

Dated :- 19/07/2014

To,

The Vice Chairman

Ghaziabad Development Authority
Ghaziabad.

Subject: Regarding "Uttar Pradesh Apartment Law under section-2010" for Group Housing Project located at Divyansh Fabio, Plot No- GH-5A, Crossing Republik near ABSE Engg. Collage N.H-24, Ghaziabad, Uttar Pradesh.

Respected Sir,

This is in reference to the above mentioned subject. We are herewith submitting the documents regarding to Ghaziabd Development Authority.

Hope, this will be to your entire satisfaction.

For Crossings Infrastructure Pvt. Ltd.


Yours sincerely,

Authorised Signatory

CROSSINGS INFRASTRUCTURE PVT. LTD.

Crossings Republik Township, (Glass Gate), Near ABES Engg. College, NH-24, Dundahera,
Ghaziabad-201016, U.P. Phone No. : 0120-6134121, 0120-6134170, Email : crossings_er@yahoo.co.in



For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place:

Promoter Details:

- 1 Name: CROSSINGS INFRASTRUCTURE PVT. LTD.
2 Registered Address: 102, V-4 Tower, First Floor, kakkaddoma, coum. Center Delhi-92
3 Local/Postal Address: Crossing Republik, Township (Glass Gate) Near ABSE Engg. Collage, NH-24, Ghaziabad (U.P.)
4 Date of Incorporation (If applicable): 30-03-05
5 Name/Designation of Authorized Signatory: Mr. Sumit Aggarwal

The Declaration hereby solemnly states the following:

FIRST: The Promoter owns/holds the land as lease 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:

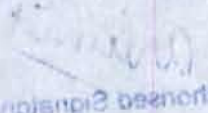
Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	GROUP HOUSING AT PLOT NO. GH-05A, CROSSINGS REPUBLIK, N.H. 24, GHAZIABAD.
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3	Date of Sanction	11-05-14
4	Municipal Ward of the property	NA
5	Municipal Ward of the property	NA
6	Postal Address of the property	Divyasnh Fabio, Plot N0- GH-5A, Crossing Repiblik, N.H.-24, Ghaziabad.
7	Name of Architect/Structured Engineer	Ar. Vishal Mittal
8	Height of the building	44.90 m.
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10	No. of floors	G+14

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory

For Crossings Infrastructure PwL Ltd

Authorized Signatory

A handwritten signature in black ink, appearing to be 'S. Srinivasan', is written over the 'Authorized Signatory' text.

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 as a total floor area of 20253.372 square meters on all floors, of which 14496.594 square meters will constitute the apartments and remaining 2385.912 square meters will constitute the 'common areas and facilities' and 3370.866 square meters constitute 'limited common areas and facilities' in basement and stilt, which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 1292.5 sq.mt. is not taken in above area.

FIFTH: That this condominium shall be known as "DIVYANSH FABIO" (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 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 "DIVYANSH FABIO" Condominium is based on the proportionate value of each apartment to the total value of all apartments.

For Crossings Infrastructure Pvt. Ltd


Authorized Signatory



For Crossing Instructions Pyl Ltd

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Authorized Signatory

SEVENTH: That the Administration of "DIVYANSH FABIO" 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 promoters shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

Condominium consisting as

EIGHTH: That for the purpose of stamp duty and registration fees payable on the Deed of apartments under S. 13 of the Act, the value of the

(a) Land of each apartment would be computed on basis of the percentage of the undivided share so that the aggregate of the Land component of all of the apartments of the building is equivalent to the total value of the Land of the building;

(b) The construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

NINTH: That the 'common areas and facilities' as well as the 'limited common areas and facilities' shall remain undivided and no apartment owner shall bring any action for their partition or division thereof.

TENTH: That the percentage of the undivided Interest in the "common areas of facilities" as well as the "limited common areas and facilities" established herein shall not be charged except with the unanimous consent of all the apartment owners and approved 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 instruments;

TWELTH: That neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by only registered instruments;

THIRTEENTH: That if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Act;

FOURTEENTH: That where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives association which 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.

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory

For Crossings Infrastructure PVI Ltd

Authorized Signatory

FIFTEENTH: that the 'Independent area', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S.3(p) of the Act.

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ 2 per Sq. Ft. month from the owners of each apartment.

IN WITNESS WHEREOF, Shri Sumit Aggarwal for on and behalf of
M/s Crossing Infrastructure Pvt. Ltd. (the promoter) hereto set his hand this
Dated :-19-07-2014

For Crossings Infrastructure Pvt. Ltd.

Signed & delivered by
(Seal of the)

Authorized Signatory

In the presence of:-

1 _____
2 _____

For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

For Crossings Infrastructure Pvt. Ltd.

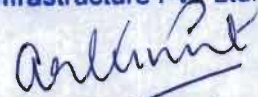
Authorized Signatory

Annexure-'A'

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

Sl.No.	Items		
1	Location of the land of the building	Revenue Village	Dundeha hera
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		
3	Date of last document of title under which the promoter claims the land	16-12-11	
4	Details of Registration of the above title document	Book No.	8545
		Vol. No.	1
		Pages No.	1-574
		Sl. No.	9408
		Date of Regn.	16-12-11
5	Boundaries	North	other land
		South	other project
		East	road
		West	other land
6	Land whether freehold or leasehold	Freehold	
7	If land is leasehold, the unexpired period of the lease	N/A	

. For Crossings Infrastructure Pvt. Ltd.



Signature of Authorized Signatory
with designation & Seal

Place:

Date:

For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

Annexure-'B'
(Details of Apartment)

Name of Condominium: "DIVYANSH FABIO"

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in	Proportionate representation for	Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
Tower A								
1	1	101	3BHK	104.370	0.720	1	Residential	
2	1	102	3BHK	117.614	0.811	1	Residential	
3	1	103	3BHK	117.614	0.811	1	Residential	
4	1	104	3BHK	104.370	0.720	1	Residential	
5	2	201	3BHK	104.370	0.720	1	Residential	
6	2	202	3BHK	117.614	0.811	1	Residential	
7	2	203	3BHK	117.614	0.811	1	Residential	
8	2	204	3BHK	104.370	0.720	1	Residential	
9	3	301	3BHK	104.370	0.720	1	Residential	
10	3	302	3BHK	117.614	0.811	1	Residential	
11	3	303	3BHK	117.614	0.811	1	Residential	
12	3	304	3BHK	104.370	0.720	1	Residential	
13	4	401	3BHK	104.370	0.720	1	Residential	
14	4	402	3BHK	117.614	0.811	1	Residential	
15	4	403	3BHK	117.614	0.811	1	Residential	
16	4	404	3BHK	104.370	0.720	1	Residential	
17	5	501	3BHK	104.370	0.720	1	Residential	
18	5	502	3BHK	117.614	0.811	1	Residential	
19	5	503	3BHK	117.614	0.811	1	Residential	
20	5	504	3BHK	104.370	0.720	1	Residential	
21	6	601	3BHK	104.370	0.720	1	Residential	
22	6	602	3BHK	117.614	0.811	1	Residential	
23	6	603	3BHK	117.614	0.811	1	Residential	
24	6	604	3BHK	104.370	0.720	1	Residential	
25	7	701	3BHK	104.370	0.720	1	Residential	
26	7	702	3BHK	117.614	0.811	1	Residential	
27	7	703	3BHK	117.614	0.811	1	Residential	
28	7	704	3BHK	104.370	0.720	1	Residential	
29	8	801	3BHK	104.370	0.720	1	Residential	
30	8	802	3BHK	117.614	0.811	1	Residential	
31	8	803	3BHK	117.614	0.811	1	Residential	
32	8	804	3BHK	104.370	0.720	1	Residential	
33	9	901	3BHK	104.370	0.720	1	Residential	
34	9	902	3BHK	117.614	0.811	1	Residential	
35	9	903	3BHK	117.614	0.811	1	Residential	
36	9	904	3BHK	104.370	0.720	1	Residential	
37	10	1001	3BHK	104.370	0.720	1	Residential	
38	10	1002	3BHK	117.614	0.811	1	Residential	
39	10	1003	3BHK	117.614	0.811	1	Residential	
40	10	1004	3BHK	104.370	0.720	1	Residential	
41	11	1101	3BHK	104.370	0.720	1	Residential	
42	11	1102	3BHK	117.614	0.811	1	Residential	
43	11	1103	3BHK	117.614	0.811	1	Residential	

For Crossings Infrastructure Pvt. Ltd.

Arkhmit
Authorised Signatory

For Classrooms Instructor PVI L10

Authorized Signatory

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in	Proportionate representation for	Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
44	11	1104	3BHK	104.370	0.720	1	Residential	
45	12	1201	3BHK	104.370	0.720	1	Residential	
46	12	1202	3BHK	117.614	0.811	1	Residential	
47	12	1203	3BHK	117.614	0.811	1	Residential	
48	12	1204	3BHK	104.370	0.720	1	Residential	
49	13	1301	3BHK	104.370	0.720	1	Residential	
50	13	1302	3BHK	117.614	0.811	1	Residential	
51	13	1303	3BHK	117.614	0.811	1	Residential	
52	13	1304	3BHK	104.370	0.720	1	Residential	
53	14	1401	3BHK	104.370	0.720	1	Residential	
54	14	1402	3BHK	117.614	0.811	1	Residential	
55	14	1403	3BHK	117.614	0.811	1	Residential	
56	14	1404	3BHK	104.370	0.720	1	Residential	
			TOTAL	6215.552				
Tower B								
57	1	105	3BHK	86.487	0.597	1	Residential	
58	1	106	2BHK	64.514	0.445	1	Residential	
59	1	107	2BHK	64.514	0.445	1	Residential	
60	1	108	3BHK	80.258	0.554	1	Residential	
61	1	109	3BHK	80.258	0.554	1	Residential	
62	1	110	2BHK	64.514	0.445	1	Residential	
63	1	111	2BHK	64.514	0.445	1	Residential	
64	1	112	3BHK	86.444	0.596	1	Residential	
65	2	205	3BHK	86.487	0.597	1	Residential	
66	2	206	2BHK	64.514	0.445	1	Residential	
67	2	207	2BHK	64.514	0.445	1	Residential	
68	2	208	3BHK	80.258	0.554	1	Residential	
69	2	209	3BHK	80.258	0.554	1	Residential	
70	2	210	2BHK	64.514	0.445	1	Residential	
71	2	211	2BHK	64.514	0.445	1	Residential	
72	2	212	3BHK	86.444	0.596	1	Residential	
73	3	305	3BHK	86.487	0.597	1	Residential	
74	3	306	2BHK	64.514	0.445	1	Residential	
75	3	307	2BHK	64.514	0.445	1	Residential	
76	3	308	3BHK	80.258	0.554	1	Residential	
77	3	309	3BHK	80.258	0.554	1	Residential	
78	3	310	2BHK	64.514	0.445	1	Residential	
79	3	311	2BHK	64.514	0.445	1	Residential	
80	3	312	3BHK	86.444	0.596	1	Residential	
81	4	405	3BHK	86.487	0.597	1	Residential	
82	4	406	2BHK	64.514	0.445	1	Residential	
83	4	407	2BHK	64.514	0.445	1	Residential	
84	4	408	3BHK	80.258	0.554	1	Residential	
85	4	409	3BHK	80.258	0.554	1	Residential	
86	4	410	2BHK	64.514	0.445	1	Residential	
87	4	411	2BHK	64.514	0.445	1	Residential	
88	4	412	3BHK	86.444	0.596	1	Residential	
89	5	505	3BHK	86.487	0.597	1	Residential	

For Crossings Infrastructure Pvt. Ltd.

Arvind
 Authorised Signatory

For Crossings Infrastructure Pvt. Ltd.

Autonomous Signatory

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in	Proportionate representation for	Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
90	5	506	2BHK	64.514	0.445	1	Residential	
91	5	507	2BHK	64.514	0.445	1	Residential	
92	5	508	3BHK	80.258	0.554	1	Residential	
93	5	509	3BHK	80.258	0.554	1	Residential	
94	5	510	2BHK	64.514	0.445	1	Residential	
95	5	511	2BHK	64.514	0.445	1	Residential	
96	5	512	3BHK	86.444	0.596	1	Residential	
97	6	605	3BHK	86.487	0.597	1	Residential	
98	6	606	2BHK	64.514	0.445	1	Residential	
99	6	607	2BHK	64.514	0.445	1	Residential	
100	6	608	3BHK	80.258	0.554	1	Residential	
101	6	609	3BHK	80.258	0.554	1	Residential	
102	6	610	2BHK	64.514	0.445	1	Residential	
103	6	611	2BHK	64.514	0.445	1	Residential	
104	6	612	3BHK	86.444	0.596	1	Residential	
105	7	705	3BHK	86.487	0.597	1	Residential	
106	7	706	2BHK	64.514	0.445	1	Residential	
107	7	707	2BHK	64.514	0.445	1	Residential	
108	7	708	3BHK	80.258	0.554	1	Residential	
109	7	709	3BHK	80.258	0.554	1	Residential	
110	7	710	2BHK	64.514	0.445	1	Residential	
111	7	711	2BHK	64.514	0.445	1	Residential	
112	7	712	3BHK	86.444	0.596	1	Residential	
113	8	805	3BHK	86.487	0.597	1	Residential	
114	8	806	2BHK	64.514	0.445	1	Residential	
115	8	807	2BHK	64.514	0.445	1	Residential	
116	8	808	3BHK	80.258	0.554	1	Residential	
117	8	809	3BHK	80.258	0.554	1	Residential	
118	8	810	2BHK	64.514	0.445	1	Residential	
119	8	811	2BHK	64.514	0.445	1	Residential	
120	8	812	3BHK	86.444	0.596	1	Residential	
121	9	905	3BHK	86.487	0.597	1	Residential	
122	9	906	2BHK	64.514	0.445	1	Residential	
123	9	907	2BHK	64.514	0.445	1	Residential	
124	9	908	3BHK	80.258	0.554	1	Residential	
125	9	909	3BHK	80.258	0.554	1	Residential	
126	9	910	2BHK	64.514	0.445	1	Residential	
127	9	911	2BHK	64.514	0.445	1	Residential	
128	9	912	3BHK	86.444	0.596	1	Residential	
129	10	1005	3BHK	86.487	0.597	1	Residential	
130	10	1006	2BHK	64.514	0.445	1	Residential	
131	10	1007	2BHK	64.514	0.445	1	Residential	
132	10	1008	3BHK	80.258	0.554	1	Residential	
133	10	1009	3BHK	80.258	0.554	1	Residential	
134	10	1010	2BHK	64.514	0.445	1	Residential	
135	10	1011	2BHK	64.514	0.445	1	Residential	
136	10	1012	3BHK	86.444	0.596	1	Residential	
137	11	1105	3BHK	86.487	0.597	1	Residential	
138	11	1106	2BHK	64.514	0.445	1	Residential	
139	11	1107	2BHK	64.514	0.445	1	Residential	

. For Crossings Infrastructure Pvt. Ltd.

Arvind
Authorised Signatory

For Crossings Information PAF Ltd

Authorized Signatory

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in	Proportionate representation for	Residential / Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
140	11	1108	3BHK	80.258	0.554	1	Residential	
141	11	1109	3BHK	80.258	0.554	1	Residential	
142	11	1110	2BHK	64.514	0.445	1	Residential	
143	11	1111	2BHK	64.514	0.445	1	Residential	
144	11	1112	3BHK	86.444	0.596	1	Residential	
145	12	1205	3BHK	86.487	0.597	1	Residential	
146	12	1206	2BHK	64.514	0.445	1	Residential	
147	12	1207	2BHK	64.514	0.445	1	Residential	
148	12	1208	3BHK	80.258	0.554	1	Residential	
149	12	1209	3BHK	80.258	0.554	1	Residential	
150	12	1210	2BHK	64.514	0.445	1	Residential	
151	12	1211	2BHK	64.514	0.445	1	Residential	
152	12	1212	3BHK	86.444	0.596	1	Residential	
153	13	1305	3BHK	86.487	0.597	1	Residential	
154	13	1306	2BHK	64.514	0.445	1	Residential	
155	13	1307	2BHK	64.514	0.445	1	Residential	
156	13	1308	3BHK	80.258	0.554	1	Residential	
157	13	1309	3BHK	80.258	0.554	1	Residential	
158	13	1310	2BHK	64.514	0.445	1	Residential	
159	13	1311	2BHK	64.514	0.445	1	Residential	
160	13	1312	3BHK	86.444	0.596	1	Residential	
161	14	1405	3BHK	86.487	0.597	1	Residential	
162	14	1406	2BHK	64.514	0.445	1	Residential	
163	14	1407	2BHK	64.514	0.445	1	Residential	
164	14	1408	3BHK	80.258	0.554	1	Residential	
165	14	1409	3BHK	80.258	0.554	1	Residential	
166	14	1410	2BHK	64.514	0.445	1	Residential	
167	14	1411	2BHK	64.514	0.445	1	Residential	
168	14	1412	3BHK	86.444	0.596	1	Residential	
			TOTAL	8281.042	100.000			
			Total of Tower A & B	14496.594	100.000			

Note

* Covered Area of flat only consist of F.A.R.area of flat(Excluding all projections as well as balconies)

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

For Crossings Infrastructure Pvt. Ltd.

Place:

Signature of declarant
with designation **Authorized Signatory**

Date:

For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

Annexure-'C'

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

Sl.No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors	14496.594 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		2385.912 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			3370.866 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				20253.372 sq.mt.
	Sum up				

• Open Parking area 1292.5


sq.m. is not included in (b-2)

. For Crossings Infrastructure Pvt. Ltd.

