

MANAK BUILDCON PROJECTS PRIVATE LIMITED

(Regd. Off. FLAT NO. A-218, MANGAL APARTMENTS, VASUNDHARA ENCLAVE NEW DELHI-110091)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MANAK BUILDCON PROJECTS PRIVATE LIMITED HELD AT THE CORPORATE OFFICE OF THE COMPANY AT PLOT NO. 9, SECTOR-75, NOIDA (U.P) ON 05th AUGUST 2012

The Chairman informed the Board that Mr. Ravindra Srivastava is authorized by the Board for signing of Flat Allotees (s)'s agreements, Affidavits, Tripartite agreements, and any other instruments for Housing Loan at Housing project at 'Gardenia Square', at GH Plot No.6 Crossings Republic, Ghaziabad.


"RESOLVED THAT, Mr. Ravindra Srivastava, Authorized Signatory of the company be and is hereby authorized to signing of Flat Allotees (s)'s agreements, Affidavits, Tripartite agreements, and any other instruments for Housing Loan for and on behalf of the company, at Housing project at 'Gardenia Square', at GH Plot No.6 Crossings Republic, Ghaziabad before any government authority in respect of and to represent the company in all manner and in all steps as may be considered necessary or appropriate or expedient and do all other acts incidental thereto."

Certified that the above copy of the resolution passed on 05th August 2012, by the Board of Directors of Manak Buildcon Projects Private Limited and that it has been entered in the usual course of business in the minutes books of the company and signed therein by the Chairman of the meeting and is in accordance with Memorandum and Articles of Association of the company.

For and on Behalf of Board
Manak Buildcon Projects Private Limited

(Director)

Signatures Of:-


(Ravindra Srivastava)

The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011

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Manak Builders Projects Pvt. Ltd

Authorised Signatory

UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-

In pursuance of the provisions of clause (3) of article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 3975/8-1-11- 115D.A./02T.C.-I dated 16 November, 2011

NOTIFICATION

No. 3975/8-1-11-115D.A./02T.C.-I

Lucknow: Dated 16 November, 2011

In exercise of the powers conferred by section 30 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, the Governor of Uttar Pradesh hereby makes the following rules, namely:-

The Uttar Pradesh Apartment (Promotion of Construction,
Ownership and Maintenance) Rules, 2011

- | | | |
|---|--------|---|
| Short Title and | 1) | These rules may be called The Uttar Pradesh commencement Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011. |
| | (2) | They shall come into force with effect from the date of their publication in the Gazette. |
| Definitions | 2. (1) | In these rules, unless the context otherwise requires,- |
| | (a) | "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010. |
| | (b) | "Form" means a Form appended to these rules; |
| | (c) | "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists. |
| | (d) | "Section" means a section of the Act. |
| | (2) | Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act. |
| Form of Declaration
(sub section-1 of
section 12) | 3. | The declaration shall be submitted by a promoter under sub-section (1) of section 12 in Form 'A' which shall be submitted by the promoter within a period of 12 months from the date of approval of the plans. Where the building has been constructed or is under construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement. |

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Grant of permission for prosecution
(sub section-4 of section 25)

5. (1) After majority decision by the Board, the president or the person authorized on its behalf may apply the Competent Authority for grant of the permission to file its written complaint under the provisions of subsection (4) of section 25;

Provided that every such application shall be accompanied by a true attested copy of the decision of the Board;

Provided further that such application shall clearly specify the nature and extent of the violation of the provisions of the Act or the Bye-laws, as the case may be;


Provided also that such application shall also specify the steps taken and efforts made by the Board to ensure that the violation is set right by the concerned owner of the apartment or the promoter, as the case may be, along with necessary documents of the efforts made by the Board.

- (2) The Competent Authority, on receipt of the Application, shall give notice to the erring apartment owner or the promoter, as the case may be and shall pass such order as he may deem fit:

Provided that no such order shall be passed by the Competent Authority unless the Competent Authority records his satisfaction in writing as to the violation of the provisions of the Act or the bye-laws after affording adequate opportunity of being heard to all concerned.

Undertaking to be filed by the person
acquiring apartment. (section 10)

- (6) Any person acquiring any apartment from any apartment owner by gift, exchange, purchase or otherwise, or taking lease of an apartment from an apartment owner under section 10 and shall execute an undertaking in Form 'B' to comply with the covenants, conditions and restrictions, subject to which such apartment is owned by the said apartment owner. Such undertaking shall be executed and registered within a period of 30 days from the date of acquiring the apartment.

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Amendment of Declaration

(sub section-2 of section 12) 4. (1)

The declaration submitted by a promoter under rule 3 may be amended at any time, by the promoter, If, -

- (a) The declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or
 - (b) The amendment is necessitated by reason of any revision in the sanctioned plan of the building; or
 - (c) The proposed amendment is just and reasonable; Provided that the amendment made by the promoter shall not violate the building bye-laws, sanctioned building plan or the contractual obligation of the promoter.
- (2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall be supported by an affidavit of the promoter or of a person authorized on his behalf along with the necessary documents.
- (3) The Competent Authority, on receipt of the application under sub-rule (2) shall issue a written notice to the association of the apartment owners of the building and shall also cause the publication of a public notice in two daily newspapers circulating in that locality.
- (4) On receipt of the objections, if any, received within 30 days from the date of publication of notice under sub-rules (3) the Competent Authority shall, after giving an opportunity of being heard to the objector, association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.
- (5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

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FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s MANAK BUILCON PROJECTS PRIVATE LIMITED .
Registered Address:- Corporate Office:- Flat No. A-218, Mangal Apartment,
Vasundhra Enclave, Delhi-110091
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory:- Mr. Ravindra Srivastava (Authorised)

The Declaring hereby solemnly states the following:

FIRST: The Promoter owns /holds the land as lessee 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 declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	"GARDENIA SQUARE"
2	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	26/06/2009
4.	Municipal No. of the property	Plot No.-06, Crossing Republic, Vill.- Dundhahera, Ghaziabad U.P)
5.	Municipal Ward of the property	N/A
6.	Postal address of the property	"GARDENIA SQUARE" Plot No.-06, Crossing Republic, Vill- Dundhahera, Ghaziabad U.P)
7.	Name of Architect / Structural Engineer	AR. ANUJ AGARWAL / Sh. Sadanand Ojha
8.	Height of the building	UPTO 70.165 Mt.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	2B + S +23

Manak Build-on Projects Pvt. Ltd.

Authorised Signatory

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 has a total floor area of 86206.05 square meters on all floors, of which 51775.90 square meters will constitute the apartments and 7009.68 square meters will constitute the 'common areas and facilities' 10173.44 square meters constitute 'limited common areas and facilities', remaining 17247.03 sq.mt. will constitute the independent area as details in Annexure -F & all of which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "**GARDENIA SQUARE GROUP HOUSING**" (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in 5. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in 5. 3(s) of the Act), and the 'independent areas' (as defined in 5. 3(p) of the Act), and shall be as follows -

S.No.	Item	Detail
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 in 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 "**GARDENIA SQUARE GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**GARDENIA SQUARE GROUP HOUSING**" Condominium consisting as 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 promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

Manak Board of Proprietors Pvt Ltd

 Authorised Signatory

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 the 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 and facilities" as well as the "limited common areas and facilities" established herein shall not be changed except with the unanimous consent of all the apartment owners and approval 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 instrument;

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 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.

FIFTEENTH: that the 'independent areas', 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.

Manak Building Projects Pvt Ltd


Authorized Signatory 7

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges ©1.5Rs/Sft..... per month from the owners of each apartment.

4. IN WITNESS WHEREOF, Mr. Ravindra Srivastava (Authorised) for on and behalf of M/s. Manak Buildcon Projects Private Limited

5. The promoter) hereto set his hand thisday ofof year

In the presence of:-

Signed and delivered by
(Seal of the Promoter)

Manak Buildcon Projects Pvt. Ltd

Authorised Signatory

Annexure-'A'

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

S.No.	Item		
1.	Location of the land of the building	Revenue village	Dundahera
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Khasara No.	924, 718, 720 (Area 2244 Sq. Mtr) ,925 (Area 1048 Sq. Mtr.)
3.	Date of last document of title under which the promoter claims the land		1. 17/12/2007 2. 07/10/2009
4.	Details of Registration of the above title document	Book No. I	1. 01 2. 01
		Vol. No.	1. 7159 2. 8047
		Page Nos.	1. 240 to 304 2. 01 to 68
		Sl. No.	1. 6940 2. 3882
		Date of Regn. –	1. 17/12/2007 2. 07/10/2009
5.	Boundaries of the land	East	Assotech Next
		West	Panchsheel Wellington
		North	Panchsheel Wellington & Assotech Next
		South	Arihant Ambiance & Buland Heights
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:-

Signature of declarant
with designation and seal

Manak Builders Projects Pvt. Ltd.

Authorised Signatory

Annexure-'B' (Details of Apartments)

Name of condominium:- **GARDENIA SQUARE GROUP HOUSING**


of condominium :- **BLOCK - A (2BASEMENT +GROUND+22 FLOOR)** 52

Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	STILT/ GROUND FLOOR TYPE-1	A-01	2 BED	79.30	0.15%	79	Residential	-----
2	STILT/ GROUND FLOOR TYPE-4	B-04	3 BED + STUDY	125.28	0.24%	125	Residential	-----
3	FIRST FLOOR TYPE-2	A-102	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
4	FIRST FLOOR TYPE-3	A-103	3 BED	111.21	0.21%	111	Residential	-----
5	FIRST FLOOR TYPE-4	A-104	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
6	FIRST FLOOR TYPE-2	A-105	2 BED +STUDY	101.37	0.19%	101	Residential	-----
7	FIRST FLOOR TYPE-3	A-106	3 BED	107.36	0.20%	107	Residential	-----
8	FIRST FLOOR TYPE-1	A-101	2 BED	79.30	0.15%	79	Residential	-----
9	SECOND FLOOR TYPE-2	A-202	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
10	SECOND FLOOR TYPE-3	A-203	3 BED	111.21	0.21%	111	Residential	-----
11	SECOND FLOOR TYPE-4	A-204	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
12	SECOND FLOOR TYPE-2	A-205	2 BED +STUDY	101.37	0.19%	101	Residential	-----
13	SECOND FLOOR TYPE-3	A-206	3 BED	107.36	0.20%	107	Residential	-----


Manak Builders Projects Pvt. Ltd

[Signature]
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14.	SECOND FLOOR TYPE-1	A-201	2 BED	79.30	0.15%	79	Residential	-----
15.	THIRD FLOOR TYPE-2	A-302	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
16.	THIRD FLOOR TYPE-3	A-303	3 BED	111.21	0.21%	111	Residential	-----
17.	THIRD FLOOR TYPE-4	A-304	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
18.	THIRD FLOOR TYPE-2	A-305	2 BED +STUDY	101.37	0.19%	101	Residential	-----
19.	THIRD FLOOR TYPE-3	A-306	3 BED	107.36	0.20%	107	Residential	-----
20.	THIRD FLOOR TYPE-1	A-301	2 BED	79.30	0.15%	79	Residential	-----
21.	FOURTH FLOOR TYPE-2	A-402	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
22.	FOURTH FLOOR TYPE-3	A-403	3 BED	111.21	0.21%	111	Residential	-----
23.	FOURTH FLOOR TYPE-4	A-404	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
24.	FOURTH FLOOR TYPE-2	A-405	2 BED +STUDY	101.37	0.19%	101	Residential	-----
25.	FOURTH FLOOR TYPE-3	A-406	3 BED	107.36	0.20%	107	Residential	-----
26.	FOURTH FLOOR TYPE-1	A-401	2 BED	79.30	0.15%	79	Residential	-----
27.	FIFTH FLOOR TYPE-2	A-502	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
28.	FIFTH FLOOR TYPE-3	A-503	3 BED	111.21	0.21%	111	Residential	-----
29.	FIFTH FLOOR TYPE-4	A-504	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
30.	FIFTH FLOOR TYPE-2	A-505	2 BED +STUDY	101.37	0.19%	101	Residential	-----
31.	FIFTH FLOOR TYPE-3	A-506	3 BED	107.36	0.20%	107	Residential	-----

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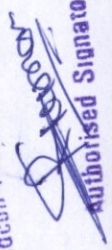
32	FIFTH FLOOR TYPE-1	A-501	2 BED	79.30	0.15%	79	Residential	-----
33	SIXTH FLOOR TYPE-2	A-602	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
34	SIXTH FLOOR TYPE-3	A-603	3 BED	111.21	0.21%	111	Residential	-----
35	SIXTH FLOOR TYPE-4	A-604	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
36	SIXTH FLOOR TYPE-2	A-605	2 BED +STUDY	101.37	0.19%	101	Residential	-----
37	SIXTH FLOOR TYPE-3	A-606	3 BED	107.36	0.20%	107	Residential	-----
38	SIXTH FLOOR TYPE-1	A-601	2 BED	79.30	0.15%	79	Residential	-----
39	SEVENTH FLOOR TYPE-2	A-702	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
40	SEVENTH FLOOR TYPE-3	A-703	3 BED	111.21	0.21%	111	Residential	-----
41	SEVENTH FLOOR TYPE-4	A-704	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
42	SEVENTH FLOOR TYPE-2	A-705	2 BED +STUDY	101.37	0.19%	101	Residential	-----
43	SEVENTH FLOOR TYPE-3	A-706	3 BED	107.36	0.20%	107	Residential	-----
44	SEVENTH FLOOR TYPE-1	A-701	2 BED	79.30	0.15%	79	Residential	-----
45	EIGHT FLOOR TYPE-2	A-802	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
46	EIGHT FLOOR TYPE-3	A-803	3 BED	111.21	0.21%	111	Residential	-----
47	EIGHT FLOOR TYPE-4	A-804	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
48	EIGHT FLOOR TYPE-2	A-805	2 BED +STUDY	101.37	0.19%	101	Residential	-----
49	EIGHT FLOOR TYPE-3	A-806	3 BED	107.36	0.20%	107	Residential	-----

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50	EIGHT FLOOR TYPE-1	A-801	2 BED	79.30	0.15%	79	Residential	-----
51	NINTH FLOOR TYPE-2	A-902	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
52	NINTH FLOOR TYPE-3	A-903	3 BED	111.21	0.21%	111	Residential	-----
53	NINTH FLOOR TYPE-4	A-904	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
54	NINTH FLOOR TYPE-2	A-905	2 BED +STUDY	101.37	0.19%	101	Residential	-----
55	NINTH FLOOR TYPE-3	A-906	3 BED	107.36	0.20%	107	Residential	-----
56	NINTH FLOOR TYPE-1	A-901	2 BED	79.30	0.15%	79	Residential	-----
57	TENTH FLOOR TYPE-2	A-1002	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
58	TENTH FLOOR TYPE-3	A-1003	3 BED	111.21	0.21%	111	Residential	-----
59	TENTH FLOOR TYPE-4	A-1004	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
60	TENTH FLOOR TYPE-2	A-1005	2 BED +STUDY	101.37	0.19%	101	Residential	-----
61	TENTH FLOOR TYPE-3	A-1006	3 BED	107.36	0.20%	107	Residential	-----
62	TENTH FLOOR TYPE-1	A-1101	2 BED	79.30	0.15%	79	Residential	-----
63	ELEVENTH FLOOR TYPE-2	A-1102	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
64	ELEVENTH FLOOR TYPE-3	A-1103	3 BED	111.21	0.21%	111	Residential	-----
65	ELEVENTH FLOOR TYPE-4	A-1104	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
66	ELEVENTH FLOOR TYPE-2	A-1105	2 BED +STUDY	101.37	0.19%	101	Residential	-----
67	ELEVENTH FLOOR TYPE-3	A-1106	3 BED	107.36	0.20%	107	Residential	-----

