

FORM #  
(See Rule 3)  
FORM OF DECLARATION

Date:

Place:

Promoter Details:

- 1 Name: CROSSINGS INFRASTRUCTURE PVT. LTD.
- 2 Registered Address:
- 3 Local/Postal Address:
- 4 Date of Incorporation (If applicable):
- 5 Name/Designation of Authorized Signatory:

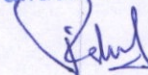
The Declaration hereby solemnly states the following:

**FIRST:** The Promoter owns/holds the land as lease/freehold 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-06,CROSSINGS REPUBLIK, N.H. 24, GHAZIABAD.				
2	Sanctioning Authority of the plan	Ghaziabad Development Authority				
3	Date of Sanction					
4	Municipal Ward of the property	NA				
5	Municipal Ward of the property	NA				
6	Postal Address of the property					
7	Name of Architect/Structured Engineer	Ar. Vishal Mittal				
8	Height of the building	<table border="1"><tr><td>Tower O1</td><td>42.15 MT</td><td>Tower O2</td><td>45.00 MT</td></tr></table>	Tower O1	42.15 MT	Tower O2	45.00 MT
Tower O1	42.15 MT	Tower O2	45.00 MT			
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential				
10	No. of floors	<table border="1"><tr><td>Tower O1</td><td>B+G+13</td><td>Tower O2</td><td>B+S+UG+13</td></tr></table>	Tower O1	B+G+13	Tower O2	B+S+UG+13
Tower O1	B+G+13	Tower O2	B+S+UG+13			

For Bulland Buildtech Pvt. Ltd.



Director



**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 27054.651 square meters on all floors, of which 17818.305 square meters will constitute the apartments and remaining 3029.055 square meters will constitute the 'common areas and facilities' and 6207.291 square meters constitute 'limited common areas and facilities' in basement and still, which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 728.75 sq.mt. is not taken in above area.

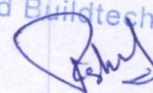
**FIFTH:** That this condominium shall be known as " BULLAND HEIGHTS" (insert the name of the building/ scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act) the ' limited common areas and facilities' of the building/ scheme (as defined in 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 " BULLAND HEIGHTS" value of each apartment to the total value of all apartments.

Condominium is based on the proportionate

For Bulland Buildtech Pvt. Ltd.



Director



**SEVENTH:** That the Administration of " BULLAND HEIGHTS" 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 Bulland Buildtech Pvt. Ltd.

  
Director

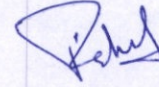


FIFTEENTH: that the 'independent area', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S.3(p)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

For Bulland Buildtech Pvt. Ltd.

 Director

Signed & delivered by  
(Seal of the Promoter)

In the presence of:-

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_



Annexure-'A'

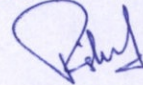
Details of the land of the building to which the present declaration relates

Sl.No.	Items		
1	Location of the land of the building	Revenue Village	
		Tehsil	
		District	
2	Survey No. with area		
3	Date of last document of title under which the promoter claims the land		
4	Details of Registration of the above title document	Book No.	
		Vol. No.	
		Pages No.	
		Sl. No.	
		Date of Regn.	
5	Boundaries	North	
		South	
		East	
		West	
6	Land whether freehold or leasehold		
7	If land is leasehold, the unexpired period of the lease		

Place:

Date:

For Bulland Buildtech Pvt. Ltd.



Signature of declarant  
with designation & Seal

Director



**Annexure 'B'**  
**(Details of Apartment)**

Name of Condominium:

" BULLAND HEIGHTS "

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
<b>Tower O1</b>							
1	G	1	3BHK	109.941		1	Residential
2	G	2	3BHK	109.941		1	Residential
3	G	3	3BHK	98.238		1	Residential
4	G	4	3BHK	98.238		1	Residential
5	G	5	4BHK	146.932		1	Residential
6	G	6	4BHK	146.932		1	Residential
7	1	101	3BHK	109.941		1	Residential
8	1	102	3BHK	109.941		1	Residential
9	1	103	3BHK	98.238		1	Residential
10	1	104	3BHK	98.238		1	Residential
11	1	105	4BHK	146.932		1	Residential
12	1	106	4BHK	146.932		1	Residential
13	2	201	3BHK	109.941		1	Residential
14	2	202	3BHK	109.941		1	Residential
15	2	203	3BHK	98.238		1	Residential
16	2	204	3BHK	98.238		1	Residential
17	2	205	4BHK	146.932		1	Residential
18	2	206	4BHK	146.932		1	Residential
19	3	301	3BHK	109.941		1	Residential
20	3	302	3BHK	109.941		1	Residential
21	3	303	3BHK	98.238		1	Residential
22	3	304	3BHK	98.238		1	Residential
23	3	305	4BHK	146.932		1	Residential
24	3	306	4BHK	146.932		1	Residential
25	4	401	3BHK	109.941		1	Residential
26	4	402	3BHK	109.941		1	Residential
27	4	403	3BHK	98.238		1	Residential
28	4	404	3BHK	98.238		1	Residential
29	4	405	4BHK	146.932		1	Residential
30	4	406	4BHK	146.932		1	Residential
31	5	501	3BHK	109.941		1	Residential
32	5	502	3BHK	109.941		1	Residential
33	5	503	3BHK	98.238		1	Residential
34	5	504	3BHK	98.238		1	Residential
35	5	505	4BHK	146.932		1	Residential
36	5	506	4BHK	146.932		1	Residential
37	6	601	3BHK	109.941		1	Residential
38	6	602	3BHK	109.941		1	Residential
39	6	603	3BHK	98.238		1	Residential
40	6	604	3BHK	98.238		1	Residential



Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
41	6	605	4BHK	146.932		1	Residential
42	6	606	4BHK	146.932		1	Residential
43	7	701	3BHK	109.941		1	Residential
44	7	702	3BHK	109.941		1	Residential
45	7	703	3BHK	98.238		1	Residential
46	7	704	3BHK	98.238		1	Residential
47	7	705	4BHK	146.932		1	Residential
48	7	706	4BHK	146.932		1	Residential
49	8	801	3BHK	109.941		1	Residential
50	8	802	3BHK	109.941		1	Residential
51	8	803	3BHK	98.238		1	Residential
52	8	804	3BHK	98.238		1	Residential
53	8	805	4BHK	146.932		1	Residential
54	8	806	4BHK	146.932		1	Residential
55	9	901	3BHK	109.941		1	Residential
56	9	902	3BHK	109.941		1	Residential
57	9	903	3BHK	98.238		1	Residential
58	9	904	3BHK	98.238		1	Residential
59	9	905	4BHK	146.932		1	Residential
60	9	906	4BHK	146.932		1	Residential
61	10	1001	3BHK	109.941		1	Residential
62	10	1002	3BHK	109.941		1	Residential
63	10	1003	3BHK	98.238		1	Residential
64	10	1004	3BHK	98.238		1	Residential
65	10	1005	4BHK	146.932		1	Residential
66	10	1006	4BHK	146.932		1	Residential
67	11	1101	3BHK	109.941		1	Residential
68	11	1102	3BHK	109.941		1	Residential
69	11	1103	3BHK	98.238		1	Residential
70	11	1104	3BHK	98.238		1	Residential
71	11	1105	4BHK	146.932		1	Residential
72	11	1106	4BHK	146.932		1	Residential
73	12	1201	3BHK	106.156		1	Residential
74	12	1202	3BHK	106.156		1	Residential
75	12	1203	3BHK	98.447		1	Residential
76	12	1204	3BHK	98.447		1	Residential
77	12	1205	4BHK	138.829		1	Residential
78	13	1301	3BHK	106.156		1	Residential
79	13	1302	3BHK	106.156		1	Residential
80	13	1303	3BHK	98.447		1	Residential
81	13	1304	3BHK	98.447		1	Residential
				9479.905			



Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
TowerO2							
82	UG	1	2BHK	75.260		1	Residential
83	UG	2	2BHK	73.640		1	Residential
84	UG	3	2BHK	73.640		1	Residential
85	UG	4	2BHK	75.260		1	Residential
86	UG	5	2BHK	75.260		1	Residential
87	UG	6	2BHK	73.640		1	Residential
88	UG	7	2BHK	73.640		1	Residential
89	UG	8	2BHK	75.260		1	Residential
90	1	101	2BHK	75.260		1	Residential
91	1	102	2BHK	73.640		1	Residential
92	1	103	2BHK	73.640		1	Residential
93	1	104	2BHK	75.260		1	Residential
94	1	105	2BHK	75.260		1	Residential
95	1	106	2BHK	73.640		1	Residential
96	1	107	2BHK	73.640		1	Residential
97	1	108	2BHK	75.260		1	Residential
98	2	201	2BHK	75.260		1	Residential
99	2	202	2BHK	73.640		1	Residential
100	2	203	2BHK	73.640		1	Residential
101	2	204	2BHK	75.260		1	Residential
102	2	205	2BHK	75.260		1	Residential
103	2	206	2BHK	73.640		1	Residential
104	2	207	2BHK	73.640		1	Residential
105	2	208	2BHK	75.260		1	Residential
106	3	301	2BHK	75.260		1	Residential
107	3	302	2BHK	73.640		1	Residential
108	3	303	2BHK	73.640		1	Residential
109	3	304	2BHK	75.260		1	Residential
110	3	305	2BHK	75.260		1	Residential
111	3	306	2BHK	73.640		1	Residential
112	3	307	2BHK	73.640		1	Residential
113	3	308	2BHK	75.260		1	Residential
114	4	401	2BHK	75.260		1	Residential
115	4	402	2BHK	73.640		1	Residential
116	4	403	2BHK	73.640		1	Residential
117	4	404	2BHK	75.260		1	Residential
118	4	405	2BHK	75.260		1	Residential
119	4	406	2BHK	73.640		1	Residential
120	4	407	2BHK	73.640		1	Residential
121	4	408	2BHK	75.260		1	Residential
122	5	501	2BHK	75.260		1	Residential
123	5	502	2BHK	73.640		1	Residential
124	5	503	2BHK	73.640		1	Residential
125	5	504	2BHK	75.260		1	Residential
126	5	505	2BHK	75.260		1	Residential
127	5	506	2BHK	73.640		1	Residential
128	5	507	2BHK	73.640		1	Residential



Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
129	5	508	2BHK	75.260		1	Residential
130	6	601	2BHK	75.260		1	Residential
131	6	602	2BHK	73.640		1	Residential
132	6	603	2BHK	73.640		1	Residential
133	6	604	2BHK	75.260		1	Residential
134	6	605	2BHK	75.260		1	Residential
135	6	606	2BHK	73.640		1	Residential
136	6	607	2BHK	73.640		1	Residential
137	6	608	2BHK	75.260		1	Residential
138	7	701	2BHK	75.260		1	Residential
139	7	702	2BHK	73.640		1	Residential
140	7	703	2BHK	73.640		1	Residential
141	7	704	2BHK	75.260		1	Residential
142	7	705	2BHK	75.260		1	Residential
143	7	706	2BHK	73.640		1	Residential
144	7	707	2BHK	73.640		1	Residential
145	7	708	2BHK	75.260		1	Residential
146	8	801	2BHK	75.260		1	Residential
147	8	802	2BHK	73.640		1	Residential
148	8	803	2BHK	73.640		1	Residential
149	8	804	2BHK	75.260		1	Residential
150	8	805	2BHK	75.260		1	Residential
151	8	806	2BHK	73.640		1	Residential
152	8	807	2BHK	73.640		1	Residential
153	8	808	2BHK	75.260		1	Residential
154	9	901	2BHK	75.260		1	Residential
155	9	902	2BHK	73.640		1	Residential
156	9	903	2BHK	73.640		1	Residential
157	9	904	2BHK	75.260		1	Residential
158	9	905	2BHK	75.260		1	Residential
159	9	906	2BHK	73.640		1	Residential
160	9	907	2BHK	73.640		1	Residential
161	9	908	2BHK	75.260		1	Residential
162	10	1001	2BHK	75.260		1	Residential
163	10	1002	2BHK	73.640		1	Residential
164	10	1003	2BHK	73.640		1	Residential
165	10	1004	2BHK	75.260		1	Residential
166	10	1005	2BHK	75.260		1	Residential
167	10	1006	2BHK	73.640		1	Residential
168	10	1007	2BHK	73.640		1	Residential
169	10	1008	2BHK	75.260		1	Residential
170	11	1101	2BHK	75.260		1	Residential
171	11	1102	2BHK	73.640		1	Residential
172	11	1103	2BHK	73.640		1	Residential
173	11	1104	2BHK	75.260		1	Residential
174	11	1105	2BHK	75.260		1	Residential
175	11	1106	2BHK	73.640		1	Residential
176	11	1107	2BHK	73.640		1	Residential



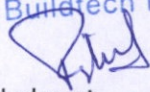
Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of association of apartment owners	Approved use Residential / Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
177	11	1108	2BHK	75.260		1	Residential
178	12	1201	2BHK	75.260		1	Residential
179	12	1202	2BHK	73.640		1	Residential
180	12	1203	2BHK	73.640		1	Residential
181	12	1204	2BHK	75.260		1	Residential
182	12	1205	2BHK	75.260		1	Residential
183	12	1206	2BHK	73.640		1	Residential
184	12	1207	2BHK	73.640		1	Residential
185	12	1208	2BHK	75.260		1	Residential
186	13	1301	2BHK	75.260		1	Residential
187	13	1302	2BHK	73.640		1	Residential
188	13	1303	2BHK	73.640		1	Residential
189	13	1304	2BHK	75.260		1	Residential
190	13	1305	2BHK	75.260		1	Residential
191	13	1306	2BHK	73.640		1	Residential
192	13	1307	2BHK	73.640		1	Residential
193	13	1308	2BHK	75.260		1	Residential
				8338.400		193	
			<b>TOTAL</b>	<b>17818.305</b>			
			<b>17818.305</b>				

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.

Place:

Date:

For Bulland Buildtech Pvt. Ltd.  
  
 Signature of declarant  
 with designation & Seal      Director



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)				
(a)	Total covered area of apartment at various floors	17818.305 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		3029.055 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			6207.291 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				27054.651 sq.mt.
	<b>Sum up</b>				

• Open Parking area

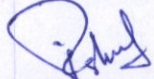
728.75

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

For Bulland Buildtech Pvt. Ltd.

Place:

Date:

Signature of declarant  Director  
with designation & Seal



## Annexure 'D'

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

Sl.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	0
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	5,252.404 sq.mts
		Taken in limited common area & facility
(c)	Facilities in the basement	Community Hall, 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	447.50 sq.mts.
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	NA
	(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 O1 2 Nos      Tower O2 2 Nos
	(ii) Area of shaft(s)	Tower O1 50.26 sq. mt.      Tower O2 83.55 sq. mt.
	(iii) Elevator shaft extends from ground floor upto	Top in all towers
	(iv) No. of stairway 'A' which lead from	Tower O1 2 Nos      Tower O2 2 Nos
	(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 upper floors.	
	(vii) No. of Water Tank(s)	
(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	

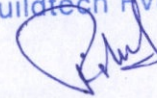


	building.	Ground To top floor.
(x)	Electric wiring network throughout the building	Ground To top floor.
(xi)	Necessary light(s)	Provided
(xii)	Telephone(s)	E.P.A.B.X.connection to all apartment.
(xiii)	Public water connection(s)	
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	As per structure design.
(xv)	Tank(s)	
(xvi)	Pump(s)	
(xvii)	Motor(s)	
(xviii)	Fans	
(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 Bulland Buildtech Pvt. Ltd.



Signature of declarant Director  
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'

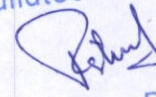
Details of the limited common area and facilities of the building to which the present declaration relates

"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')		
(i)	Parking	Basement Parking Area- 5252.404 sq.mt.
		Stilt Parking Area- 692.252 sq.mt.
		Open Parking Area - 728.75 sq.mt.
		Total Parking Provided - 217 no.
		against required 193 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 Bulland Buildtech Pvt. Ltd.



Director

Signature of declarant  
with designation & Seal

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



Annexure 'F'

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

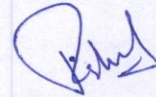
"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	6673.406
(ii)	Servant Quarter	NA
(iii)	Club with independent access	262.635 sq.mts.
(iv)	Convenient shops/ Commercial	NA
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment (If applicable)	NA

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 Bulland Buildtech Pvt. Ltd.



Director

Signature of declarant  
with designation & Seal



Schedule -A  
[Specifications of Construction]

1 Foundation:

2 Flooring:

3 Doors & Hardware:

4 Windows:

5 Internal Finish:

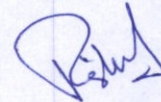
6 External Finish:

7 Sanitary ware & fittings:

8 Electrical:

9 Plumbing and water Line:

For Bulland Buildtech Pvt. Ltd.



Director

Place:

Signature of declarant  
with designation & Seal

Date: