



**Cosmos Infra Engineering (India) Limited**  
(Formerly Cosmos Builders & Promoters Limited) An ISO 9001:2000 Co.

**November 13, 2014**

**Mr. Ashok Kumar,  
CEO  
Crossing Republik,  
Ghaziabad**

**Declaration Deed of our project Cosmos Golden Heights, Ghaziabad**

Dear Sir,

As discussed, we are submitting Declaration Deed dully filled with all sets of drawings as required by you.

Request you to please initiate the necessary formalities.

Thanking You,

Yours sincerely,  
For Cosmos Infra Engineering (India) Limited,

**Authorized Signatory**

FORM A  
(See Rule 3)  
FORM OF DECLARATION

Date: November 13, 2014

Place: Ghaziabad

Promoter Details:

1 Name : Cosmos Infra Engineering (India) Limited  
 2 Registered Address: : 4, Battery Lane, Rajpur Road, Civil Lines, Delhi - 110 054  
 3 Local/Postal Address: : C 31 / 32, Second Floor, Opp. PVR Plaza, Connaught Place, New Delhi - 110 001  
 4 Date of Incorporation (If applicable): : January 01, 1986  
 5 Name / Designation of Authorized Signatory: : Mr. Vinod Mittal, CMD

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-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	Cosmos Golden Heights, Crossing Republik, Near Dundahera Village, NH 24, Ghaziabad 201016			
7	Name of Architect / Structure Engineer	Mr. Vinod Kumar Gupta / Mr. H K Majmudaar			
8	Height of the building	Tower 01 & 02	45.00 MT	Tower 03 & 04	45.00 MT
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential			
10	No. of floors	Tower 01 & 02	B + S + 14	Tower 03 & 04	B + S + 14

For Cosmos Infra Engineering (India) 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 36661.726 square meters on all floors, of which 27809.910 square meters will constitute the apartments and remaining 2614.076 square meters will constitute the 'common areas and facilities' and 6237.736 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 921.25 sq.mt. is not taken in above area.

**FIFTH:** That this condominium shall be known as **"COSMOS GOLDEN 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 **"COSMOS GOLDEN HEIGHTS"** value of each apartment to the total value of all apartments.

Condominium is based on the proportionate

**For Cosmos Infra Engineering (India) Ltd.**

  
**Director**

**SEVENTH:** That the Administration of "COSMOS GOLDEN 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 Cosmos Infra Engineering (India) 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 @ 1.50 per month per sq. ft. from the owners of each apartment.

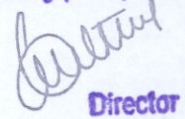
IN WITNESS WHEREOF, Shri **Vinod Mittal** for on and behalf of

**M/s Cosmos Infra Engineering (India) Limited**, (the promoter) hereto set his hand this 13th day of November of year 2014.

Signed & delivered by

(Seal of the Promoter)

**For Cosmos Infra Engineering (India) Ltd.**

  
**Director**

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	817, 818, 819, 920 & 922	8,550 sq. mtr
3	Date of last document of title under which the promoter claims the land	25.01.2008	
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	7201
		Pages No.	217 to 606
		Sl. No.	446
		Date of Regn.	28.01.2008
5	Boundaries	North	Drive Way & Boundary Wall
		South	Drive Way & Tower D
		East	Drive Way & Tower A
		West	Drive Way
6	Land whether freehold or leasehold	Freehold land with transferable rights	
7	If land is leasehold, the unexpired period of the lease	N.A.	

**For Cosmos Infra Engineering (India) Ltd.**

*(Handwritten Signature)*

**Director**

Place: November 13, 2014

Date: Ghaziabad

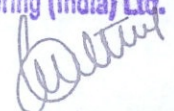
Signature of declarant  
with designation & Seal

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

Name of Condominium: "COSMOS GOLDEN HEIGHTS"

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
<b>Tower 01</b>							
1	S	-	-	-	-	1	Parking
2	S	-	-	-	-	1	Parking
3	S	-	-	-	-	1	Parking
4	S	-	-	-	-	1	Parking
5	S	-	-	-	-	1	Parking
6	S	-	-	-	-	1	Parking
7	1	101	3BHK	109.669	0.395	1	Residential
8	1	102	3BHK	109.669	0.395	1	Residential
9	1	103	3BHK	109.669	0.395	1	Residential
10	1	104	3BHK+S	109.669	0.395	1	Residential
11	1	105	3BHK+S	109.669	0.395	1	Residential
12	1	106	3BHK	109.669	0.395	1	Residential
13	2	201	3BHK	109.669	0.395	1	Residential
14	2	202	3BHK	109.669	0.395	1	Residential
15	2	203	3BHK	109.669	0.395	1	Residential
16	2	204	3BHK+S	126.347	0.456	1	Residential
17	2	205	3BHK+S	126.347	0.456	1	Residential
18	2	206	3BHK	109.669	0.395	1	Residential
19	3	301	3BHK	109.669	0.395	1	Residential
20	3	302	3BHK	109.669	0.395	1	Residential
21	3	303	3BHK	109.669	0.395	1	Residential
22	3	304	3BHK+S	126.347	0.456	1	Residential
23	3	305	3BHK+S	126.347	0.456	1	Residential
24	3	306	3BHK	109.669	0.395	1	Residential
25	4	401	3BHK	109.669	0.395	1	Residential
26	4	402	3BHK	109.669	0.395	1	Residential
27	4	403	3BHK	109.669	0.395	1	Residential
28	4	404	3BHK+S	126.347	0.456	1	Residential
29	4	405	3BHK+S	126.347	0.456	1	Residential
30	4	406	3BHK	109.669	0.395	1	Residential
31	5	501	3BHK	109.669	0.395	1	Residential
32	5	502	3BHK	109.669	0.395	1	Residential
33	5	503	3BHK	109.669	0.395	1	Residential
34	5	504	3BHK+S	126.347	0.456	1	Residential
35	5	505	3BHK+S	126.347	0.456	1	Residential
36	5	506	3BHK	109.669	0.395	1	Residential
37	6	601	3BHK	109.669	0.395	1	Residential
38	6	602	3BHK	109.669	0.395	1	Residential
39	6	603	3BHK	109.669	0.395	1	Residential
40	6	604	3BHK+S	126.347	0.456	1	Residential
41	6	605	3BHK+S	126.347	0.456	1	Residential
42	6	606	3BHK	109.669	0.395	1	Residential
43	7	701	3BHK	109.669	0.395	1	Residential

For Cosmos Infra Engineering (India) Ltd.

  
Director

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
44	7	702	3BHK	109.669	0.395	1	Residential
45	7	703	3BHK	109.669	0.395	1	Residential
46	7	704	3BHK+S	126.347	0.456	1	Residential
47	7	705	3BHK+S	126.347	0.456	1	Residential
48	7	706	3BHK	109.669	0.395	1	Residential
49	8	801	3BHK	109.669	0.395	1	Residential
50	8	802	3BHK	109.669	0.395	1	Residential
51	8	803	3BHK	109.669	0.395	1	Residential
52	8	804	3BHK+S	126.347	0.456	1	Residential
53	8	805	3BHK+S	126.347	0.456	1	Residential
54	8	806	3BHK	109.669	0.395	1	Residential
55	9	901	3BHK	109.669	0.395	1	Residential
56	9	902	3BHK	109.669	0.395	1	Residential
57	9	903	3BHK	109.669	0.395	1	Residential
58	9	904	3BHK+S	126.347	0.456	1	Residential
59	9	905	3BHK+S	126.347	0.456	1	Residential
60	9	906	3BHK	109.669	0.395	1	Residential
61	10	1001	3BHK	109.669	0.395	1	Residential
62	10	1002	3BHK	109.669	0.395	1	Residential
63	10	1003	3BHK	109.669	0.395	1	Residential
64	10	1004	3BHK+S	126.347	0.456	1	Residential
65	10	1005	3BHK+S	126.347	0.456	1	Residential
66	10	1006	3BHK	109.669	0.395	1	Residential
67	11	1101	3BHK	109.669	0.395	1	Residential
68	11	1102	3BHK	109.669	0.395	1	Residential
69	11	1103	3BHK	109.669	0.395	1	Residential
70	11	1104	3BHK+S	126.347	0.456	1	Residential
71	11	1105	3BHK+S	126.347	0.456	1	Residential
72	11	1106	3BHK	109.669	0.395	1	Residential
73	12	1201	3BHK	109.669	0.395	1	Residential
74	12	1202	3BHK	109.669	0.395	1	Residential
75	12	1203	3BHK	109.669	0.395	1	Residential
76	12	1204	3BHK+S	126.347	0.456	1	Residential
77	12	1205	3BHK+S	126.347	0.456	1	Residential
78	13	1206	3BHK	109.669	0.395	1	Residential
79	13	1301	3BHK	109.669	0.395	1	Residential
80	13	1302	3BHK	109.669	0.395	1	Residential
81	13	1303	3BHK	109.669	0.395	1	Residential
82	13	1304	3BHK+S	126.347	0.456	1	Residential
83	13	1305	3BHK+S	126.347	0.456	1	Residential
84	13	1306	3BHK	103.415	0.373	1	Residential
85	14	1401	4BHK+S	261.229	0.942	1	Residential
86	14	1402	4BHK	221.045	0.797	1	Residential
				9430.474			

For Cosmos Infra Engineering (India) Ltd.

  
Director



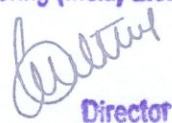
Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
<b>Tower02</b>							
87	S	-	-	-	-	1	Parking
88	S	-	-	-	-	1	Parking
89	S	-	-	-	-	1	Parking
90	S	-	-	-	-	1	Parking
91	S	-	-	-	-	1	Parking
92	S	-	-	-	-	1	Parking
93	1	101	3BHK	109.669	0.395	1	Residential
94	1	102	3BHK	109.669	0.395	1	Residential
95	1	103	3BHK	109.669	0.395	1	Residential
96	1	104	3BHK+S	109.669	0.395	1	Residential
97	1	105	3BHK+S	109.669	0.395	1	Residential
98	1	106	3BHK	109.669	0.395	1	Residential
99	2	201	3BHK	109.669	0.395	1	Residential
100	2	202	3BHK	109.669	0.395	1	Residential
101	2	203	3BHK	109.669	0.395	1	Residential
102	2	204	3BHK+S	126.347	0.456	1	Residential
103	2	205	3BHK+S	126.347	0.456	1	Residential
104	2	206	3BHK	109.669	0.395	1	Residential
105	3	301	3BHK	109.669	0.395	1	Residential
106	3	302	3BHK	109.669	0.395	1	Residential
107	3	303	3BHK	109.669	0.395	1	Residential
108	3	304	3BHK+S	126.347	0.456	1	Residential
109	3	305	3BHK+S	126.347	0.456	1	Residential
110	3	306	3BHK	109.669	0.395	1	Residential
111	4	401	3BHK	109.669	0.395	1	Residential
112	4	402	3BHK	109.669	0.395	1	Residential
113	4	403	3BHK	109.669	0.395	1	Residential
114	4	404	3BHK+S	126.347	0.456	1	Residential
115	4	405	3BHK+S	126.347	0.456	1	Residential
116	4	406	3BHK	109.669	0.395	1	Residential
117	5	501	3BHK	109.669	0.395	1	Residential
118	5	502	3BHK	109.669	0.395	1	Residential
119	5	503	3BHK	109.669	0.395	1	Residential
120	5	504	3BHK+S	126.347	0.456	1	Residential
121	5	505	3BHK+S	126.347	0.456	1	Residential
122	5	506	3BHK	109.669	0.395	1	Residential
123	6	601	3BHK	109.669	0.395	1	Residential
124	6	602	3BHK	109.669	0.395	1	Residential
125	6	603	3BHK	109.669	0.395	1	Residential
126	6	604	3BHK+S	126.347	0.456	1	Residential
127	6	605	3BHK+S	126.347	0.456	1	Residential
128	6	606	3BHK	109.669	0.395	1	Residential
129	7	701	3BHK	109.669	0.395	1	Residential
130	7	702	3BHK	109.669	0.395	1	Residential
131	7	703	3BHK	109.669	0.395	1	Residential
132	7	704	3BHK+S	126.347	0.456	1	Residential
133	7	705	3BHK+S	126.347	0.456	1	Residential
134	7	706	3BHK	109.669	0.395	1	Residential

For Cosmos Infra Engineering (India) Ltd.

  
Director

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
135	8	801	3BHK	109.669	0.395	1	Residential
136	8	802	3BHK	109.669	0.395	1	Residential
137	8	803	3BHK	109.669	0.395	1	Residential
138	8	804	3BHK+S	126.347	0.456	1	Residential
139	8	805	3BHK+S	126.347	0.456	1	Residential
140	8	806	3BHK	109.669	0.395	1	Residential
141	9	901	3BHK	109.669	0.395	1	Residential
142	9	902	3BHK	109.669	0.395	1	Residential
143	9	903	3BHK	109.669	0.395	1	Residential
144	9	904	3BHK+S	126.347	0.456	1	Residential
145	9	905	3BHK+S	126.347	0.456	1	Residential
146	9	906	3BHK	109.669	0.395	1	Residential
147	10	1001	3BHK	109.669	0.395	1	Residential
148	10	1002	3BHK	109.669	0.395	1	Residential
149	10	1003	3BHK	109.669	0.395	1	Residential
150	10	1004	3BHK+S	126.347	0.456	1	Residential
151	10	1005	3BHK+S	126.347	0.456	1	Residential
152	10	1006	3BHK	109.669	0.395	1	Residential
153	11	1101	3BHK	109.669	0.395	1	Residential
154	11	1102	3BHK	109.669	0.395	1	Residential
155	11	1103	3BHK	109.669	0.395	1	Residential
156	11	1104	3BHK+S	126.347	0.456	1	Residential
157	11	1105	3BHK+S	126.347	0.456	1	Residential
158	11	1106	3BHK	109.669	0.395	1	Residential
159	12	1201	3BHK	109.669	0.395	1	Residential
160	12	1202	3BHK	109.669	0.395	1	Residential
161	12	1203	3BHK	109.669	0.395	1	Residential
162	12	1204	3BHK+S	126.347	0.456	1	Residential
163	12	1205	3BHK+S	126.347	0.456	1	Residential
164	13	1206	3BHK	109.669	0.395	1	Residential
165	13	1301	3BHK	109.669	0.395	1	Residential
166	13	1302	3BHK	109.669	0.395	1	Residential
167	13	1303	3BHK	109.669	0.395	1	Residential
168	13	1304	3BHK+S	126.347	0.456	1	Residential
169	13	1305	3BHK+S	126.347	0.456	1	Residential
170	13	1306	3BHK	103.415	0.373	1	Residential
171	14	1401	4BHK+S	261.229	0.942	1	Residential
172	14	1402	4BHK	221.045	0.797	1	Residential
				9430.474			
<b>TOWER03</b>							
173	S	-	-	-	-	35	Parkings
174	G	1	2BHK	79.185	0.286	1	Residential
175	G	2	2BHK	79.185	0.286	1	Residential
176	1	101	2BHK	79.185	0.286	1	Residential
177	1	102	2BHK	79.185	0.286	1	Residential
178	1	103	2BHK	79.185	0.286	1	Residential
179	1	104	2BHK	79.185	0.286	1	Residential
180	2	201	2BHK	79.185	0.286	1	Residential
181	2	202	2BHK	79.185	0.286	1	Residential

For Cosmos Infra Engineering (India) Ltd.

  
Director

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
182	2	203	2BHK	79.185	0.286	1	Residential
183	2	204	2BHK	79.185	0.286	1	Residential
184	3	301	2BHK	79.185	0.286	1	Residential
185	3	302	2BHK	79.185	0.286	1	Residential
186	3	303	2BHK	79.185	0.286	1	Residential
187	3	304	2BHK	79.185	0.286	1	Residential
188	4	401	2BHK	79.185	0.286	1	Residential
189	4	402	2BHK	79.185	0.286	1	Residential
190	4	403	2BHK	79.185	0.286	1	Residential
191	4	404	2BHK	79.185	0.286	1	Residential
192	5	501	2BHK	79.185	0.286	1	Residential
193	5	502	2BHK	79.185	0.286	1	Residential
194	5	503	2BHK	79.185	0.286	1	Residential
195	5	504	2BHK	79.185	0.286	1	Residential
196	6	601	2BHK	79.185	0.286	1	Residential
197	6	602	2BHK	79.185	0.286	1	Residential
198	6	603	2BHK	79.185	0.286	1	Residential
199	6	604	2BHK	79.185	0.286	1	Residential
200	7	701	2BHK	79.185	0.286	1	Residential
201	7	702	2BHK	79.185	0.286	1	Residential
202	7	703	2BHK	79.185	0.286	1	Residential
203	7	704	2BHK	79.185	0.286	1	Residential
204	8	801	2BHK	79.185	0.286	1	Residential
205	8	802	2BHK	79.185	0.286	1	Residential
206	8	803	2BHK	79.185	0.286	1	Residential
207	8	804	2BHK	79.185	0.286	1	Residential
208	9	901	2BHK	79.185	0.286	1	Residential
209	9	902	2BHK	79.185	0.286	1	Residential
210	9	903	2BHK	79.185	0.286	1	Residential
211	9	904	2BHK	79.185	0.286	1	Residential
212	10	1001	2BHK	79.185	0.286	1	Residential
213	10	1002	2BHK	79.185	0.286	1	Residential
214	10	1003	2BHK	79.185	0.286	1	Residential
215	10	1004	2BHK	79.185	0.286	1	Residential
216	11	1101	2BHK	79.185	0.286	1	Residential
217	11	1102	2BHK	79.185	0.286	1	Residential
218	11	1103	2BHK	79.185	0.286	1	Residential
219	11	1104	2BHK	79.185	0.286	1	Residential
220	12	1201	2BHK	79.185	0.286	1	Residential
221	12	1202	2BHK	79.185	0.286	1	Residential
222	12	1203	2BHK	79.185	0.286	1	Residential
223	12	1204	2BHK	79.185	0.286	1	Residential
224	13	1301	2BHK	79.185	0.286	1	Residential
225	13	1302	2BHK	79.185	0.286	1	Residential
226	13	1303	2BHK	79.185	0.286	1	Residential
227	13	1304	2BHK	79.185	0.286	1	Residential
228	14	1401	3BHK	158.883	0.573	1	Residential
				<b>4434.873</b>			

For Cosmos Infra Engineering (India) Ltd.



Director

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
<b>TOWER 04</b>							
229	S	-	-	-		30	Parkings
230	G	1	2BHK	79.185	0.286	1	Residential
231	G	2	2BHK	79.185	0.286	1	Residential
232	1	101	2BHK	79.185	0.286	1	Residential
233	1	102	2BHK	79.185	0.286	1	Residential
234	1	103	2BHK	79.185	0.286	1	Residential
235	1	104	2BHK	79.185	0.286	1	Residential
236	2	201	2BHK	79.185	0.286	1	Residential
237	2	202	2BHK	79.185	0.286	1	Residential
238	2	203	2BHK	79.185	0.286	1	Residential
239	2	204	2BHK	79.185	0.286	1	Residential
240	3	301	2BHK	79.185	0.286	1	Residential
241	3	302	2BHK	79.185	0.286	1	Residential
242	3	303	2BHK	79.185	0.286	1	Residential
243	3	304	2BHK	79.185	0.286	1	Residential
244	4	401	2BHK	79.185	0.286	1	Residential
245	4	402	2BHK	79.185	0.286	1	Residential
246	4	403	2BHK	79.185	0.286	1	Residential
247	4	404	2BHK	79.185	0.286	1	Residential
248	5	501	2BHK	79.185	0.286	1	Residential
249	5	502	2BHK	79.185	0.286	1	Residential
250	5	503	2BHK	79.185	0.286	1	Residential
251	5	504	2BHK	79.185	0.286	1	Residential
252	6	601	2BHK	79.185	0.286	1	Residential
253	6	602	2BHK	79.185	0.286	1	Residential
254	6	603	2BHK	79.185	0.286	1	Residential
255	6	604	2BHK	79.185	0.286	1	Residential
256	7	701	2BHK	79.185	0.286	1	Residential
257	7	702	2BHK	79.185	0.286	1	Residential
258	7	703	2BHK	79.185	0.286	1	Residential
259	7	704	2BHK	79.185	0.286	1	Residential
260	8	801	2BHK	79.185	0.286	1	Residential
261	8	802	2BHK	79.185	0.286	1	Residential
262	8	803	2BHK	79.185	0.286	1	Residential
263	8	804	2BHK	79.185	0.286	1	Residential
264	9	901	2BHK	79.185	0.286	1	Residential
265	9	902	2BHK	79.185	0.286	1	Residential
266	9	903	2BHK	79.185	0.286	1	Residential
267	9	904	2BHK	79.185	0.286	1	Residential
268	10	1001	2BHK	79.185	0.286	1	Residential
269	10	1002	2BHK	79.185	0.286	1	Residential
270	10	1003	2BHK	79.185	0.286	1	Residential
271	10	1004	2BHK	79.185	0.286	1	Residential
272	11	1101	2BHK	79.185	0.286	1	Residential
273	11	1102	2BHK	79.185	0.286	1	Residential
274	11	1103	2BHK	79.185	0.286	1	Residential
275	11	1104	2BHK	79.185	0.286	1	Residential
276	12	1201	2BHK	79.185	0.286	1	Residential
277	12	1202	2BHK	79.185	0.286	1	Residential

For Cosmos Infra Engineering (India) Ltd.

*[Signature]*  
Director

Sl.No.	Floor	Identifiable no. of the apartment	No. of Rooms	*Covered area in sq.mts	of undivided share in land on the basis of covered area of the	Proportionate representation for voting	Approved use Residential/ Commercial
(1)	(2)	(3)		(4)	(5)	(6)	(7)
278	12	1203	2BHK	79.185	0.286	1	Residential
279	12	1204	2BHK	79.185	0.286	1	Residential
280	13	1301	2BHK	79.185	0.286	1	Residential
281	13	1302	2BHK	79.185	0.286	1	Residential
282	13	1303	2BHK	79.185	0.286	1	Residential
283	13	1304	2BHK	79.185	0.286	1	Residential
284	14	1401	3BHK	158.883	0.573	1	Residential
				4434.873			
			TOTAL	27730.694	95.000		
			27730.694	95.000			

Note

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 Cosmos Infra Engineering (India) Ltd.

Place: November 13, 2014

Date: Ghaziabad

Signature of declarant

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	27809.910 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		2614.070 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			6237.736 sq.mt.	
(c)	Total covered area of the building [Total of (T-1), (T-2), (T-3),(T-4)]				36661.716 sq.mt.
	<b>Sum up</b>				

• Open Parking area

921.25 sq.mt.

For Cosmos Infra Engineering (India) Ltd.

Place: November 13, 2014

Date: Ghaziabad

Signature of declarant  
with designation & Seal

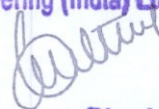
  
Director

Annexure 'D'

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

SI.No.	Name of the common areas & facilities	Its description / area
(a)	The parcel of Land described in paragraph First of this Deed	Cosmos Golden Heights, Crossing Republik, Near Dundahera Village, NH 24, Ghaziabad 201016
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	6,237.736 sq.mts
		Taken in limited common area & facility
(c)	Facilities in the basement	Parking
(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	1009.98SQ.MT.
	(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

For Cosmos Infra Engineering (India) Ltd.



Director

(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')				
(i)	Elevator	Tower 01	2 Nos	Tower 02	2 Nos
		Tower 03	2 Nos	Tower 04	2Nos
(ii)	Area of shaft(s)				
(iii)	Elevator shaft extends from basement floor upto	Top in all towers			
(iv)	No. of stairway 'A' which lead from	Tower 01	2 Nos	Tower 02	2 Nos
		Tower 03	2 Nos	Tower 04	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)	2 on Each Tower			

(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)				
(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			

For Cosmos Infra Engineering (India) Ltd.

Place: November 13, 2014

Date: Ghaziabad

Signature of declarant  
with designation & Seal

  
Director

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-	6237.736 sq.mt.
		Stilt Parking Area-	1763.890 sq.mt.
		Open Parking Area -	921.25 sq.mt.
		Total Parking Provided -	352 no.
		against required	311 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: November 13, 2014

Date: Ghaziabad

For Cosmos Infra Engineering (India) 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

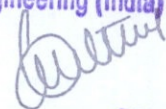
"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	8922.87 sq.mt.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	NA
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment (if applicable)	NA

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: November 13, 2014

Date: Ghaziabad

For Cosmos Infra Engineering (India) Ltd.



Director

Signature of declarant  
with designation & Seal

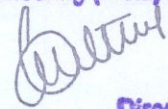
**Schedule -A**  
**[Specifications of Construction]**

- |                            |   |  |
|----------------------------|---|--|
| 1 Foundation               | : | Raft Foundation  |
| 2 Flooring                 | : | PCC Flooring   |
| 3 Doors & Hardware         | : | Hardwood Door Frames   |
| 4 Windows                  | : | Wooden & Glass Windows   |
| 5 Internal Finish          | : | OBD Paint  |
| 6 External Finish          | : | Semi Permanent, Long Lasting Finish                                  |
| 7 Sanitary ware & fittings | : | Only GI Pipe line will be provided at one point                      |
| 8 Electrical               | : | Only PVC conduit along with Wire and Switch Sockets will be provided |
| 9 Plumbing and water Line  | : | GI / UPVC for plumbing with proper sewerage system                   |

Place: November 13, 2014

Date: Ghaziabad

**For Cosmos Infra Engineering (India) Ltd.**



Signature of declarant  
with designation & Seal

**Director**