SHIPRA ESTATE LIMITED

Dated 24th March 2015

To,

The OSD (S),
Ghaziabad Development Authority,
Vikas Path, Ghaziabad.

Sub.: Submission of Deed of Declaration (Form – A) under Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 for Sun Tower and Windsor – Nova Apartments comprised under Plot No. 10, Vaibhav Khand, Indirapuram, Ghaziabad.

Dear Sir,

As you are aware that Ghaziabad Development Authority (GDA) and Shipra Estate Ltd. (SEL) have developed the Plot No. 10, Vaibhav Khand, Indirapuram (said Land) in a Joint – Venture under the terms and conditions as specified in MoU. We have developed and constructed Windsor – Nova Apartments (in one phase) and Sun Tower Apartments (in another phase) in the said land and GDA has executed the lease deeds in favour of the allottees of these apartments directly in their favour.

In compliance with your order dated 17th February 2015, we have prepared the Deed of Declaration (Form – A) under the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011 for both Sun Tower Apartments and Windsor Nova Apartments and submitting herewith for your necessary action.

Since these apartments have been developed under the joint venture, we request you to kindly get the requisite information filled in the Form A, which we have left blank (Annexure A, Sl. No. 2 – 4, 6 and 7) due to non availability of such information with us. We further request you to kindly also get the Form A signed by GDA in the capacity of Promoter jointly with SEL.

Thanking you.

Kind Regards,
For Shipra Estate Ltd.

(Jatin K Goyal)
Authorized Signatory

Encl.: As above

25/3/15
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

FORM A

(SEE RULE 3)

FORM OF DECLARATION

Date: 24th March 2015

Place: Ghaizabad

Promoter Details:

1. Name: Ghaziabad Development Authority & Shipra Estate Ltd.
2. Registered Address: Vikas Path Ghaziabad
3. Local / Postal Address: Sun Tower, Plot No. 10, Suncity Phase – II, Vaibhav Khand, Indirapuram, Ghaziabad
4. Date of Incorporation (if applicable) : 08.01.2001 / Date of MoU
5. Name / designation of Authorized Signatory : Jatin Kumar Goyal on behalf of Joint Venture between Ghaziabad Development Authority & Shipra Estate Ltd.

The Declarant 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 declaration, an Apartment Building / Group Housing Scheme, detailed below:

Sl.No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building / Group Housing Scheme	Sun Tower
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of Sanction	02nd March 2005 (Date of completion 29.01.2010)
4.	Municipal No. of the Property	Plot No. 10, Vaibhav Khand, Indirapuram, Ghaziabad, Uttar Pradesh
5.	Municipal Ward of the Property	Not Applicable
6.	Postal Address of the Property	Sun Tower, Suncity Phase – II, Plot No. 10, Vaibhav Khand, Indirpuram, Ghaziabad, U.P.
7.	Name of Architect / Structural Engineer.	M/s Jaiswal & Associates/ Vintech Consultants
8.	Height of the Building	43.250 Mtrs. (Approx.)
9.	Scheme whether residential or commercial (other than multiplex or mall)	Multi-storey Residential Complex
10.	No. of Floors	Basement + Ground + 12 Floors

For Ghaziabad Development Authority & Shipra Estate Ltd. (J.V.)

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 force in the State (hereinafter referred to as the 'Apartment') and also in 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 **57186.35** *square meters on all floors, of which* **41907.20** *square meters will constitute the apartments and remaining* **9687.43** *square meters will constitute the 'common areas and facilities' and* **5591.72** *square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.*

*FIFTH : That this condominium shall be known as "***Sun Tower***" 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 teh Act).	As per Annexure 'D'
2.	"Limited common areas & facilities" (as defined in S. 3(s) of the Act).	As per Annexure É
3.	"Independent Areas" (as defined in S. 3(p) of the Act)	Ás 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 **Sun Tower** *Condominium is based on the proportionate value of each apartment to the total value of all apartments.*

SEVENTH : That the Administration of **Sun Tower** *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*

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

promoter shall be responsible for full quality control of materials. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

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 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 shares 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;

FOURTHEENTH: 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

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

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' for 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 @ **0.083% of the Cost of flat** *per month from the owners of each apartment.*

IN WITNESS WHEREOF, Shri Jatin Kumar Goyal for on and behalf of Joint Venture between Ghaziabad Development Authority & Shipra Estate Limited (the promoter) hereto set his hand this 24th day of March of year 2015.

Signed and delivered by
(Seal of the Promoter)

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

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*	*Vaibhav Khand*
		Tehsil	*Sadar*
		District	*Ghaziabad*
2.	*Survey No. with area*		*Plot No. 10, Module – I, Vaibhav Khand*
3.	*Date of last document of title under which the promoter claims the land.*	*Specify date*	*08.01.2001*
4.	*Details of Registration of the above title document*	*Book No.*	*Nil/ Acquired by Ghaziabad Development Authority*
		Vol. No.	
		Pages Nos.	
		Sl. No.	
		Date of Regn.	
5.	*Boundaries oif the land*	*North*	*7.0m wide road*
		South	*18.0m wide road*
		East	*18.0m wide road*
		West	*7.0m wide road*
6.	*Land whether freehold or leasehold*		
7.	*If land is leasehold, the unexpired period of the lease.*		

Place: Ghaziabad

Date: 24.03.2015

Signature of the declarant

With Designation and seal

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

Annexure-'B'

(Details of Apartments)

Name of condominium: G+12 , Residential Complex (Sun Tower)
TYPE - D

Value of condominium :

Sl. No. -1	Floor -2	Identifiable No. of the Apartment -3	No. of Rooms	Covered area(in sq.mtrs.) -4	Percentage of undivided share in land onthe basis of covered area of the apartment -5	Proportionate representation for voting purpose in the meeting of the association of apartment owners -6	Approved use Residential/ Commercial -7	Value of the Apartment
G+12 (3 Bed Room + Pent House) Sun Tower - Block A								
	Basement	x	x	x	x	x	PARKING	
	GROUND	X	X	X	x	x	PARKING	
1	First Floor	STA- 101	3 BHK	116.21	0.277	1	Residential	
2		STA- 102	3 BHK	116.21	0.277	1	Residential	
3		STA- 103	3 BHK	116.21	0.277	1	Residential	
4		STA- 104	3 BHK	116.21	0.277	1	Residential	
5		STA- 105	3 BHK	116.21	0.277	1	Residential	
6		STA- 106	3 BHK	116.21	0.277	1	Residential	
7		STA- 107	3 BHK	116.21	0.277	1	Residential	
8		STA- 108	3 BHK	116.21	0.277	1	Residential	
9	Second Floor	STA- 201	3 BHK	116.21	0.277	1	Residential	
10		STA- 202	3 BHK	116.21	0.277	1	Residential	
11		STA- 203	3 BHK	116.21	0.277	1	Residential	
12		STA- 204	3 BHK	116.21	0.277	1	Residential	
13		STA- 205	3 BHK	116.21	0.277	1	Residential	
14		STA- 206	3 BHK	116.21	0.277	1	Residential	
15		STA- 207	3 BHK	116.21	0.277	1	Residential	
16		STA- 208	3 BHK	116.21	0.277	1	Residential	
17	Third Floor	STA- 301	3 BHK	116.21	0.277	1	Residential	
18		STA- 302	3 BHK	116.21	0.277	1	Residential	
19		STA- 303	3 BHK	116.21	0.277	1	Residential	
20		STA- 304	3 BHK	116.21	0.277	1	Residential	
21		STA- 305	3 BHK	116.21	0.277	1	Residential	
22		STA- 306	3 BHK	116.21	0.277	1	Residential	
23		STA- 307	3 BHK	116.21	0.277	1	Residential	
24		STA- 308	3 BHK	116.21	0.277	1	Residential	
25	Fourth Floor	STA- 401	3 BHK	116.21	0.277	1	Residential	
26		STA- 402	3 BHK	116.21	0.277	1	Residential	
27		STA- 403	3 BHK	116.21	0.277	1	Residential	
28		STA- 404	3 BHK	116.21	0.277	1	Residential	
29		STA- 405	3 BHK	116.21	0.277	1	Residential	
30		STA- 406	3 BHK	116.21	0.277	1	Residential	
31		STA- 407	3 BHK	116.21	0.277	1	Residential	
32		STA- 408	3 BHK	116.21	0.277	1	Residential	
33	Fifth Floor	STA- 501	3 BHK	116.21	0.277	1	Residential	
34		STA- 502	3 BHK	116.21	0.277	1	Residential	
35		STA- 503	3 BHK	116.21	0.277	1	Residential	
36		STA- 504	3 BHK	116.21	0.277	1	Residential	
37		STA- 505	3 BHK	116.21	0.277	1	Residential	
38		STA- 506	3 BHK	116.21	0.277	1	Residential	
39		STA- 507	3 BHK	116.21	0.277	1	Residential	
40		STA- 508	3 BHK	116.21	0.277	1	Residential	

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

41	Sixth Floor	STA- 601	3 BHK	116.21	0.277	1	Residential	
42		STA- 602	3 BHK	116.21	0.277	1	Residential	
43		STA- 603	3 BHK	116.21	0.277	1	Residential	
44		STA- 604	3 BHK	116.21	0.277	1	Residential	
45		STA- 605	3 BHK	116.21	0.277	1	Residential	
46		STA- 606	3 BHK	116.21	0.277	1	Residential	
47		STA- 607	3 BHK	116.21	0.277	1	Residential	
48		STA- 608	3 BHK	116.21	0.277	1	Residential	
49	Seventh Floor	STA- 701	3 BHK	116.21	0.277	1	Residential	
50		STA- 702	3 BHK	116.21	0.277	1	Residential	
51		STA- 703	3 BHK	116.21	0.277	1	Residential	
52		STA- 704	3 BHK	116.21	0.277	1	Residential	
53		STA- 705	3 BHK	116.21	0.277	1	Residential	
54		STA- 706	3 BHK	116.21	0.277	1	Residential	
55		STA- 707	3 BHK	116.21	0.277	1	Residential	
56		STA- 708	3 BHK	116.21	0.277	1	Residential	
57	Eight Floor	STA- 801	3 BHK	116.21	0.277	1	Residential	
58		STA- 802	3 BHK	116.21	0.277	1	Residential	
59		STA- 803	3 BHK	116.21	0.277	1	Residential	
60		STA- 804	3 BHK	116.21	0.277	1	Residential	
61		STA- 805	3 BHK	116.21	0.277	1	Residential	
62		STA- 806	3 BHK	116.21	0.277	1	Residential	
63		STA- 807	3 BHK	116.21	0.277	1	Residential	
64		STA- 808	3 BHK	116.21	0.277	1	Residential	
65	Ninth Floor	STA-901	3 BHK	116.21	0.277	1	Residential	
66		STA-902	3 BHK	116.21	0.277	1	Residential	
67		STA-903	3 BHK	116.21	0.277	1	Residential	
68		STA-904	3 BHK	116.21	0.277	1	Residential	
69		STA-905	3 BHK	116.21	0.277	1	Residential	
70		STA-906	3 BHK	116.21	0.277	1	Residential	
71		STA-907	3 BHK	116.21	0.277	1	Residential	
72		STA-908	3 BHK	116.21	0.277	1	Residential	
73	Tenth Floor	STA- 1001	3 BHK	116.21	0.277	1	Residential	
74		STA- 1002	3 BHK	116.21	0.277	1	Residential	
75		STA- 1003	3 BHK	116.21	0.277	1	Residential	
76		STA- 1004	3 BHK	116.21	0.277	1	Residential	
77		STA- 1005	3 BHK	116.21	0.277	1	Residential	
78		STA- 1006	3 BHK	116.21	0.277	1	Residential	
79		STA- 1007	3 BHK	116.21	0.277	1	Residential	
80		STA- 1008	3 BHK	116.21	0.277	1	Residential	
81	11th & 12th Floor	STA- 1101	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
82		STA- 1102	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
83		STA- 1103	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
84		STA- 1104	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
			TOTAL	**10476.8**				
							0.27730318	

VALUE OF APARTMENT (COLUMN NO. 8) - MINIMUM 1645000 INR 0.70393632

MAXIMUM 14029700 INR

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

Annexure-'B'

(Details of Apartments)

Name of condominium: G+12 , Residential Complex (Sun Tower)
TYPE - D

Value of condominium :

Sl. No. -1	Floor -2	Identifiable No. of the Apartment -3	No. of Rooms	Covered area(in sq.mtrs.) -4	Percentage of undividedshare in land onthe basis of covered area of the apartment -5	Proportionate representation for voting purpose in the meeting of the association of apartment owners -6	Approved use Residential/ Commercial -7	Value of the Apartment
G+12 (3 Bed Room + Pent House) Sun Tower - Block B								
	Basement	x	x	x	x	x	PARKING	
	GROUND	X	X	X	x	x	PARKING	
1	First Floor	STB- 101	3 BHK	116.21	0.277	1	Residential	
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For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

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84		STB- 1104	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
			TOTAL	**10476.8**				

VALUE OF APARTMENT (COLUMN NO. 8) - MINIMUM 1645000 INR
MAXIMUM 14029700 INR

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

Annexure-'B'

(Details of Apartments)

Name of condominium: G+12 , Residential Complex (Sun Tower)
TYPE - D

Value of condominium :

Sl. No.	*Floor*	*Identifiable No. of the Apartment*	*No. of Rooms*	*Covered area(in sq.mtrs.)*	*Percentage of undividedshare in land onthe 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*	
G+12 (3 Bed Room + Pent House) Sun Tower - Block C								
	Basement	x	x	x	x	x	PARKING	
	GROUND	X	X	X	x	x	PARKING	
1	First Floor	STC- 101	3 BHK	116.21	0.277	1	Residential	
2		STC- 102	3 BHK	116.21	0.277	1	Residential	
3		STC- 103	3 BHK	116.21	0.277	1	Residential	
4		STC- 104	3 BHK	116.21	0.277	1	Residential	
5		STC- 105	3 BHK	116.21	0.277	1	Residential	
6		STC- 106	3 BHK	116.21	0.277	1	Residential	
7		STC- 107	3 BHK	116.21	0.277	1	Residential	
8		STC- 108	3 BHK	116.21	0.277	1	Residential	
9	Second Floor	STC- 201	3 BHK	116.21	0.277	1	Residential	
10		STC- 202	3 BHK	116.21	0.277	1	Residential	
11		STC- 203	3 BHK	116.21	0.277	1	Residential	
12		STC- 204	3 BHK	116.21	0.277	1	Residential	
13		STC- 205	3 BHK	116.21	0.277	1	Residential	
14		STC- 206	3 BHK	116.21	0.277	1	Residential	
15		STC- 207	3 BHK	116.21	0.277	1	Residential	
16		STC- 208	3 BHK	116.21	0.277	1	Residential	
17	Third Floor	STC- 301	3 BHK	116.21	0.277	1	Residential	
18		STC- 302	3 BHK	116.21	0.277	1	Residential	
19		STC- 303	3 BHK	116.21	0.277	1	Residential	
20		STC- 304	3 BHK	116.21	0.277	1	Residential	
21		STC- 305	3 BHK	116.21	0.277	1	Residential	
22		STC- 306	3 BHK	116.21	0.277	1	Residential	
23		STC- 307	3 BHK	116.21	0.277	1	Residential	
24		STC- 308	3 BHK	116.21	0.277	1	Residential	
25	Fourth Floor	STC- 401	3 BHK	116.21	0.277	1	Residential	
26		STC- 402	3 BHK	116.21	0.277	1	Residential	
27		STC- 403	3 BHK	116.21	0.277	1	Residential	
28		STC- 404	3 BHK	116.21	0.277	1	Residential	
29		STC- 405	3 BHK	116.21	0.277	1	Residential	
30		STC- 406	3 BHK	116.21	0.277	1	Residential	
31		STC- 407	3 BHK	116.21	0.277	1	Residential	
32		STC- 408	3 BHK	116.21	0.277	1	Residential	
33	Fifth Floor	STC- 501	3 BHK	116.21	0.277	1	Residential	
34		STC- 502	3 BHK	116.21	0.277	1	Residential	
35		STC- 503	3 BHK	116.21	0.277	1	Residential	
36		STC- 504	3 BHK	116.21	0.277	1	Residential	
37		STC- 505	3 BHK	116.21	0.277	1	Residential	
38		STC- 506	3 BHK	116.21	0.277	1	Residential	
39		STC- 507	3 BHK	116.21	0.277	1	Residential	

For Ghaziabad Development Authority
Shipra Estate Ltd. (J.V.)

