
1	3rd Floor	E 301	2	68.89	0.00312	Residential
2		E 302	2	85.17	0.00386	Residential
3		E 303	2	85.17	0.00386	Residential
4		E 304	3	111.67	0.00506	Residential
5		E 305	3	111.67	0.00506	Residential
6		E 306	2	85.17	0.00386	Residential

7		E 307	2	85.17	0.00386	Residential
8		E 308	2	68.89	0.00312	Residential
1	4th Floor	E 401	2	68.89	0.00312	Residential
2		E 402	2	85.17	0.00386	Residential
3		E 403	2	85.17	0.00386	Residential
4		E 404	3	111.67	0.00506	Residential
5		E 405	3	111.67	0.00506	Residential
6		E 406	2	85.17	0.00386	Residential
7		E 407	2	85.17	0.00386	Residential
8		E 408	2	68.89	0.00312	Residential
1	5th Floor	E 501	2	68.89	0.00312	Residential
2		E 502	2	85.17	0.00386	Residential
3		E 503	2	85.17	0.00386	Residential
4		E 504	3	111.67	0.00506	Residential
5		E 505	3	111.67	0.00506	Residential
6		E 506	2	85.17	0.00386	Residential
7		E 507	2	85.17	0.00386	Residential
8		E 508	2	68.89	0.00312	Residential
1	6th Floor	E 601	2	68.89	0.00312	Residential
2		E 602	2	85.17	0.00386	Residential
3		E 603	2	85.17	0.00386	Residential
4		E 604	3	111.67	0.00506	Residential
5		E 605	3	111.67	0.00506	Residential
6		E 606	2	85.17	0.00386	Residential
7		E 607	2	85.17	0.00386	Residential
8		E 608	2	68.89	0.00312	Residential

1	7th Floor	E 701	2	68.89	0.00312	Residential
2		E 702	2	85.17	0.00386	Residential
3		E 703	2	85.17	0.00386	Residential
4		E 704	3	111.67	0.00506	Residential
5		E 705	3	111.67	0.00506	Residential
6		E 706	2	85.17	0.00386	Residential
7		E 707	2	85.17	0.00386	Residential
8		E 708	2	68.89	0.00312	Residential
1	8th Floor	E 801	2	68.89	0.00312	Residential
2		E 802	2	85.17	0.00386	Residential
3		E 803	2	85.17	0.00386	Residential
4		E 804	3	111.67	0.00506	Residential
5		E 805	3	111.67	0.00506	Residential
6		E 806	2	85.17	0.00386	Residential
7		E 807	2	85.17	0.00386	Residential
8		E 808	2	68.89	0.00312	Residential
1	9th Floor	E 901	2	68.89	0.00312	Residential
2		E 902	2	85.17	0.00386	Residential
3		E 903	2	85.17	0.00386	Residential
4		E 904	3	111.67	0.00506	Residential
5		E 905	3	111.67	0.00506	Residential
6		E 906	2	85.17	0.00386	Residential
7		E 907	2	85.17	0.00386	Residential
8		E 908	2	68.89	0.00312	Residential
1	10th Floor	E 1001	2	68.89	0.00312	Residential
2		E 1002	2	85.17	0.00386	Residential
3		E 1003	2	85.17	0.00386	Residential

4		E 1004	3	111.67	0.00506	Residential
5		E 1005	3	111.67	0.00506	Residential
6		E 1006	2	85.17	0.00386	Residential
7		E 1007	2	85.17	0.00386	Residential
8		E 1008	2	68.89	0.00312	Residential
1	11th Floor	E 1101	2	68.89	0.00312	Residential
2		E 1102	2	85.17	0.00386	Residential
3		E 1103	2	85.17	0.00386	Residential
4		E 1104	3	111.67	0.00506	Residential
5		E 1105	3	111.67	0.00506	Residential
6		E 1106	2	85.17	0.00386	Residential
7		E 1107	2	85.17	0.00386	Residential
8		E 1108	2	68.89	0.00312	Residential
1	12th Floor	E 1201	2	68.89	0.00312	Residential
2		E 1202				
3		E1'003				
4		E1'004	3	111.67	0.00506	Residential
5		E1'005	3	111.67	0.00506	Residential
6		E1'006	2	85.17	0.00386	Residential
		E1'007	2	85.17	0.00386	Residential
		E1'008	2	68.89	0.00312	Residential
1	Stilt Floor					Parking
2						Parking
3						Parking
4						Parking
5						Parking
6						Parking

7						Parking
8						Parking
1	1st Floor	F 101	2	68.89	0.00312	Residential
2		F 102	2	85.17	0.00386	Residential
3		F 103	2	85.17	0.00386	Residential
4		F 104	3	111.67	0.00506	Residential
5		F 105	3	111.67	0.00506	Residential
6		F 106	2	85.17	0.00386	Residential
7		F 107	2	85.17	0.00386	Residential
8		F 108	2	68.89	0.00312	Residential
1	2nd Floor	F 201	2	68.89	0.00312	Residential
2		F 202	2	85.17	0.00386	Residential
3		F 203	2	85.17	0.00386	Residential
4		F 204	3	111.67	0.00506	Residential
5		F 205	3	111.67	0.00506	Residential
6		F 206	2	85.17	0.00386	Residential
7		F 207	2	85.17	0.00386	Residential
8		F 208	2	68.89	0.00312	Residential
1	3rd Floor	F 301	2	68.89	0.00312	Residential
2		F 302	2	85.17	0.00386	Residential
3		F 303	2	85.17	0.00386	Residential
4		F 304	3	111.67	0.00506	Residential
5		F 305	3	111.67	0.00506	Residential
6		F 306	2	85.17	0.00386	Residential
7		F 307	2	85.17	0.00386	Residential
8		F 308	2	68.89	0.00312	Residential

1	4th Floor	F 401	2	68.89	0.00312	Residential
2		F 402	2	85.17	0.00386	Residential
3		F 403	2	85.17	0.00386	Residential
4		F 404	3	111.67	0.00506	Residential
5		F 405	3	111.67	0.00506	Residential
6		F 406	2	85.17	0.00386	Residential
7		F 407	2	85.17	0.00386	Residential
8		F 408	2	68.89	0.00312	Residential
1	5th Floor	F 501	2	68.89	0.00312	Residential
2		F 502	2	85.17	0.00386	Residential
3		F 503	2	85.17	0.00386	Residential
4		F 504	3	111.67	0.00506	Residential
5		F 505	3	111.67	0.00506	Residential
6		F 506	2	85.17	0.00386	Residential
7		F 507	2	85.17	0.00386	Residential
8		F 508	2	68.89	0.00312	Residential
1	6th Floor	F 601	2	68.89	0.00312	Residential
2		F 602	2	85.17	0.00386	Residential
3		F 603	2	85.17	0.00386	Residential
4		F 604	3	111.67	0.00506	Residential
5		F 605	3	111.67	0.00506	Residential
6		F 606	2	85.17	0.00386	Residential
7		F 607	2	85.17	0.00386	Residential
8		F 608	2	68.89	0.00312	Residential
1	7th Floor	F 701	2	68.89	0.00312	Residential
2		F 702	2	85.17	0.00386	Residential
3		F 703	2	85.17	0.00386	Residential

4		F 704	3	111.67	0.00506	Residential
5		F 705	3	111.67	0.00506	Residential
6		F 706	2	85.17	0.00386	Residential
7		F 707	2	85.17	0.00386	Residential
8		F 708	2	68.89	0.00312	Residential
1	8th Floor	F 801	2	68.89	0.00312	Residential
2		F 802	2	85.17	0.00386	Residential
3		F 803	2	85.17	0.00386	Residential
4		F 804	3	111.67	0.00506	Residential
5		F 805	3	111.67	0.00506	Residential
6		F 806	2	85.17	0.00386	Residential
7		F 807	2	85.17	0.00386	Residential
8		F 808	2	68.89	0.00312	Residential
1	9th Floor	F 901	2	68.89	0.00312	Residential
2		F 902	2	85.17	0.00386	Residential
3		F 903	2	85.17	0.00386	Residential
4		F 904	3	111.67	0.00506	Residential
5		F 905	3	111.67	0.00506	Residential
6		F 906	2	85.17	0.00386	Residential
7		F 907	2	85.17	0.00386	Residential
8		F 908	2	68.89	0.00312	Residential
1	10th Floor	F 1001	2	68.89	0.00312	Residential
2		F 1002	2	85.17	0.00386	Residential
3		F 1003	2	85.17	0.00386	Residential
4		F 1004	3	111.67	0.00506	Residential
5		F 1005	3	111.67	0.00506	Residential
6		F 1006	2	85.17	0.00386	Residential

7		F 1007	2	85.17	0.00386	Residential
8		F 1008	2	68.89	0.00312	Residential
1	11th Floor	F 1101	2	68.89	0.00312	Residential
2		F 1102	2	85.17	0.00386	Residential
3		F 1103	2	85.17	0.00386	Residential
4		F 1104	3	111.67	0.00506	Residential
5		F 1105	3	111.67	0.00506	Residential
6		F 1106	2	85.17	0.00386	Residential
7		F 1107	2	85.17	0.00386	Residential
8		F 1108	2	68.89	0.00312	Residential
1	12th Floor	F 1201	2	68.89	0.00312	Residential
2		F 1202				
3		F1'003				
4		F1'004	3	111.67	0.00506	Residential
5		F1'005	3	111.67	0.00506	Residential
6		F1'006	2	85.17	0.00386	Residential
		F1'007	2	85.17	0.00386	Residential
		F1'008	2	68.89	0.00312	Residential

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

Place:

Signature of declarant with designation and seal

Date:

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'SAG CONSTRUCTION PRIVATE LIMITED' around the perimeter and 'NEW DELHI' in the center. There is a small asterisk at the bottom of the stamp.

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	44126.44 Sq. m.			
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (l) of the Act)		8154.298 sq. m.		
(b-2)	Total Covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)			2081.249Sq.m.	
(c)	Total covered area of the building (total of (a), (b-1) & (b-2))				54361.987 Sq.m.
	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.	22085 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 -137, Stilt145, Stilt Podium 104 & Basement 520 NOS, 23585.73Sqm.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	3803.94Sqm.
	(ii) Children playing area	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 14 nos. (12Nosin tower & 2 in Podium)
	(ii) Area of Shaft (s)	
	(iii) Elevator shaft extends from ground floor up to	S+13 Floors
	(iv) No. of stairway 'A' , which lead from the ground floor the roof of the building	Provided 14 nos. (12Nosin tower & 2 in Podium)
	(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 &6Nos Overhead in all Towers.

(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building	14Nos
(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)	Provided
(xvii)	Motor(s)	Provided
(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 -137, Stilt 145, Stilt Podium 104 & Basement 520 NOS, 23585.73Sq.m.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	1.5 Mts
(iii)	Corridor extending from the lobby to stairway	2.45 Mts



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 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 -137, Stilt 145, Stilt Podium 104 & Basement 520 NOS, 23585.73Sqm.
(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: