

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place:

Promoter Details:

- 1 Name: M/s DREAMLAND PROMOTERS & CONSULTANTS PVT.LTD.
2 Registered Address: F-132 Jai Vihar , Nangloi Road, Najafgarh, New Delhi
3 Local/Postal Address: 211-213, II nd Floor, Krishna Apra Plaza, Sector-18, Noida-201301(UP)
4 Date of Incorporation (If applicable):
5 Name/Designation of Authorized Signatory: Mr. Pawan Bhadana

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	Plot No-6, Dreamland "The Willows", Crossings Republik, NH-24, Ghaziabad				
7	Name of Architect/Structured Engineer	Ar. Vishal Mittal				
8	Height of the building	<table border="1"><tr><td>Tower F1</td><td>45.00 MT</td><td></td><td></td></tr></table>	Tower F1	45.00 MT		
Tower F1	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 F1</td><td>B+S+14</td><td></td><td></td></tr></table>	Tower F1	B+S+14		
Tower F1	B+S+14					



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 24180.441 square meters on all floors, of which 15358.392 square meters will constitute the apartments and remaining 3028.648 square meters will constitute the 'common areas and facilities' and 5793.401 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 838.75 sq.mt. is not taken in above area.

FIFTH: That this condominium shall be known as **" DREAMLAND- THE WILLOWS"** (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 **" DREAMLAND- THE WILLOWS"** Condominium is based on the proportionate value of each apartment to the total value of all apartments.



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 per sq.ft.** per month from the owners of each apartment.

IN WITNESS WHEREOF, **Shri Pawan Bhadana** for on and behalf of
M/s **DREAMLAND PROMOTERS & CONSULTANTS PVT.LTD.** hereto set his hand this
_____ day of _____ of year _____.

Signed & delivered by
(Seal of the Promoter)



In the presence of:-

- 1 _____
- 2 _____

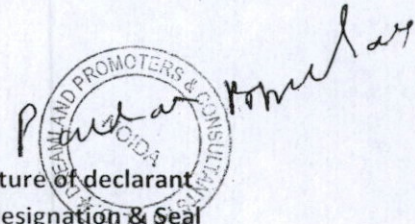
Annexure-'A'

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	Dundahera
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		
3	Date of last document of title under which the promoter claims the land	10-12-2007	
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	7153
		Pages No.	1441161
		Sl. No.	683
		Date of Regn.	10-12-2007
5	Boundaries	North	12 mtr. wide road
		South	Other's Land
		East	Other's Land
		West	24 mtr. wide road
6	Land whether freehold or leasehold	Freehold	
7	If land is leasehold, the unexpired period of the lease	NA	

Place:

Date:



 Signature of declarant
 with designation & Seal

Annexure-'B'
(Details of Apartment)

Name of Condominium: " DREAMLAND- THE WILLOWS"

Sl.No.	Floor	Identifiable	No. of	*Covered	Percentage	Proportionate	Approved use
(1)	(2)	(3)		(4)	(5)	(6)	(7)
Tower F1							
1	1	101	2BHK	76.127	0.496%	1	Residential
2	1	102	2BHK	74.990	0.488%	1	Residential
3	1	103	2BHK	74.990	0.488%	1	Residential
4	1	104	2BHK	76.127	0.496%	1	Residential
5	1	105	2BHK	76.127	0.496%	1	Residential
6	1	106	2BHK	75.360	0.491%	1	Residential
7	1	107	2BHK	75.360	0.491%	1	Residential
8	1	108	2BHK	76.127	0.496%	1	Residential
9	1	109	3BHK	120.810	0.787%	1	Residential
10	1	110	3BHK	121.970	0.794%	1	Residential
11	1	111	3BHK	121.300	0.790%	1	Residential
12	1	112	3BHK	127.740	0.832%	1	Residential
13	2	201	2BHK	76.127	0.496%	1	Residential
14	2	202	2BHK	74.990	0.488%	1	Residential
15	2	203	2BHK	74.990	0.488%	1	Residential
16	2	204	2BHK	76.127	0.496%	1	Residential
17	2	205	2BHK	76.127	0.496%	1	Residential
18	2	206	2BHK	75.360	0.491%	1	Residential
19	2	207	2BHK	75.360	0.491%	1	Residential
20	2	208	2BHK	76.127	0.496%	1	Residential
21	2	209	3BHK	120.810	0.787%	1	Residential
22	2	210	3BHK	121.970	0.794%	1	Residential
23	2	211	3BHK	121.300	0.790%	1	Residential
24	2	212	3BHK	127.740	0.832%	1	Residential
25	3	301	2BHK	76.127	0.496%	1	Residential
26	3	302	2BHK	74.990	0.488%	1	Residential
27	3	303	2BHK	74.990	0.488%	1	Residential
28	3	304	2BHK	76.127	0.496%	1	Residential
29	3	305	2BHK	76.127	0.496%	1	Residential
30	3	306	2BHK	75.360	0.491%	1	Residential
31	3	307	2BHK	75.360	0.491%	1	Residential
32	3	308	2BHK	76.127	0.496%	1	Residential
33	3	309	3BHK	120.810	0.787%	1	Residential
34	3	310	3BHK	121.970	0.794%	1	Residential
35	3	311	3BHK	121.300	0.790%	1	Residential
36	3	312	3BHK	127.740	0.832%	1	Residential
37	4	401	2BHK	76.127	0.496%	1	Residential
38	4	402	2BHK	74.990	0.488%	1	Residential
39	4	403	2BHK	74.990	0.488%	1	Residential
40	4	404	2BHK	76.127	0.496%	1	Residential
41	4	405	2BHK	76.127	0.496%	1	Residential
42	4	406	2BHK	75.360	0.491%	1	Residential
43	4	407	2BHK	75.360	0.491%	1	Residential
44	4	408	2BHK	76.127	0.496%	1	Residential
45	4	409	3BHK	120.810	0.787%	1	Residential
46	4	410	3BHK	121.970	0.794%	1	Residential

Sl.No.	Floor	Identifiable	No. of	*Covered	Percentage	Proportionate	Approved use
(1)	(2)	(3)		(4)	(5)	(6)	(7)
47	4	411	3BHK	121.300	0.790%	1	Residential
48	4	412	3BHK	127.740	0.832%	1	Residential
49	5	501	2BHK	76.127	0.496%	1	Residential
50	5	502	2BHK	74.990	0.488%	1	Residential
51	5	503	2BHK	74.990	0.488%	1	Residential
52	5	504	2BHK	76.127	0.496%	1	Residential
53	5	505	2BHK	76.127	0.496%	1	Residential
54	5	506	2BHK	75.360	0.491%	1	Residential
55	5	507	2BHK	75.360	0.491%	1	Residential
56	5	508	2BHK	76.127	0.496%	1	Residential
57	5	509	3BHK	120.810	0.787%	1	Residential
58	5	510	3BHK	121.970	0.794%	1	Residential
59	5	511	3BHK	121.300	0.790%	1	Residential
60	5	512	3BHK	127.740	0.832%	1	Residential
61	6	601	2BHK	76.127	0.496%	1	Residential
62	6	602	2BHK	74.990	0.488%	1	Residential
63	6	603	2BHK	74.990	0.488%	1	Residential
64	6	604	2BHK	76.127	0.496%	1	Residential
65	6	605	2BHK	76.127	0.496%	1	Residential
66	6	606	2BHK	75.360	0.491%	1	Residential
67	6	607	2BHK	75.360	0.491%	1	Residential
68	6	608	2BHK	76.127	0.496%	1	Residential
69	6	609	3BHK	120.810	0.787%	1	Residential
70	6	610	3BHK	121.970	0.794%	1	Residential
71	6	611	3BHK	121.300	0.790%	1	Residential
72	6	612	3BHK	127.740	0.832%	1	Residential
73	7	701	2BHK	76.127	0.496%	1	Residential
74	7	702	2BHK	74.990	0.488%	1	Residential
75	7	703	2BHK	74.990	0.488%	1	Residential
76	7	704	2BHK	76.127	0.496%	1	Residential
77	7	705	2BHK	76.127	0.496%	1	Residential
78	7	706	2BHK	75.360	0.491%	1	Residential
79	7	707	2BHK	75.360	0.491%	1	Residential
80	7	708	2BHK	76.127	0.496%	1	Residential
81	7	709	3BHK	120.810	0.787%	1	Residential
82	7	710	3BHK	121.970	0.794%	1	Residential
83	7	711	3BHK	121.300	0.790%	1	Residential
84	7	712	3BHK	127.740	0.832%	1	Residential
85	8	801	2BHK	76.127	0.496%	1	Residential
86	8	802	2BHK	74.990	0.488%	1	Residential
87	8	803	2BHK	74.990	0.488%	1	Residential
88	8	804	2BHK	76.127	0.496%	1	Residential
89	8	805	2BHK	76.127	0.496%	1	Residential
90	8	806	2BHK	75.360	0.491%	1	Residential
91	8	807	2BHK	75.360	0.491%	1	Residential
92	8	808	2BHK	76.127	0.496%	1	Residential
93	8	809	3BHK	120.810	0.787%	1	Residential
94	8	810	3BHK	121.970	0.794%	1	Residential
95	8	811	3BHK	121.300	0.790%	1	Residential
96	8	812	3BHK	127.740	0.832%	1	Residential
97	9	901	2BHK	76.127	0.496%	1	Residential
98	9	902	2BHK	74.990	0.488%	1	Residential



To,

M/S Crossing Infrastuture Pvt Ltd.

Crossing Republik Town,



Ghaziabad

Sub: Submitting of declaration as per apartment act 2011 for our project situated at plot no 6 by the name of Dreamland "The willows"

Sir,

As per your direction we are submitting one set of declaration form of apartment act 2011 duly signed

by me.

Sh. Pawan Bhadana

C.M.D

M/S Dreamland Promoters & Consultants Pvt Ltd.

DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.

211-213, IInd Floor, Krishna Apra Plaza, Sector - 18, Noida - 201301
Ph.: +91-120-4027700 (30 Lines) E-mail: dreamlandnoida@yahoo.com

Website : www.dreamlandindia.com

Sl.No.	Floor	Identifiable	No. of	*Covered	Percentage	Proportionate	Approved use
(1)	(2)	(3)		(4)	(5)	(6)	(7)
100	9	904	2BHK	76.127	0.496%	1	Residential
101	9	905	2BHK	76.127	0.496%	1	Residential
102	9	906	2BHK	75.360	0.491%	1	Residential
103	9	907	2BHK	75.360	0.491%	1	Residential
104	9	908	2BHK	76.127	0.496%	1	Residential
105	9	909	3BHK	120.810	0.787%	1	Residential
106	9	910	3BHK	121.970	0.794%	1	Residential
107	9	911	3BHK	121.300	0.790%	1	Residential
108	9	912	3BHK	127.740	0.832%	1	Residential
109	10	1001	2BHK	76.127	0.496%	1	Residential
110	10	1002	2BHK	74.990	0.488%	1	Residential
111	10	1003	2BHK	74.990	0.488%	1	Residential
112	10	1004	2BHK	76.127	0.496%	1	Residential
113	10	1005	2BHK	76.127	0.496%	1	Residential
114	10	1006	2BHK	75.360	0.491%	1	Residential
115	10	1007	2BHK	75.360	0.491%	1	Residential
116	10	1008	2BHK	76.127	0.496%	1	Residential
117	10	1009	3BHK	120.810	0.787%	1	Residential
118	10	1010	3BHK	121.970	0.794%	1	Residential
119	10	1011	3BHK	121.300	0.790%	1	Residential
120	10	1012	3BHK	127.740	0.832%	1	Residential
121	11	1101	2BHK	76.127	0.496%	1	Residential
122	11	1102	2BHK	74.990	0.488%	1	Residential
123	11	1103	2BHK	74.990	0.488%	1	Residential
124	11	1104	2BHK	76.127	0.496%	1	Residential
125	11	1105	2BHK	76.127	0.496%	1	Residential
126	11	1106	2BHK	75.360	0.491%	1	Residential
127	11	1107	2BHK	75.360	0.491%	1	Residential
128	11	1108	2BHK	76.127	0.496%	1	Residential
129	11	1109	3BHK	120.810	0.787%	1	Residential
130	11	1110	3BHK	121.970	0.794%	1	Residential
131	11	1111	3BHK	121.300	0.790%	1	Residential
132	11	1112	3BHK	127.740	0.832%	1	Residential
133	12	1201	2BHK	76.127	0.496%	1	Residential
134	12	1202	2BHK	74.990	0.488%	1	Residential
135	12	1203	2BHK	74.990	0.488%	1	Residential
136	12	1204	2BHK	76.127	0.496%	1	Residential
137	12	1205	2BHK	76.127	0.496%	1	Residential
138	12	1206	2BHK	75.360	0.491%	1	Residential
139	12	1207	2BHK	75.360	0.491%	1	Residential
140	12	1208	2BHK	76.127	0.496%	1	Residential
141	12	1209	3BHK	120.810	0.787%	1	Residential
142	12	1210	3BHK	121.970	0.794%	1	Residential
143	12	1211	3BHK	121.300	0.790%	1	Residential
144	12	1212	3BHK	127.740	0.832%	1	Residential
145	13	1301	2BHK	76.127	0.496%	1	Residential
146	13	1302	2BHK	74.990	0.488%	1	Residential
147	13	1303	2BHK	74.990	0.488%	1	Residential
148	13	1304	2BHK	76.127	0.496%	1	Residential
149	13	1305	2BHK	76.127	0.496%	1	Residential
150	13	1306	2BHK	75.360	0.491%	1	Residential
151	13	1307	2BHK	75.360	0.491%	1	Residential

Sl.No.	Floor	Identifiable	No. of	*Covered	Percentage	Proportionate	Approved use
(1)	(2)	(3)		(4)	(5)	(6)	(7)
153	13	1309	3BHK	120.810	0.787%	1	Residential
154	13	1310	3BHK	121.970	0.794%	1	Residential
155	13	1311	3BHK	121.300	0.790%	1	Residential
156	13	1312	3BHK	127.740	0.832%	1	Residential
157	14	1401	2BHK	76.127	0.496%	1	Residential
158	14	1402	2BHK	74.990	0.488%	1	Residential
159	14	1403	2BHK	74.990	0.488%	1	Residential
160	14	1404	2BHK	76.127	0.496%	1	Residential
161	14	1405	2BHK	76.127	0.496%	1	Residential
162	14	1406	2BHK	75.360	0.491%	1	Residential
163	14	1407	2BHK	75.360	0.491%	1	Residential
164	14	1408	2BHK	76.127	0.496%	1	Residential
165	14	1409	3BHK	120.810	0.787%	1	Residential
166	14	1410	3BHK	121.970	0.794%	1	Residential
167	14	1411	3BHK	121.300	0.790%	1	Residential
168	14	1412	3BHK	127.740	0.832%	1	Residential
				15358.392	100%		
			TOTAL	15358.392			
			15358.392				

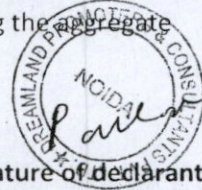
Note * Covered Area of flat only consist of F.A.R.area of flat(Excluding all projections as well as balconies)

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:

Signature of declarant
with designation & Seal



Ponchus

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	15358.392 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		3028.648 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			5793.401 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				24180.441 sq.mt.
	Sum up				

• Open Parking area

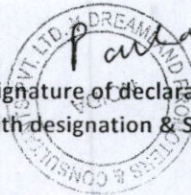
838.75

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

Place:

Date:

Signature of declarant
with designation & Seal



P. D. Sharma

Annexure 'D'

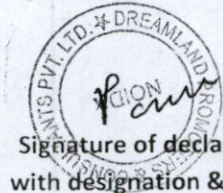
Details of the common area and facilities of the building to
which the present declaration relates

Sl.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	Plot No-6, Dreamland "The Willows", Crossings Republik, NH-24, Ghaziabad
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	4,138.865 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	467.5 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) & Club	170.658 sq.mts 180.818 sq.mts
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	Tower F1 4 Nos
	(ii) Area of shaft(s)	Tower F1 85.65 sq. mt.
	(iii) Elevator shaft extends from ground floor upto	Top in all towers
	(iv) No. of stairway 'A' which lead from	Tower F1 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:



 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- 3990.510 sq.mt.
		Stilt Parking Area- 1139.950 sq.mt.
		Open Parking Area - 838.75 sq.mt.
		Total Parking Provided - 208 no.
		against required 208 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:

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'

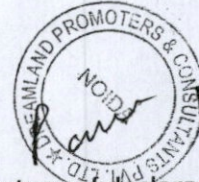
Details of the independent area of the building to which the present declaration relates

"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	5969.21 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:

Date:



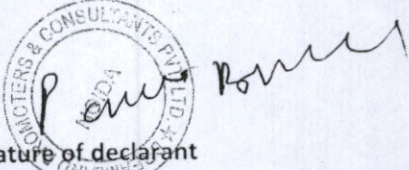
Signature of declarant
with designation & Seal

Schedule -A
[Specifications of Construction]

- 1 Foundation: R.C.C. Raft foundation
- 2 Flooring: Vitrified tile in all rooms and anti - skid floor tiles in bathrooms and balcony.
- 3 Doors & Hardware: All frames, panelled flush door shutters with superior quality hard wood and decorative entrance door.
- 4 Windows: Aluminium and glass window shutters
- 5 Internal Finish: All internal walls plastered and painted in pleasing shades of oil bound distemper (ceiling white).
- 6 External Finish: Apex waterproof coating
- 7 Sanitary ware & fittings: Sanitary ware/ chinaware in white, with tiles and chrome plated fittings and fixtures of good quality make.
- 8 Electrical: All copper wiring in PVC concealed conduit. Provision for adequate light and power points as well as telephone and tv, internet outlets in all areas. Switches and sockets of good quality with protective MCBs.
- 9 Plumbing and water Line: U.P.V.C / C.P.V.C. / G.I. Underground and overhead tank with pumps for uninterrupted supply of water.

Place:

Date:


Signature of declarant
with designation & Seal