[Handwritten Signature]
Authorized Signatory

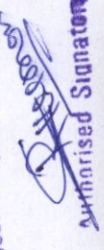
68	ELEVENTH FLOOR TYPE-1	A-1101	2 BED	79.30	0.15%	79	Residential	-----
69	TWELTH FLOOR TYPE-2	A-1202	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
70	TWELTH FLOOR TYPE-3	A-1203	3 BED	111.21	0.21%	111	Residential	-----
71	TWELTH FLOOR TYPE-4	A-1204	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
72	TWELTH FLOOR TYPE-2	A-1205	2 BED +STUDY	101.37	0.19%	101	Residential	-----
73	TWELTH FLOOR TYPE-3	A-1206	3 BED	107.36	0.20%	107	Residential	-----
74	TWELTH FLOOR TYPE-1	A-1201	2 BED	79.30	0.15%	79	Residential	-----
75	THIRTEENTH FLOOR TYPE-2	A-1302	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
76	THIRTEENTH FLOOR TYPE-3	A-1303	3 BED	111.21	0.21%	111	Residential	-----
77	THIRTEENTH FLOOR TYPE-4	A-1304	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
78	THIRTEENTH FLOOR TYPE-2	A-1305	2 BED +STUDY	101.37	0.19%	101	Residential	-----
79	THIRTEENTH FLOOR TYPE-3	A-1306	3 BED	107.36	0.20%	107	Residential	-----
80	THIRTEENTH FLOOR TYPE-1	A-1301	2 BED	79.30	0.15%	79	Residential	-----
81	FOURTEENTH FLOOR TYPE-2	A-1402	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
82	FOURTEENTH FLOOR TYPE-3	A-1403	3 BED	111.21	0.21%	111	Residential	-----
83	FOURTEENTH FLOOR TYPE-4	A-1404	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
84	FOURTEENTH FLOOR TYPE-2	A-1405	2 BED +STUDY	101.37	0.19%	101	Residential	-----
85	FOURTEENTH FLOOR TYPE-3	A-1406	3 BED	107.36	0.20%	107	Residential	-----

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86	FOURTEENTH FLOOR TYPE-1	A-1401	2 BED	79.30	0.15%	79	Residential	-----
87	FIFTEENTH FLOOR TYPE-2	A-1502	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
88	FIFTEENTH FLOOR TYPE-3	A-1503	3 BED	111.21	0.21%	111	Residential	-----
89	FIFTEENTH FLOOR TYPE-4	A-1504	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
90	FIFTEENTH FLOOR TYPE-2	A-1505	2 BED +STUDY	101.37	0.19%	101	Residential	-----
91	FIFTEENTH FLOOR TYPE-3	A-1506	3 BED	107.36	0.20%	107	Residential	-----
92	FIFTEENTH FLOOR TYPE-1	A-1501	2 BED	79.30	0.15%	79	Residential	-----
93	SIXTEENTH FLOOR TYPE-2	A-1602	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
94	SIXTEENTH FLOOR TYPE-3	A-1603	3 BED	111.21	0.21%	111	Residential	-----
95	SIXTEENTH FLOOR TYPE-4	A-1604	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
96	SIXTEENTH FLOOR TYPE-2	A-1605	2 BED +STUDY	101.37	0.19%	101	Residential	-----
97	SIXTEENTH FLOOR TYPE-3	A-1606	3 BED	107.36	0.20%	107	Residential	-----
98	SIXTEENTH FLOOR TYPE-1	A-1601	2 BED	79.30	0.15%	79	Residential	-----
99	SEVENTEENTH FLOOR TYPE-2	A-1702	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
100	SEVENTEENTH FLOOR TYPE-3	A-1703	3 BED	111.21	0.21%	111	Residential	-----
101	SEVENTEENTH FLOOR TYPE-4	A-1704	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
102	SEVENTEENTH FLOOR TYPE-2	A-1705	2 BED +STUDY	101.37	0.19%	101	Residential	-----
103	SEVENTEENTH FLOOR TYPE-3	A-1706	3 BED	107.36	0.20%	107	Residential	-----

104	SEVENTEENTH FLOOR TYPE-1	A-1701	2 BED	79.30	0.15%	79	Residential	-----
105	EIGHTEENTH FLOOR TYPE-2	A-1802	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
106	EIGHTEENTH FLOOR TYPE-3	A-1803	3 BED	111.21	0.21%	111	Residential	-----
107	EIGHTEENTH FLOOR TYPE-4	A-1804	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
108	EIGHTEENTH FLOOR TYPE-2	A-1805	2 BED +STUDY	101.37	0.19%	101	Residential	-----
109	EIGHTEENTH FLOOR TYPE-3	A-1806	3 BED	107.36	0.20%	107	Residential	-----
110	EIGHTEENTH FLOOR TYPE-1	A-1801	2 BED	79.30	0.15%	79	Residential	-----
111	NINETEENTH FLOOR TYPE-2	A-1902	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
112	NINETEENTH FLOOR TYPE-3	A-1903	3 BED	111.21	0.21%	111	Residential	-----
113	NINETEENTH FLOOR TYPE-4	A-1904	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
114	NINETEENTH FLOOR TYPE-2	A-1905	2 BED +STUDY	101.37	0.19%	101	Residential	-----
115	NINETEENTH FLOOR TYPE-3	A-1906	3 BED	107.36	0.20%	107	Residential	-----
116	NINETEENTH FLOOR TYPE1	A-101	2 BED	79.30	0.15%	79	Residential	-----
117	TWENTY FLOOR TYPE-2	A-1902	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
118	TWENTY FLOOR TYPE-3	A-2003	3 BED	111.21	0.21%	111	Residential	-----
119	TWENTY FLOOR TYPE-4	A-2004	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
120	TWENTY FLOOR TYPE-2	A-2005	2 BED +STUDY	101.37	0.19%	101	Residential	-----
121	TWENTY FLOOR TYPE-3	A-2006	3 BED	107.36	0.20%	107	Residential	-----

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122	TWENTY FLOOR TYPE-1	A-2001	2 BED	79.30	0.15%	79	Residential	-----
123	TWENTY ONE FLOOR TYPE-2	A-2102	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
124	TWENTY ONE FLOOR TYPE-3	A-2103	3 BED	111.21	0.21%	111	Residential	-----
125	TWENTY ONE FLOOR TYPE-1	A-2104	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
126	TWENTY ONE FLOOR TYPE-2	A-2105	2 BED +STUDY	101.37	0.19%	101	Residential	-----
127	TWENTY ONE FLOOR TYPE-3	A-2106	3 BED	107.36	0.20%	107	Residential	-----
128	TWENTY ONE FLOOR TYPE-4	A-2101	2 BED	79.30	0.15%	79	Residential	-----
129	TWENTY TWO FLOOR TYPE-2	A-2202	2 BED+ STUDY	99.43	0.19%	99	Residential	-----
130	TWENTY TWO FLOOR TYPE-3	A-2203	3 BED	111.21	0.21%	111	Residential	-----
131	TWENTY TWO FLOOR TYPE-4	A-2204	3 BED+ STUDY	125.28	0.24%	125	Residential	-----
132	TWENTY TWO FLOOR TYPE-2	A-2205	2 BED +STUDY	101.37	0.19%	101	Residential	-----
133	TWENTY TWO FLOOR TYPE-3	A-2206	3 BED	107.36	0.20%	107	Residential	-----
134	TWENTY TWO FLOOR TYPE-1	A-2201	2 BED	79.30	0.15%	79	Residential	-----

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Annexure-'B' (Details of Apartments)

Name of condominium:- **GARDENIA SQUARE GROUP HOUSING**

of condominium :- **BLOCK - B (BASEMENT +GROUND+20 FLOOR)** 51

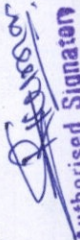
Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
135	STILT/ GROUND FLOOR TYPE-4	B-004	3 BED + STORE	121.91	0.23%	122	Residential	-----
136	STILT/ GROUND FLOOR TYPE-3	B-003	3 BED	112.06	0.21%	112	Residential	-----
137	STILT/ GROUND FLOOR TYPE-2	B-002	2 BED+ STUDY	99.49	0.19%	99	Residential	-----
138	STILT/ GROUND FLOOR TYPE-1	B-003	2 BED	80.61	0.15%	81	Residential	-----
139	FIRST FLOOR TYPE-4	B-104	3 BED + STORE	121.91	0.23%	122	Residential	-----
140	FIRST FLOOR TYPE-3	B-103	3 BED	112.06	0.21%	112	Residential	-----
141	FIRST FLOOR TYPE-2	B-102	2 BED+ STUDY	99.49	0.19%	99	Residential	-----
142	FIRST FLOOR TYPE-1	B-101	2 BED	80.61	0.15%	81	Residential	-----
143	FIRST FLOOR TYPE-3	B-106	3 BED	109.24	0.21%	109	Residential	-----
144	FIRST FLOOR TYPE-2	B-105	2 BED+ STUDY	101.78	0.19%	102	Residential	-----
145	SECOND FLOOR TYPE-4	B-204	3 BED + STORE	121.91	0.23%	122	Residential	-----
146	SECOND FLOOR TYPE-3	B-203	3 BED	112.06	0.21%	112	Residential	-----
147	SECOND FLOOR TYPE-2	B-202	2 BED+ STUDY	99.49	0.19%	99	Residential	-----

148	SECOND FLOOR TYPE-1	B-201	2 BED	80.61	0.15%	81	Residential
149	SECOND FLOOR TYPB-3	B-206	3 BED	109.24	0.21%	109	Residential
150	SECOND FLOOR TYPB-2	B-205	2 BED+ STUDY	101.78	0.19%	102	Residential
151	THIRD FLOOR TYPB-4	B-304	3 BED + STORE	121.91	0.23%	122	Residential
152	THIRD FLOOR TYPB-3	B-303	3 BED	112.06	0.21%	112	Residential
153	THIRD FLOOR TYPB-2	B-302	2 BED+ STUDY	99.49	0.19%	99	Residential
154	THIRD FLOOR TYPB-1	B-301	2 BED	80.61	0.15%	81	Residential
155	THIRD FLOOR TYPB-3	B-306	3 BED	109.24	0.21%	109	Residential
156	THIRD FLOOR TYPB-2	B-305	2 BED+ STUDY	101.78	0.19%	102	Residential
157	FOURTH FLOOR TYPB-4	B-404	3 BED + STORE	121.91	0.23%	122	Residential
158	FOURTH FLOOR TYPB-3	B-403	3 BED	112.06	0.21%	112	Residential
159	FOURTH FLOOR TYPB-2	B-402	2 BED+ STUDY	99.49	0.19%	99	Residential
160	FOURTH FLOOR TYPB-1	B-401	2 BED	80.61	0.15%	81	Residential
161	FOURTH FLOOR TYPB-3	B-406	3 BED	109.24	0.21%	109	Residential
162	FOURTH FLOOR TYPB-2	B-405	2 BED+ STUDY	101.78	0.19%	102	Residential
163	FIFTH FLOOR TYPB-4	B-504	3 BED + STORE	121.91	0.23%	122	Residential
164	FIFTH FLOOR TYPB-3	B-503	3 BED	112.06	0.21%	112	Residential
165	FIFTH FLOOR TYPB-2	B-502	2 BED+ STUDY	99.49	0.19%	99	Residential

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166	FIFTH FLOOR TYPB-1	B-501	2 BED	80.61	0.15%	81	Residential
167	FIFTH FLOOR TYPB-3	B-506	3 BED	109.24	0.21%	109	Residential
168	FIFTH FLOOR TYPB-2	B-505	2 BED+ STUDY	101.78	0.19%	102	Residential
169	SIXTH FLOOR TYPB-4	B-604	3 BED + STORE	121.91	0.23%	122	Residential
170	SIXTH FLOOR TYPB-3	B-603	3 BED	112.06	0.21%	112	Residential
171	SIXTH FLOOR TYPB-2	B-602	2 BED+ STUDY	99.49	0.19%	99	Residential
172	SIXTH FLOOR TYPB-1	B-601	2 BED	80.61	0.15%	81	Residential
173	SIXTH FLOOR TYPB-3	B-606	3 BED	109.24	0.21%	109	Residential
174	SIXTH FLOOR TYPB-2	B-605	2 BED+ STUDY	101.78	0.19%	102	Residential
175	SEVENTH FLOOR TYPB-4	B-704	3 BED + STORE	121.91	0.23%	122	Residential
176	SEVENTH FLOOR TYPE3	B-703	3 BED	112.06	0.21%	112	Residential
177	SEVENTH FLOOR TYPB-2	B-702	2 BED+ STUDY	99.49	0.19%	99	Residential
178	SEVENTH FLOOR TYPB-1	B-701	2 BED	80.61	0.15%	81	Residential
179	SEVENTH FLOOR TYPB-3	B-706	3 BED	109.24	0.21%	109	Residential
180	SEVENTH FLOOR TYPB-2	B-705	2 BED+ STUDY	101.78	0.19%	102	Residential
181	EIGHT FLOOR TYPB-4	B-804	3 BED + STORE	121.91	0.23%	122	Residential
182	EIGHT FLOOR TYPB-3	B-803	3 BED	112.06	0.21%	112	Residential
183	EIGHT FLOOR TYPB-2	B-802	2 BED+ STUDY	99.49	0.19%	99	Residential

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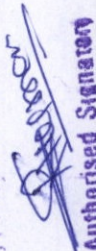
184	EIGHT FLOOR TYPB-1	B-801	2 BED	80.61	0.15%	81	Residential
185	FIRST FLOOR TYPB-3	B-806	3 BED	109.24	0.21%	109	Residential
186	EIGHT FLOOR TYPB-2	B-805	2 BED+ STUDY	101.78	0.19%	102	Residential
187	NINTH FLOOR TYPB-4	B-904	3 BED + STORE	121.91	0.23%	122	Residential
188	NINTH FLOOR TYPB-3	B-903	3 BED	112.06	0.21%	112	Residential
189	NINTH FLOOR TYPB-2	B-902	2 BED+ STUDY	99.49	0.19%	99	Residential
190	NINTH FLOOR TYPB-1	B-901	2 BED	80.61	0.15%	81	Residential
191	NINTH FLOOR TYPB-3	B-906	3 BED	109.24	0.21%	109	Residential
192	NINTH FLOOR TYPB-2	B-905	2 BED+ STUDY	101.78	0.19%	102	Residential
193	TENTH FLOOR TYPB-4	B-1004	3 BED + STORE	121.91	0.23%	122	Residential
194	TENTH FLOOR TYPB-3	B-1003	3 BED	112.06	0.21%	112	Residential
195	TENTH FLOOR TYPB-2	B-1002	2 BED+ STUDY	99.49	0.19%	99	Residential
196	TENTH FLOOR TYPB-1	B-1001	2 BED	80.61	0.15%	81	Residential
197	TENTH FLOOR TYPB-3	B-1006	3 BED	109.24	0.21%	109	Residential
198	TENTH FLOOR TYPB-2	B-1005	2 BED+ STUDY	101.78	0.19%	102	Residential
199	ELEVENTH FLOOR TYPB-4	B-1104	3 BED + STORE	121.91	0.23%	122	Residential
200	ELEVENTH FLOOR TYPB-3	B-1103	3 BED	112.06	0.21%	112	Residential
201	ELEVENTH FLOOR TYPB-2	B-1102	2 BED+ STUDY	99.49	0.19%	99	Residential

202	ELEVENTH FLOOR TYPB-1	B-1101	2 BED	80.61	0.15%	81	Residential
203	ELEVENTH FLOOR TYPB-3	B-1106	3 BED	109.24	0.21%	109	Residential
204	ELEVENTH FLOOR TYPB-2	B-1105	2 BED+ STUDY	101.78	0.19%	102	Residential
205	TWELTH FLOOR TYPB-4	B-1204	3 BED + STORE	121.91	0.23%	122	Residential
206	TWELTH FLOOR TYPB-3	B-1203	3 BED	112.06	0.21%	112	Residential
207	TWELTH FLOOR TYPB-2	B-1202	2 BED+ STUDY	99.49	0.19%	99	Residential
208	TWELTH FLOOR TYPB-1	B-1201	2 BED	80.61	0.15%	81	Residential
209	TWELTH FLOOR TYPB-3	B-1206	3 BED	109.24	0.21%	109	Residential
210	TWELTH FLOOR TYPB-2	B-1205	2 BED+ STUDY	101.78	0.19%	102	Residential
211	THIRTEENTH FLOOR TYPB-4	B-1304	3 BED + STORE	121.91	0.23%	122	Residential
212	THIRTEENTH FLOOR TYPB-3	B-1303	3 BED	112.06	0.21%	112	Residential
213	THIRTEENTH FLOOR TYPB-2	B-1302	2 BED+ STUDY	99.49	0.19%	99	Residential
214	THIRTEENTH FLOOR TYPB-1	B-1301	2 BED	80.61	0.15%	81	Residential
215	THIRTEENTH FLOOR TYPB-3	B-1306	3 BED	109.24	0.21%	109	Residential
216	THIRTEENTH FLOOR TYPB-2	B-1305	2 BED+ STUDY	101.78	0.19%	102	Residential
217	FOURTEENTH FLOOR TYPB-4	B-1404	3 BED + STORE	121.91	0.23%	122	Residential
218	FOURTEENTH FLOOR TYPB-3	B-1403	3 BED	112.06	0.21%	112	Residential
219	FOURTEENTH FLOOR TYPB-2	B-1402	2 BED+ STUDY	99.49	0.19%	99	Residential

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220	FOURTEENTH FLOOR TYPB-1	B-1401	2 BED	80.61	0.15%	81	Residential
221	FOURTEENTH FLOOR TYPB-3	B-1406	3 BED	109.24	0.21%	109	Residential
222	FOURTEENTH FLOOR TYPB-2	B-1405	2 BED+ STUDY	101.78	0.19%	102	Residential
223	FIFTEENTH FLOOR TYPB-4	B-1504	3 BED + STORE	121.91	0.23%	122	Residential
224	FIFTEENTH FLOOR TYPB-3	B-1503	3 BED	112.06	0.21%	112	Residential
225	FIFTEENTH FLOOR TYPB-2	B-1502	2 BED+ STUDY	99.49	0.19%	99	Residential
226	FIFTEENTH FLOOR TYPB-1	B-1501	2 BED	80.61	0.15%	81	Residential
227	FIFTEENTH FLOOR TYPB-3	B-1506	3 BED	109.24	0.21%	109	Residential
228	FIFTEENTH FLOOR TYPB-2	B-1505	2 BED+ STUDY	101.78	0.19%	102	Residential
229	SIXTEENTH FLOOR TYPB-4	B-1604	3 BED + STORE	121.91	0.23%	122	Residential
230	SIXTEENTH FLOOR TYPB-3	B-1603	3 BED	112.06	0.21%	112	Residential
231	SIXTEENTH FLOOR TYPB-2	B-1602	2 BED+ STUDY	99.49	0.19%	99	Residential
232	SIXTEENTH FLOOR TYPB-1	B-1601	2 BED	80.61	0.15%	81	Residential
233	SIXTEENTH FLOOR TYPB-3	B-1606	3 BED	109.24	0.21%	109	Residential
234	SIXTEENTH FLOOR TYPB-2	B-1605	2 BED+ STUDY	101.78	0.19%	102	Residential
235	SEVENTEENTH FLOOR TYPB-4	B-1704	3 BED + STORE	121.91	0.23%	122	Residential
236	SEVENTEENTH FLOOR TYPB-3	B-1703	3 BED	112.06	0.21%	112	Residential
237	SEVENTEENTH FLOOR TYPB-2	B-1702	2 BED+ STUDY	99.49	0.19%	99	Residential

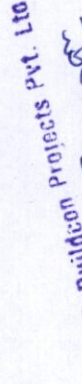

Shanak Build 39 '16 Units At 116

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238	SEVENTEENTH FLOOR TYPB-1	B-1701	2 BED	80.61	0.15%	8'	Residential
239	SEVENTEENTH FLOOR TYPB-3	B-1706	3 BED	109.24	0.21%	109	Residential
240	SEVENTEENTH FLOOR TYPB-2	B-1705	2 BED+ STUDY	101.78	0.19%	102	Residential
241	EIGHTEENTH FLOOR TYPB-4	B-1804	3 BED + STORE	121.91	0.23%	122	Residential
242	EIGHTEENTH FLOOR TYPB-3	B-1803	3 BED	112.06	0.21%	112	Residential
243	EIGHTEENTH FLOOR TYPB-2	B-1802	2 BED+ STUDY	99.49	0.19%	99	Residential
244	EIGHTEENTH FLOOR TYPB-1	B-1801	2 BED	80.61	0.15%	81	Residential
245	EIGHTEENTH FLOOR TYPB-3	B-1806	3 BED	109.24	0.21%	109	Residential
246	EIGHTEENTH FLOOR TYPB-2	B-1805	2 BED+ STUDY	101.78	0.19%	102	Residential
247	NINETEENTH FLOOR TYPB-4	B-1904	3 BED + STORE	121.91	0.23%	122	Residential
248	NINETEENTH FLOOR TYPB-3	B-1903	3 BED	112.06	0.21%	112	Residential
249	NINETEENTH FLOOR TYPB-2	B-1902	2 BED+ STUDY	99.49	0.19%	99	Residential
250	NINETEENTH FLOOR TYPB-1	B-1901	2 BED	80.61	0.15%	81	Residential
251	NINETEENTH FLOOR TYPB-3	B-1906	3 BED	109.24	0.21%	109	Residential
252	NINETEENTH FLOOR TYPB-2	B-1905	2 BED+ STUDY	101.78	0.19%	102	Residential
253	TWENTY FLOOR TYPB-4	B-2004	3 BED + STORE	121.91	0.23%	122	Residential
254	TWENTY FLOOR TYPB-3	B-2003	3 BED	112.06	0.21%	112	Residential
255	TWENTY FLOOR TYPB-2	B-2002	2 BED+ STUDY	99.49	0.19%	99	Residential

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256	TWENTY FLOOR TYPB-1	B-2001	2 BED	80.61	0.15%	81	Residential
257	TWENTY FLOOR TYPB-3	B-2006	3 BED	109.24	0.21%	109	Residential
258	TWENTY FLOOR TYPB-2	B-2005	2 BED+ STUDY	101.78	0.19%	102	Residential



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AnnexurB-'B' (Details of Apartments)

Narae of condominium:- **GARDENA SQUARE GROUP HOUSING**


of condominium :- **BLOCK - C (2BASEMENT +STILT+23 FOOR) 3**

Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
259	FIRST FLOOR TYPB-1	C-102	3 BED	98.63	0.19%	99	Residential	
260	FIRST FLOOR TYPB-2	C-103,C-104, C-105, C-106	2 BED	75.25	0.14%	75	Residential	
261	FIRST FLOOR TYPB-3	C-101	4 BED	105.13	0.20%	105	Residential	
262	SECOND FLOOR TYPB-1	C-202	3 BED	98.63	0.19%	99	Residential	
263	SECOND FLOOR TYPB-2	C-203,C-204, C-205, C-206	2 BED	75.25	0.14%	75	Residential	
264	SECOND FLOOR TYPB-3	C-201	4 BED	105.13	0.20%	105	Residential	
265	THIRD FLOOR TYPB-1	C-302	3 BED	98.63	0.19%	99	Residential	
266	THIRD FLOOR TYPB-2	C-303,C-304, C-305, C-306	2 BED	75.25	0.14%	75	Residential	
267	THIRD FLOOR TYPB-3	C-301	4 BED	105.13	0.20%	105	Residential	
268	FOURTH FLOOR TYPB-1	C-402	3 BED	98.63	0.19%	99	Residential	
269	FOURTH FLOOR TYPB-2	C-403,C-404, C-405, C-406	2 BED	75.25	0.14%	75	Residential	
270	FOURTH FLOOR TYPB-3	C-401	4 BED	105.13	0.20%	105	Residential	
271	FIFTH FLOOR TYPB-1	C-502	3 BED	98.63	0.19%	99	Residential	

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272	FIFTH FLOOR TYPB-2	C-503,C-504, C-505, C-506	2 BED	75.25	0.14%	75	Residential
273	FIFTH FLOOR TYPB-3	C-501	4 BED	105.13	0.20%	105	Residential
274	SIXTH FLOOR TYPB-1	C-602	3 BED	98.63	0.19%	99	Residential
275	SIXTH FLOOR TYPB-2	C-603,C-604, C-605, C-606	2 BED	75.25	0.14%	75	Residential
276	SIXTH FLOOR TYPB-3	C-601	4 BED	105.13	0.20%	105	Residential
277	SEVENTH FLOOR TYPB-1	C-702	3 BED	98.63	0.19%	99	Residential
278	SEVENTH FLOOR TYPB-2	C-703,C-704, C-705, C-706	2 BED	75.25	0.14%	75	Residential
279	SEVENTH FLOOR TYPB-3	C-701	4 BED	105.13	0.20%	105	Residential
280	EIGHT FLOOR TYPB-1	C-802	3 BED	98.63	0.19%	99	Residential
281	EIGHT FLOOR TYPB-2	C-803,C-804, C-805, C-806	2 BED	75.25	0.14%	75	Residential
282	EIGHT FLOOR TYPB-3	C-801	4 BED	105.13	0.20%	105	Residential
283	NINTH FLOOR TYPB-1	C-902	3 BED	98.63	0.19%	99	Residential
284	NINTH FLOOR TYPB-2	C-903,C-904, C-905, C-906	2 BED	75.25	0.14%	75	Residential
285	NINTH FLOOR TYPB-3	C-901	4 BED	105.13	0.20%	105	Residential
286	TENTH FLOOR TYPB-1	C-1002	3 BED	98.63	0.19%	99	Residential
287	TENTH FLOOR TYPB-2	C-103,C-104, C-105, C-106	2 BED	75.25	0.14%	75	Residential
288	TENTH FLOOR TYPB-3	C-1101	4 BED	105.13	0.20%	105	Residential
289	ELEVENTH FLOOR TYPB-1	C-1102	3 BED	98.63	0.19%	99	Residential
290	ELEVENTH FLOOR TYPB-2	C-1103,C-1104, C-1105, C-1106	2 BED	75.25	0.14%	75	Residential

291	ELEVENTH FLOOR TYPB-3	C-1101	4 BED	105.13	0.20%	105	Residential
292	TWELTH FLOOR TYPB-1	C-1202	3 BED	98.63	0.19%	99	Residential
293	TWELTH FLOOR TYPB-2	C-1203, C-1204, C-1205, C-1206	2 BED	75.25	0.14%	75	Residential
294	TWELTH FLOOR TYPB-3	C-1201	4 BED	105.13	0.20%	105	Residential
295	THIRTEENTH FLOOR TYPB-1	C-1302	3 BED	98.63	0.19%	99	Residential
296	THIRTEENTH FLOOR TYPB-2	C-1303, A13-04, C-1305, C-1306	2 BED	75.25	0.14%	75	Residential
297	THIRTEENTH FLOOR TYPB-3	C-1301	4 BED	105.13	0.20%	105	Residential
298	FOURTEENTH FLOOR TYPB-1	C-1402	3 BED	98.63	0.19%	99	Residential
299	FOURTEENTH FLOOR TYPB-2	C-1403, C-1404, C-1405, C-1406	2 BED	75.25	0.14%	75	Residential
300	FOURTEENTH FLOOR TYPB-3	C-1401	4 BED	105.13	0.20%	105	Residential
301	FIFTEENTH FLOOR TYPB-1	C-1502	3 BED	98.63	0.19%	99	Residential
302	FIFTEENTH FLOOR TYPB-2	C-1503, C-1504, C-1505, C-1506	2 BED	75.25	0.14%	75	Residential
303	FIFTEENTH FLOOR TYPB-3	C-1501	4 BED	105.13	0.20%	105	Residential
304	SIXTEENTH FLOOR TYPB-1	C-1602	3 BED	98.63	0.19%	99	Residential
305	SIXTEENTH FLOOR TYPE2	C-1603, C-1604, C-1605, C-1606	2 BED	75.25	0.14%	75	Residential
306	SIXTEENTH FLOOR TYPB-3	C-1601	4 BED	105.13	0.20%	105	Residential
307	SEVENTEENTH FLOOR TYPB-1	C-1702	3 BED	98.63	0.19%	99	Residential
308	SEVENTEENTH FLOOR TYPB-2	C-1703, C-1704, C-1705, C-1706	2 BED	75.25	0.14%	75	Residential
309	SEVENTEENTH FLOOR TYPB-3	C-1701	4 BED	105.13	0.20%	105	Residential

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310	EIGHTEENTH FLOOR TYPB-1	C-1802	3 BED	98.63	0.19%	99	Residential
311	EIGHTEENTH FLOOR TYPB-2	C-1803, C-1804, C-1805, C-1806	2 BED	75.25	0.14%	75	Residential
312	EIGHTEENTH FLOOR TYPB-3	C-1801	4 BED	105.13	0.20%	105	Residential
313	NINETEENTH FLOOR TYPB-1	C-1902	3 BED	98.63	0.19%	99	Residential
314	NINETEENTH FLOOR TYPB-2	C-1903, C-1904, C-1905, C-1906	2 BED	75.25	0.14%	75	Residential
315	NINETEENTH FLOOR TYPB-3	C-1901	4 BED	105.13	0.20%	105	Residential
316	TWENTY FLOOR TYPB-1	C-2002	3 BED	98.63	0.19%	99	Residential
317	TWENTY FLOOR TYPB-2	C-2003, C-2004, C-2005, C-2006	2 BED	75.25	0.14%	75	Residential
318	TWENTY FLOOR TYPB-3	C-2001	4 BED	105.13	0.20%	105	Residential
319	TWENTY ONE FLOOR TYPB-1	C-2102	3 BED	98.63	0.19%	99	Residential
320	TWENTY ONE FLOOR TYPB-2	C-2103, C-2104, C-2105, C-2106	2 BED	75.25	0.14%	75	Residential
321	TWENTY ONE FLOOR TYPB-3	C-2101	4 BED	105.13	0.20%	105	Residential
322	TWENTY TWO FLOOR TYPB-1	C-2202	3 BED	98.63	0.19%	99	Residential
323	TWENTY TWO FLOOR TYPB-2	C-2203, C-2204, C-2205, C-2206	2 BED	75.25	0.14%	75	Residential
324	TWENTY TWO FLOOR TYPB-3	C-2201	4 BED	105.13	0.20%	105	Residential
325	TWENTY THREE FLOOR TYPB-1	C-2302	3 BED	98.63	0.19%	99	Residential
326	TWENTY THREE FLOOR TYPB-2	C-2303, C-2304, C-2305, C-2306	2 BED	75.25	0.14%	75	Residential
327	TWENTY THREE FLOOR TYPB-3	C-2301	4 BED	105.13	0.20%	105	Residential

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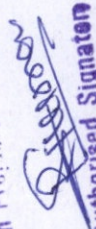
AnnexurB-'B' (Details of Apartments)

Name of condominium:- **GARDENIA SQUARE GROUP HOUSING**

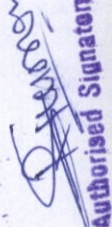
of condominium : - **BLOCK - D (2BASEMENT +STILT+23 FLOOR) 54**

Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential Commercial	Value of the Apartment
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
328	FIRST FLOOR TYPB-1	D-103, D-104	3 BED	97.28	0.18%	97	Residential	
329	FIRST FLOOR TYPB-2	D-101, D-106	3 BED	99.02	0.19%	99	Residential	
330	FIRST FLOOR TYPB-3	D-102, D-105	2 BED	79.06	0.15%	79	Residential	
331	SECOND FLOOR TYPB-1	D-203, D-104	3 BED	97.28	0.18%	97	Residential	
332	SECOND FLOOR TYPB-2	D-201, D-206	3 BED	99.02	0.19%	99	Residential	
333	SECOND FLOOR TYPB-3	D-202, D-205	2 BED	79.06	0.15%	79	Residential	
334	THIRD FLOOR TYPB-1	D-303, D-304	3 BED	97.28	0.18%	97	Residential	
335	THIRD FLOOR TYPB-2	D-301, D-306	3 BED	99.02	0.19%	99	Residential	
336	THIRD FLOOR TYPB-3	D-302, D-305	2 BED	79.06	0.15%	79	Residential	
337	FOURTH FLOOR TYPB-1	D-403, D-404	3 BED	97.28	0.18%	97	Residential	
338	FOURTH FLOOR TYPB-2	D-401, D-406	3 BED	99.02	0.19%	99	Residential	
339	FOURTH FLOOR TYPB-3	D-402, D-405	2 BED	79.06	0.15%	79	Residential	

340	FIFTH FLOOR TYPB-1	D-503, D-504	3 BED	97.28	0.18%	97	Residential
341	FIFTH FLOOR TYPB-2	D-501, D-506	3 BED	99.02	0.19%	99	Residential
342	FIFTH FLOOR TYPB-3	D-502, D-505	2 BED	79.06	0.15%	79	Residential
343	SIXTH FLOOR TYPB-1	D-603, D-604	3 BED	97.28	0.18%	97	Residential
344	SIXTH FLOOR TYPB-2	D-601, D-606	3 BED	99.02	0.19%	99	Residential
345	SIXTH FLOOR TYPB-3	D-602, D-605	2 BED	79.06	0.15%	79	Residential
346	SEVENTH FLOOR TYPB-1	D-703, D-704	3 BED	97.28	0.18%	97	Residential
347	SEVENTH FLOOR TYPB-2	D-701, D-706	3 BED	99.02	0.19%	99	Residential
348	SEVENTH FLOOR TYPB-3	D-702, D-705	2 BED	79.06	0.15%	79	Residential
349	EIGHT FLOOR TYPB-1	D-803, D-804	3 BED	97.28	0.18%	97	Residential
350	EIGHT FLOOR TYPB-2	D-801, D-806	3 BED	99.02	0.19%	99	Residential
351	EIGHT FLOOR TYPB-3	D-802, D-805	2 BED	79.06	0.15%	79	Residential
352	NINTH FLOOR TYPB-1	D-903, D-904	3 BED	97.28	0.18%	97	Residential
353	NINTH FLOOR TYPB-2	D-901, D-906	3 BED	99.02	0.19%	99	Residential
354	NINTH FLOOR TYPB-3	D-902, D-905	2 BED	79.06	0.15%	79	Residential
355	TENTH FLOOR TYPB-1	D-1003, D-1004	3 BED	97.28	0.18%	97	Residential
356	TENTH FLOOR TYPB-2	D-1001, D-1006	3 BED	99.02	0.19%	99	Residential
357	TENTH FLOOR TYPB-3	D-1002, D-1005	2 BED	79.06	0.15%	79	Residential

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358	ELEVENTH FLOOR TYPB-1	D-1103, D-1104	3 BED	97.28	0.18%	97	Residential
359	ELEVENTH FLOOR TYPB-2	D-1101, D-1106	3 BED	99.02	0.19%	99	Residential
360	ELEVENTH FLOOR TYPB-3	D-1102, D-1105	2 BED	79.06	0.15%	79	Residential
361	TWELTH FLOOR TYPB-1	D-1203, D-1204	3 BED	97.28	0.18%	97	Residential
362	TWELTH FLOOR TYPB-2	D-1201, D-1206	3 BED	99.02	0.19%	99	Residential
363	TWELTH FLOOR TYPB-3	D-1202, D-1205	2 BED	79.06	0.15%	79	Residential
364	THIRTEENTH FLOOR TYPB-1	D-1303, D-104	3 BED	97.28	0.18%	97	Residential
365	THIRTEENTH FLOOR TYPB-2	D-1301, D-1306	3 BED	99.02	0.19%	99	Residential
366	THIRTEENTH FLOOR TYPB-3	D-1302, D-1305	2 BED	79.06	0.15%	79	Residential
367	FOURTEENTH FLOOR TYPB-1	D-1403, D-1404	3 BED	97.28	0.18%	97	Residential
368	FOURTEENTH FLOOR TYPB-2	D-1401, D-1406	3 BED	99.02	0.19%	99	Residential
369	FOURTEENTH FLOOR TYPB-3	D-1402, D-1405	2 BED	79.06	0.15%	79	Residential
370	FIFTEENTH FLOOR TYPB-1	D-1503, D-1504	3 BED	97.28	0.18%	97	Residential
371	FIFTEENTH FLOOR TYPB-2	D-1501, D-1506	3 BED	99.02	0.19%	99	Residential
372	FIFTEENTH FLOOR TYPB-3	D-1502, D-1505	2 BED	79.06	0.15%	79	Residential
373	SIXTEENTH FLOOR TYPB-1	D-103, D-104	3 BED	97.28	0.18%	97	Residential
374	SIXTEENTH FLOOR TYPE2	D-1601, D-1606	3 BED	99.02	0.19%	99	Residential
375	SIXTEENTH FLOOR TYPB-3	D-1602, D-1605	2 BED	79.06	0.15%	79	Residential