Place:

Date:

Signature of declarant
with designation


Authorized Signatory

For Crossings Infrastructure Pvt. Ltd.



Authorized Signatory

Annexure 'D'

area and facilities of the building to
declaration relates

Its description / area

Details of the
which the
& facilities
First of

Plot No- GH-5A, Cross
Muziabab.

Annexure 'D'

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

Sl.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	Divyashn Fabio, Plot NO- GH-5A, Crossing Repiblik, N.H.-24, Ghaziabad.
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	2,069.652 sq.mts
		Taken in limited common area & facility
(c)	Facilities in the basement	Parking, store etc.
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	NA
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	51.452
	(vii) Lobby & facilities	NA
	(viii) Any other facility(Community Hall)	NA
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	Tower-A :2 no. Tower-B :2 no.
	(ii) Area of shaft(s)	Tower-A :12.915 sq.m.
		Tower-B : 2.373 sq.m.
	(iii) Elevator shaft extends from ground floor upto	Upto 14th Floor in all towers
	(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	2 no. in all towers.
	(v) No. of stairway 'B' (if any), which lead from open court to the upper floors.	NA
(vi) A Flue (if applicable), extending from the incinerator in the basement to the roof of the building, which 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		

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Arshmit
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	upper floors.	
(vii)	No. of Water Tank(s)	4

(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Each lift room at top of comprising elevator equipment
(ix)	Plumbing network throughout the building.	Stilt To top floor.
(x)	Electric wiring network throughout the building	Stilt To top floor.
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	E.P.A.B.X.connection to all apartment.
(xiii)	Public water connection(s)	
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	As per structure design.
(xv)	Tank(s)	4
(xvi)	Pump(s)	3
(xvii)	Motor(s)	5
(xviii)	Fans	N/A
(xix)	Firefighting equipment(s)	Equipped as per fire NOC.
(xx)	Compressor(s)	NA
(xxi)	Duct(s)	NA
(xxii)	Central Air Conditioning Equipment(s)	NA
(xxiii)	Heating Equipment	NA
(xxiv)	General all apparatus & installation existing for common use	Provided

Place:

Date:

For Crossings Infrastructure Pvt. Ltd.

Arjun K
 Authorised Signatory

Signature of declarant
 with designation & 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 S. 3(c) of the Act and shown in Exhibit 'A')		
(i)	Parking	Basement Parking Area- 2069.652 sq.mt. ✓
		Stilt Parking Area- 1249.762 sq.mt. ✓
		Open Parking Area - 1292.5 sq.mt. ✓
		Total Parking Provided - 202 no. ✓
		against required 185 no. ✓
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	NA
(iii)	Corridor extending from the lobby to the stairway	NA

Place:

Date:

For Crossings Infrastructure Pvt. Ltd.

Signature of declarant
with designation & Seal
Authorized Signatory

Note:-Section 3(s) of the Act has defined the term "*limited common areas and facilities*" means "those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

For Crossings Infrastructure Pvt. Ltd.

Authorized Signatory

Annexure 'F'

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

"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	4611.914
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	51.452
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment (If applicable)	NA

Note:-Section 3(p) of the Act has defined the term "*independent area*" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by promoters without the interference of other apartment owners.

Place:

Date:

For Crossings Infrastructure Pvt. Ltd.

Ardmit

Authorised Signatory

Signature of declarant
with designation & Seal

For Crossings Infrastructure Pvt. Ltd
Authorized Signatory

Schedule -A
[Specifications of Construction]

- 1 Foundation: Earth Quake resistant fondation R.C.C. Framed structur certified by IIT
- 2 Flooring: Vitrified tiles flooring
- 3 Doors & Hardware: out door and window aluminum powder coated/ UPVC,
internal door made of painted flush shutters and skin moulded
- 4 Windows: all external window frames in powder coated aluminum.
- 5 Internal Finish: walls plasterd and painted in off white shade of lol bound distemper
- 6 External Finish: most finish with high quality texture paintost
modern and elegant permanent out
- 7 Sanitary ware & fittings: white sanitary ware with EWC, wash basin and CP fitting
in all toilets
- 8 Electrical: copper wiring in upvc concealed conduit
- 9 Plumbing and water Line: CP fitting

Place:

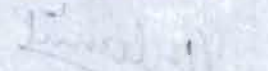
Date:

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

**Signature of declarant
with designation & Seal**

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory