

Ref. No.....

Date: 31/12/2014.....

To,  
Secretary  
Authorised officer  
Ghaziabad development authority  
Vikas Path  
Ghaziabad  
Pin - 201001, U.P

**Sub: Submission of Form of Declaration**

Dear Sir,

We hereby enclosed the Form of Declaration for Group Housing Project "Jaipuria Apartments", Crossing Republik, Ghaziabad, NH-24, duly signed by Authorised Signatory.

Kindly acknowledge the receipt of the same.

Regards,

For Jaipuria Buildcon Pvt Ltd

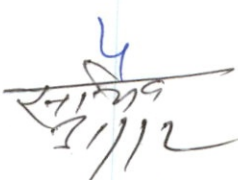
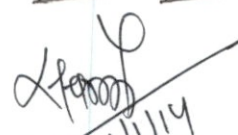
823/905  
02/11/15  
  
Director  
Authorised Signatory

220/cm  
01/09/15  
Enclosure: Form of Declaration

1025/PM  
3/12/14

JE

कृ. परीक्षण कर ATDP के नियम पहलू पर भी परीक्षण कर  
को जलिल कर नॉन वेब साइट को  
Load के माता काटके।  
3/11/15

CATP  
  
3/1/12  
स्वीटि प्रकृतन पोर - 5  
  
(एसओ सीओ मॉड)  
सीओएटीओपीओ

AE(R)  
क्या इनका मूलभ से  
declaration मायलगा ?  
मह गहठ म आमह ।  
दयवामोस (मसऽ)

**FORM A**  
**(See Rule 3)**  
**FORM OF DECLARATION**

Date:

Place:

Promoter Details:

- 1 Name: **CROSSINGS INFRASTRUCTURE PVT. LTD.**
- 2 Registered Address: **Unit No. 102, First Floor, V4 Tower, Plot No. 14, Community Centre, Karkardooma, Delhi**
- 3 Local/Postal Address: **Crossings Infrastructure Pvt Ltd ,NH-24, Glass Gate, Ghaziabad, U.P.**
- 4 Date of Incorporation (If applicable): **30/03/2005**
- 5 Name/Designation of Authorized Signatory: **Mr. Ashok Chaudhary**


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	<b>GROUP HOUSING AT PLOT NO. GH-06,CROSSINGS REPUBLIK, N.H. 24, GHAZIABAD.</b>				
2	Sanctioning Authority of the plan	<b>Ghaziabad Development Authority</b>				
3	Date of Sanction	16/03/2011				
4	Municipal Ward of the property	NA				
5	Municipal Ward of the property	NA				
6	Postal Address of the property	<b>507, KM Trade Tower Kaushambi, Ghaziabad, U.P.</b>				
7	Name of Architect/Structured Engineer	<b>Ar. Vishal Mittal</b>				
8	Height of the building	<table border="1" style="width: 100%;"><tr><td style="width: 25%;">Tower B1</td><td style="width: 25%;">45.00 MT</td><td style="width: 25%;">Tower B2</td><td style="width: 25%;">45.00 MT</td></tr></table>	Tower B1	45.00 MT	Tower B2	45.00 MT
Tower B1	45.00 MT	Tower B2	45.00 MT			
9	Scheme whether residential or commercial (other than multiplex or mall)	<b>Residential</b>				
10	No. of floors	<table border="1" style="width: 100%;"><tr><td style="width: 25%;">Tower B1</td><td style="width: 25%;">B+G+14</td><td style="width: 25%;">Tower B2</td><td style="width: 25%;">B+G+14</td></tr></table>	Tower B1	B+G+14	Tower B2	B+G+14
Tower B1	B+G+14	Tower B2	B+G+14			

For Jaipuria Buildcon (P) 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 25923.506 square meters on all floors, of which 18114.810 square meters will constitute the apartments and remaining 2841.630 square meters will constitute the 'common areas and facilities' and 4967.066 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 1265 sq.mt. is not taken in above area.

→ 646.25

FIFTH: That this condominium shall be known as "JAIPURIA APARTMENTS" (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 "JAIPURIA APARTMENTS"

Condominium is based on the proportionate value of each apartment to the total value of all apartments.

For Jaipuria Buildcon (P) Ltd.

  
Director

**SEVENTH:** That the Administration of **" JAIPURIA APARTMENTS"** 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.

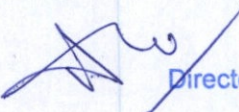
**ELEVENTH:** That the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned 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 Jaipuria Buildcon (P) Ltd.

  
Director

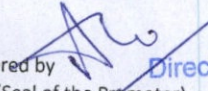
FIFTEENTH: that the 'independent area', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S.3(p) 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 @ Rs. 2.00 Per Sq ft month from the owners of each apartment.

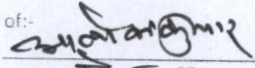
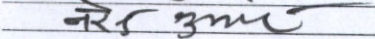
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IN WITNESS WHEREOF, Shri Ashok Goel for on and behalf of  
M/s Jaipuria Buildcon Pvt Ltd (the promoter) hereto set his hand this  
31 st day of December of year 2014.

For Jaipuria Buildcon (P) Ltd.

Signed & delivered by  Director  
(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	Dundahera
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		
3	Date of last document of title under which the promoter claims the land		
4		Book No.	1
		Vol. No.	7150
		Pages No.	363/430
		Sl. No.	6786
		Date of Regn.	05/12/2007
5	Boundaries	North	Park
		South	Road
		East	Project Clement Town
		West	Project Skytech Merion
6	Land whether freehold or leasehold	Freehold	
7	If land is leasehold, the unexpired period of the lease		

Place: Ghaziabad

Date: 31/12/2014

For Jaipura Buildcon (P) Ltd.

Signature of declarant  
with designation & Seal

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

Name of Condominium: " JAIPURIA APARTMENTS "

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 B1</b>							
1	G	1	4BHK	158.508		1	Residential
2	G	2	2BHK	89.636		1	Residential
3	G	3	3BHK	98.275		1	Residential
4	G	4	3BHK	94.629		1	Residential
5	G	5	2BHK	80.583		1	Residential
6	G	6	3BHK	112.832		1	Residential
7	G	7	3BHK	97.541		1	Residential
8	1	101	4BHK	158.508		1	Residential
9	1	102	2BHK	89.636		1	Residential
10	1	103	3BHK	98.275		1	Residential
11	1	104	3BHK	94.629		1	Residential
12	1	105	2BHK	80.583		1	Residential
13	1	106	3BHK	112.832		1	Residential
14	1	107	3BHK	97.541		1	Residential
15	2	201	4BHK	158.508		1	Residential
16	2	202	2BHK	89.636		1	Residential
17	2	203	3BHK	98.275		1	Residential
18	2	204	3BHK	94.629		1	Residential
19	2	205	2BHK	80.583		1	Residential
20	2	206	3BHK	112.832		1	Residential
21	2	207	3BHK	97.541		1	Residential
22	3	301	4BHK	158.508		1	Residential
23	3	302	2BHK	89.636		1	Residential
24	3	303	3BHK	98.275		1	Residential
25	3	304	3BHK	94.629		1	Residential
26	3	305	2BHK	80.583		1	Residential
27	3	306	3BHK	112.832		1	Residential
28	3	307	3BHK	97.541		1	Residential
29	4	401	4BHK	158.508		1	Residential
30	4	402	2BHK	89.636		1	Residential
31	4	403	3BHK	98.275		1	Residential
32	4	404	3BHK	94.629		1	Residential
33	4	405	2BHK	80.583		1	Residential
34	4	406	3BHK	112.832		1	Residential
35	4	407	3BHK	97.541		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)
36	5	501	4BHK	158.508		1	Residential
37	5	502	2BHK	89.636		1	Residential
38	5	503	3BHK	98.275		1	Residential
39	5	504	3BHK	94.629		1	Residential
40	5	505	2BHK	80.583		1	Residential
41	5	506	3BHK	112.832		1	Residential
42	5	507	3BHK	97.541		1	Residential
43	6	601	4BHK	158.508		1	Residential
44	6	602	2BHK	89.636		1	Residential
45	6	603	3BHK	98.275		1	Residential
46	6	604	3BHK	94.629		1	Residential
47	6	605	2BHK	80.583		1	Residential
48	6	606	3BHK	112.832		1	Residential
49	6	607	3BHK	97.541		1	Residential
50	7	701	4BHK	158.508		1	Residential
51	7	702	2BHK	89.636		1	Residential
52	7	703	3BHK	98.275		1	Residential
53	7	704	3BHK	94.629		1	Residential
54	7	705	2BHK	80.583		1	Residential
55	7	706	3BHK	112.832		1	Residential
56	7	707	3BHK	97.541		1	Residential
57	8	801	4BHK	158.508		1	Residential
58	8	802	2BHK	89.636		1	Residential
59	8	803	3BHK	98.275		1	Residential
60	8	804	3BHK	94.629		1	Residential
61	8	805	2BHK	80.583		1	Residential
62	8	806	3BHK	112.832		1	Residential
63	8	807	3BHK	97.541		1	Residential
64	9	901	4BHK	158.508		1	Residential
65	9	902	2BHK	89.636		1	Residential
66	9	903	3BHK	98.275		1	Residential
67	9	904	3BHK	94.629		1	Residential
68	9	905	2BHK	80.583		1	Residential
69	9	906	3BHK	112.832		1	Residential
70	9	907	3BHK	97.541		1	Residential
71	10	1001	4BHK	158.508		1	Residential
72	10	1002	2BHK	89.636		1	Residential
73	10	1003	3BHK	98.275		1	Residential
74	10	1004	3BHK	94.629		1	Residential
75	10	1005	2BHK	80.583		1	Residential
76	10	1006	3BHK	112.832		1	Residential
77	10	1007	3BHK	97.541		1	Residential
78	11	1101	4BHK	158.508		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)
79	11	1102	2BHK	89.636		1	Residential
80	11	1103	3BHK	98.275		1	Residential
81	11	1104	3BHK	94.629		1	Residential
82	11	1105	2BHK	80.583		1	Residential
83	11	1106	3BHK	112.832		1	Residential
84	11	1107	3BHK	97.541		1	Residential
85	12	1201	4BHK	158.508		1	Residential
86	12	1202	2BHK	89.636		1	Residential
87	12	1203	3BHK	98.275		1	Residential
88	12	1204	3BHK	94.629		1	Residential
89	12	1205	2BHK	80.583		1	Residential
90	12	1206	3BHK	112.832		1	Residential
91	12	1207	3BHK	97.541		1	Residential
92	13	1301	4BHK	158.508		1	Residential
93	13	1302	2BHK	89.636		1	Residential
94	13	1303	3BHK	98.275		1	Residential
95	13	1304	3BHK	94.629		1	Residential
96	13	1305	2BHK	80.583		1	Residential
97	13	1306	3BHK	112.832		1	Residential
98	13	1307	3BHK	97.541		1	Residential
99	14	1401	4BHK	158.508		1	Residential
100	14	1402	2BHK	89.636		1	Residential
101	14	1403	3BHK	98.275		1	Residential
102	14	1404	3BHK	94.629		1	Residential
103	14	1405	2BHK	80.583		1	Residential
104	14	1406	3BHK	112.832		1	Residential
105	14	1407	3BHK	97.541		1	Residential
				<b>10980.060</b>			

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)
Tower B2							
106	G	1	2BHK	66.580		1	Residential
107	G	2	2BHK	80.190		1	Residential
108	G	3	2BHK	82.500		1	Residential
109	G	4	2BHK	81.920		1	Residential
110	G	5	2BHK	80.800		1	Residential
111	G	6	2BHK	83.660		1	Residential
112	1	101	2BHK	66.580		1	Residential
113	1	102	2BHK	80.190		1	Residential
114	1	103	2BHK	82.500		1	Residential
115	1	104	2BHK	81.920		1	Residential
116	1	105	2BHK	80.800		1	Residential
117	1	106	2BHK	83.660		1	Residential
118	2	201	2BHK	66.580		1	Residential
119	2	202	2BHK	80.190		1	Residential
120	2	203	2BHK	82.500		1	Residential
121	2	204	2BHK	81.920		1	Residential
122	2	205	2BHK	80.800		1	Residential
123	2	206	2BHK	83.660		1	Residential
124	3	301	2BHK	66.580		1	Residential
125	3	302	2BHK	80.190		1	Residential
126	3	303	2BHK	82.500		1	Residential
127	3	304	2BHK	81.920		1	Residential
128	3	305	2BHK	80.800		1	Residential
129	3	306	2BHK	83.660		1	Residential
130	4	401	2BHK	66.580		1	Residential
131	4	402	2BHK	80.190		1	Residential
132	4	403	2BHK	82.500		1	Residential
133	4	404	2BHK	81.920		1	Residential
134	4	405	2BHK	80.800		1	Residential
135	4	406	2BHK	83.660		1	Residential
136	5	501	2BHK	66.580		1	Residential
137	5	502	2BHK	80.190		1	Residential
138	5	503	2BHK	82.500		1	Residential
139	5	504	2BHK	81.920		1	Residential
140	5	505	2BHK	80.800		1	Residential
141	5	506	2BHK	83.660		1	Residential
142	6	601	2BHK	66.580		1	Residential
143	6	602	2BHK	80.190		1	Residential
144	6	603	2BHK	82.500		1	Residential
145	6	604	2BHK	81.920		1	Residential
146	6	605	2BHK	80.800		1	Residential
147	6	606	2BHK	83.660		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)
148	7	701	2BHK	66.580		1	Residential
149	7	702	2BHK	80.190		1	Residential
150	7	703	2BHK	82.500		1	Residential
151	7	704	2BHK	81.920		1	Residential
152	7	705	2BHK	80.800		1	Residential
153	7	706	2BHK	83.660		1	Residential
154	8	801	2BHK	66.580		1	Residential
155	8	802	2BHK	80.190		1	Residential
156	8	803	2BHK	82.500		1	Residential
157	8	804	2BHK	81.920		1	Residential
158	8	805	2BHK	80.800		1	Residential
159	8	806	2BHK	83.660		1	Residential
160	9	901	2BHK	66.580		1	Residential
161	9	902	2BHK	80.190		1	Residential
162	9	903	2BHK	82.500		1	Residential
163	9	904	2BHK	81.920		1	Residential
164	9	905	2BHK	80.800		1	Residential
165	9	906	2BHK	83.660		1	Residential
166	10	1001	2BHK	66.580		1	Residential
167	10	1002	2BHK	80.190		1	Residential
168	10	1003	2BHK	82.500		1	Residential
169	10	1004	2BHK	81.920		1	Residential
170	10	1005	2BHK	80.800		1	Residential
171	10	1006	2BHK	83.660		1	Residential
172	11	1101	2BHK	66.580		1	Residential
173	11	1102	2BHK	80.190		1	Residential
174	11	1103	2BHK	82.500		1	Residential
175	11	1104	2BHK	81.920		1	Residential
176	11	1105	2BHK	80.800		1	Residential
177	11	1106	2BHK	83.660		1	Residential
178	12	1201	2BHK	66.580		1	Residential
179	12	1202	2BHK	80.190		1	Residential
180	12	1203	2BHK	82.500		1	Residential
181	12	1204	2BHK	81.920		1	Residential
182	12	1205	2BHK	80.800		1	Residential
183	12	1206	2BHK	83.660		1	Residential
184	13	1301	2BHK	66.580		1	Residential
185	13	1302	2BHK	80.190		1	Residential
186	13	1303	2BHK	82.500		1	Residential
187	13	1304	2BHK	81.920		1	Residential
188	13	1305	2BHK	80.800		1	Residential
189	13	1306	2BHK	83.660		1	Residential
190	14	1401	2BHK	66.580		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)
191	14	1402	2BHK	80.190		1	Residential
192	14	1403	2BHK	82.500		1	Residential
193	14	1404	2BHK	81.920		1	Residential
194	14	1405	2BHK	80.800		1	Residential
195	14	1406	2BHK	83.660		1	Residential
				<b>7134.750</b>			
			<b>TOTAL</b>	<b>18114.810</b>			
			<b>18114.810</b>				

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

Place:Ghaziabad

Date: 31/12/2014

For Jaipuria Buildcon (P) 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)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors	18114.810 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		2841.630 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			4967.066 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				25923.506 sq.mt.
	<b>Sum up</b>				

• Open Parking area 1265.00 sq.m. is not included in (b-2)

Place: Ghaziabad

Date: 31/12/2014

For Jaipuria Buildcon (P) Ltd.

Signature of declarant  
with designation & Seal

Director

## 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	
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	4,967.066 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	764.62 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 B1 2 Nos Tower B2 2 Nos
	(ii) Area of shaft(s)	Tower B1 84.75 sq. mt. Tower B2 50.25 sq. mt.
	(iii) Elevator shaft extends from ground floor upto	Top in all towers
	(iv) No. of stairway 'A' which lead from	Tower B1 2 Nos Tower B2 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: Ghaziabad

Date:31/12/2014

For Jaipuna Buildcon (P) Ltd.

  
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-	4834.820 sq.mt.
		Open Parking Area -	1265 sq.mt.
		Total Parking Provided -	243 no.
		against required	243 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: Ghaziabad

Date: 31/12/2014

For Jaipuria Buildcon (P) 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	6099.82 sq.mts.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(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: Ghaziabad

Date: 31/12/2014

For Jaipuria Buildcon (P) Ltd.



Signature of declarant  
with designation & Seal

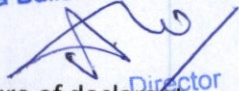
**Schedule -A**  
**[Specifications of Construction]**

- |                             |  |
|-----------------------------|--|
| 1 Foundation:               | Earthquake resistant R.C.C. framed structure approved By IIT or equivalent Authority.  |
| 2 Flooring:                 | Drawing/Dining/Kitchen/Bedroom to have vitrified tiles, wooden laminated flooring in master Bedroom, Anti- Skid tiles in Toilets and Ceramic tiles in Balconies. |
| 3 Doors & Hardware:         | Molded Panel Doors with door frame of Marandi wood and All door and windows with metal fittings with mortice looks on doors.                                     |
| 4 Windows:                  | External windows of powder coated Aluminum.  |
| 5 Internal Finish:          | POP finish on walls and Ceilings in all Bedrooms including Drawing/Dining. Oil Bound distemper in pleasing shades in internal walls.                             |
| 6 External Finish:          | Permanent textured paint finish.   |
| 7 Sanitary ware & fittings: | Ceramic tiles upto 7 ft. height on walls, European WCs .Wash Basins and Cisterns in white shade of standard make.  |
| 8 Electrical:               | Copper wiring in PVC concealed conduit. Provision for adequate light & Power points as well as Telephone & T V Outlets with modular Switches & Protective MCBs.  |
| 9 Plumbing and water Line:  | Underground & Overhead water tanks with Pumps  |

Place: Ghaziabad

Date: 31/12/2014

For Jaipuria Buildcon (P) Ltd.

  
Signature of declarant  
with designation & Seal

~~C.A.P. Group I~~

John Bullock

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