Authorised Signatory

40		STC- 508	3 BHK	116.21	0.277	1	Residential	
41	Sixth Floor	STC- 601	3 BHK	116.21	0.277	1	Residential	
42		STC- 602	3 BHK	116.21	0.277	1	Residential	
43		STC- 603	3 BHK	116.21	0.277	1	Residential	
44		STC- 604	3 BHK	116.21	0.277	1	Residential	
45		STC- 605	3 BHK	116.21	0.277	1	Residential	
46		STC- 606	3 BHK	116.21	0.277	1	Residential	
47		STC- 607	3 BHK	116.21	0.277	1	Residential	
48		STC- 608	3 BHK	116.21	0.277	1	Residential	
49	Seventh Floor	STC- 701	3 BHK	116.21	0.277	1	Residential	
50		STC- 702	3 BHK	116.21	0.277	1	Residential	
51		STC- 703	3 BHK	116.21	0.277	1	Residential	
52		STC- 704	3 BHK	116.21	0.277	1	Residential	
53		STC- 705	3 BHK	116.21	0.277	1	Residential	
54		STC- 706	3 BHK	116.21	0.277	1	Residential	
55		STC- 707	3 BHK	116.21	0.277	1	Residential	
56		STC- 708	3 BHK	116.21	0.277	1	Residential	
57	Eight Floor	STC- 801	3 BHK	116.21	0.277	1	Residential	
58		STC- 802	3 BHK	116.21	0.277	1	Residential	
59		STC- 803	3 BHK	116.21	0.277	1	Residential	
60		STC- 804	3 BHK	116.21	0.277	1	Residential	
61		STC- 805	3 BHK	116.21	0.277	1	Residential	
62		STC- 806	3 BHK	116.21	0.277	1	Residential	
63		STC- 807	3 BHK	116.21	0.277	1	Residential	
64		STC- 808	3 BHK	116.21	0.277	1	Residential	
65	Ninth Floor	STC-901	3 BHK	116.21	0.277	1	Residential	
66		STC-902	3 BHK	116.21	0.277	1	Residential	
67		STC-903	3 BHK	116.21	0.277	1	Residential	
68		STC-904	3 BHK	116.21	0.277	1	Residential	
69		STC-905	3 BHK	116.21	0.277	1	Residential	
70		STC-906	3 BHK	116.21	0.277	1	Residential	
71		STC-907	3 BHK	116.21	0.277	1	Residential	
72		STC-908	3 BHK	116.21	0.277	1	Residential	
73	Tenth Floor	STC- 1001	3 BHK	116.21	0.277	1	Residential	
74		STC- 1002	3 BHK	116.21	0.277	1	Residential	
75		STC- 1003	3 BHK	116.21	0.277	1	Residential	
76		STC- 1004	3 BHK	116.21	0.277	1	Residential	
77		STC- 1005	3 BHK	116.21	0.277	1	Residential	
78		STC- 1006	3 BHK	116.21	0.277	1	Residential	
79		STC- 1007	3 BHK	116.21	0.277	1	Residential	
80		STC- 1008	3 BHK	116.21	0.277	1	Residential	
81	11th & 12th Floor	STC- 1101	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
82		STC- 1102	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
83		STC- 1103	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
84		STC- 1104	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
			TOTAL	**10476.8**				

VALUE OF APARTMENT (COLUMN NO. 8) - MINIMUM 1645000 INR
MAXIMUM 14029700 INR

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

Annexure-'B'

(Details of Apartments)

Name of condominium: G+12 , Residential Complex (Sun Tower)
TYPE - D

Value of condominium :