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376	SEVENTEENTH FLOOR TYPB-1	D-1703, D-1704	3 BED	97.28	0.18%	97	Residential
377	SEVENTEENTH FLOOR TYPB-2	D-1701, D-1706	3 BED	99.02	0.19%	99	Residential
378	SEVENTEENTH FLOOR TYPB-3	D-1702, D-1705	2 BED	79.06	0.15%	79	Residential
379	EIGHTEENTH FLOOR TYPB-1	D-1803, D-1804	3 BED	97.28	0.18%	97	Residential
380	EIGHTEENTH FLOOR TYPB-2	D-1801, D-1806	3 BED	99.02	0.19%	99	Residential
381	EIGHTEENTH FLOOR TYPB-3	D-1802, D-1805	2 BED	79.06	0.15%	79	Residential
382	NINETEENTH FLOOR TYPB-1	D-1903, D-1904	3 BED	97.28	0.18%	97	Residential
383	NINETEENTH FLOOR TYPB-2	D-1901, D-1906	3 BED	99.02	0.19%	99	Residential
384	NINETEENTH FLOOR TYPB-3	D-1902, D-1905	2 BED	79.06	0.15%	79	Residential
385	TWENTY FLOOR TYPB-1	D-2003, D-2004	3 BED	97.28	0.18%	97	Residential
386	TWENTY FLOOR TYPB-2	D-2001, D-2006	3 BED	99.02	0.19%	99	Residential
387	TWENTY FLOOR TYPB-3	D-2002, D-2005	2 BED	79.06	0.15%	79	Residential
388	TWENTY ONE FLOOR TYPB-1	D-2103, D-2104	3 BED	97.28	0.18%	97	Residential
389	TWENTY ONE FLOOR TYPB-2	D-2101, D-2106	3 BED	99.02	0.19%	99	Residential
390	TWENTY ONE FLOOR TYPB-3	D-2102, D-2105	2 BED	79.06	0.15%	79	Residential
391	TWENTY TWO FLOOR TYPB-1	D-2203, D-2204	3 BED	97.28	0.18%	97	Residential
392	TWENTY TWO FLOOR TYPB-2	D-2201, D-2206	3 BED	99.02	0.19%	99	Residential
393	TWENTY TWO FLOOR TYPB-3	D-2202, D-2205	2 BED	79.06	0.15%	79	Residential

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394	TWENTY THREE FLOOR TYPB-1	D-2303, D-2304	3 BED	97.28	0.18%	97	Residential
395	TWENTY THREE FLOOR TYPB-2	D-2301, D-2306	3 BED	99.02	0.19%	99	Residential
396	TWENTY THREE FLOOR TYPB-3	D-2302, D-2305	2 BED	79.06	0.15%	79	Residential



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20/11/17

AnnexurB-'C'11

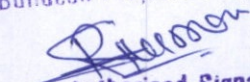
Details of covered area of apartments and total covered area of common areas and facilities /limited common areas and facilities

S. No.	Particulars	(3)	(4)	(5)	(6)
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	51775.90 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	7009.68 sq.mt.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	10173.44 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	68959.02 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Signature of declarant with designation and seal

Manak Buildcon Projects Pvt. Ltd.


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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 (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	
b.	Basement (if any) (as shown in Exhibit 'A' attached hereto)	Lower Basement- 6188.00 m ² Upper Basement -7800.00 m ²
c.	Facilities in the basement	Ramp, lift, parking, staircase
d.	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
e.	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	554.10 m ²
	(ii) Children playing area	N/A
	(iii) WATER BODY	158.92 m ²
	(iv) Tennis Court	N/A
	(v) Badminton Court	N/A
	(vi) Convenient Shops	N/A
	(vii) Lobby & facilities	N/A
	(viii) PARTY LAWN	N/A
f.	(i) Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	6455.58
	(ii) Elevator	N/A
	(iii) Area of shaft(s)	N/A
	(iv) Elevator shaft extends from ground floor upto	Terrace floor
	(v) No. of stairway 'A', which lead from the ground floor to the roof of the building	N/A
	(vi) No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	(vii) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	(viii) No. of Water tank(s)	16No.
	(ix) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	(x) Plumbing network throughout the building	Through shaft

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(xi)	Electric wiring net-work throughout the building	Through shaft ramp along the corridor to flat
(xii)	Necessary light(s)	Corridor staircase main gate boundary wall green area.
(xiii)	Telephone(s)	Through L.V. shaft
(xiv)	Public water connection(s)	N/A
(xv)	Foundations and main walls, columns, girders, beams and roofs of the building	RCC raft foundation main wall -1 st brick work column & beams RCC
(xvi)	Tank (s)	Domestic over head & under ground water tank
(xvii)	Pump (s)	Domestic & summers able pump
(xviii)	Motor (s)	AS PER NBC
(xix)	Fans	AS PER NBC
(xx)	Fire fighting equipment (s)	Installed as per fire norms
(xxi)	Compressor (s)	AS PER NBC
(xxii)	Duct (s)	For ventilation
(xxiii)	Central Air Conditioning Equipment (s)	N/A
(xxiv)	Heating Equipment	N/A
(xxv)	General all apparatus & installation existing for common use	All the necessary equipments installed

Signature of declarant with designation and seal

Place:

Date:-

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.

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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 5. 3(c) of the Act and shown in Exhibit 'A')		
	Parking	N/A
	Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
	Corridor extending from the lobby to the stairway	4167.89m ²

Signature of declarant
with designation and seal

Date:
Place:

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."

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Annexure 'F'

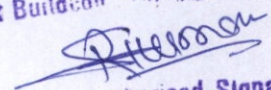
Details of the "independent areas" of the building to which the present declaration relates

"Independent areas" (as defined in 5. 3(P) of the Act)	
Parking	Open - 687.50 m ² Stilt - 440.77 m ² Lower Basement - 5378.32 m ² Upper basement - 6770.23 m ²
Servant quarter	N/A
Club	343.00 m ²
Convenient shops	898.20 m ²
Covered Garage/ store	N/A
Terrace	2729.01 m ²
Total	17247.03 m ²

Signature of declarant
with designation and seal

Date:
Place:

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 the promoter without the interference of other apartment owners.


Manak Builders Projects Pvt. Ltd

Authorised Signatory

Schedule-B-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: ~~Aluminum~~ doors having Mortice lock and designer door with hardware at Main Entrance.
4. Windows: ~~Aluminum~~ windows with glass shutters.
5. Internal Finish: All walls plastered, P.O.P. & painted with OBD Paint, Ceiling white, P.O.P Cornice in Drawing/Dinning and all bedrooms.
6. External Finish: All weather texture paint.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of reputed make. Fittings – Hot & Cold water supply (without geyser) with CP fittings of reputed make.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
9. Plumbing and water Line: As per NBC.

Place:

Signature of declarant
with designation and seal

Manak Builders & Engineers Pvt. Ltd

Authorized Signatory