Sl. No. -1	Floor -2	Identifiable No. of the Apartment -3	No. of Rooms	Covered area(in sq.mtrs.) -4	Percentage of undividedshare in land onthe basis of covered area of the apartment -5	Proportionate representation for voting purpose in the meeting of the association of apartment owners -6	Approved use Residential/ Commercial -7	Value of the Apartment
G+12 (3 Bed Room + Pent House) Sun Tower - Block D								
	Basement	x	x	x	x	x	PARKING	
	GROUND	X	X	X	x	x	PARKING	
1	First Floor	STD- 101	3 BHK	116.21	0.277	1	Residential	
2		STD- 102	3 BHK	116.21	0.277	1	Residential	
3		STD- 103	3 BHK	116.21	0.277	1	Residential	
4		STD- 104	3 BHK	116.21	0.277	1	Residential	
5		STD- 105	3 BHK	116.21	0.277	1	Residential	
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For Ghaziabad Development Authority &
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63		STD- 807	3 BHK	116.21	0.277	1	Residential	
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66		STD-902	3 BHK	116.21	0.277	1	Residential	
67		STD-903	3 BHK	116.21	0.277	1	Residential	
68		STD-904	3 BHK	116.21	0.277	1	Residential	
69		STD-905	3 BHK	116.21	0.277	1	Residential	
70		STD-906	3 BHK	116.21	0.277	1	Residential	
71		STD-907	3 BHK	116.21	0.277	1	Residential	
72		STD-908	3 BHK	116.21	0.277	1	Residential	
73	Tenth Floor	STD- 1001	3 BHK	116.21	0.277	1	Residential	
74		STD- 1002	3 BHK	116.21	0.277	1	Residential	
75		STD- 1003	3 BHK	116.21	0.277	1	Residential	
76		STD- 1004	3 BHK	116.21	0.277	1	Residential	
77		STD- 1005	3 BHK	116.21	0.277	1	Residential	
78		STD- 1006	3 BHK	116.21	0.277	1	Residential	
79		STD- 1007	3 BHK	116.21	0.277	1	Residential	
80		STD- 1008	3 BHK	116.21	0.277	1	Residential	
81	11th & 12th Floor	STD- 1101	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
82		STD- 1102	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
83		STD- 1103	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
84		STD- 1104	PENT HOUSE	295.00	0.704	2.53 or 3	Residential	
			TOTAL	10476.8				

VALUE OF APARTMENT (COLUMN NO. 8) - MINIMUM 1645000 INR
MAXIMUM 14029700 INR

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

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				
(1)	*(2)*	*(3)* *Sqm.*	*(4)* *Sqm.*	*(5)* *Sqm.*	*(6)* *Sqm.*
(a)	*Total covered area of apartments of various floors*	*41907.20*			
(b-1)	*Total covered area of common areas & facilities (as defined in S. 3(i) of teh Act.*		*9687.43*		
(b-2)	*Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act.*			*5591.72*	
(c)	*Total covered area of the building (Total of (a), (b-1) & (b-2)*				*57186.35*
	Sum up	**41907.20**	**9687.43**	**5591.72**	**57186.35**

Place: Ghaziabad

Date: 24/03/2015

Signature of the declarant

With Designation and seal

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

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 / areas
(a)	*The parcel of land described in paragraph first of this deed.*	*G+12, Residential Complex (Sun Tower), at Suncity Phase – II, Plot No. 10, Vaibhav Khand, Indirapuram, Ghaziabad (U.P.)* *Land Area – 16995.84 sqm.*
(b)	*Basement (if any) (as shown in Exhibit 'A' attached hereto)*	*Single Basement, Total Area – 5420.24 sqm.* *Common Area/ Facilities – 1638.00 sqm. &* *Limited Common Area/ Parking Area – 3782.24 Sqm.*
(c)	*Facilities in the basement*	*1638.00 Sqm. (Service Room, Exhaust Room & Circulation)* *890.52 Sqm. Service Block, Underground Tank, Pump House, Parking out of the building blocks at basement level Counted in common areas*
(d)	*Parking facilities (as shown in Exhibit 'A' attached hereto)*	*Parking provided in Limited common areas and Independent areas*
(e)	*Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)*	
	(i) Garden Lawns	*Green Area = 2719.95 Sqm.*
	(ii) Children playing area	
	(iii) Swimming Pool	*675.23 Sqm. Swimming Pool with Club House*
	(iv) Tennis Court	*NA*
	(v) Badminton Court	*NA*
	(vi) Commercial areas & facilities	*NA*
	(vii) Lobby & facilities	*NA*
	(viii) Any other facility	*2137.88 Sqm. (Services & Facilities)*
(f)	*Common areas & facilities located throughout the building (as shown in Exhibit 'A')*	
	(i) Elevator	*16 Nos. (4 Nos. each block)*
	(ii) Area of shaft(s)	*Elevator shaft 3.99 Sqm. (2100x1900mm) each*

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)

Authorised Signatory

	(iii) Elevator shaft extends from ground floor upto	*Basement to 11th floor*
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	*16 Nos. (4 Nos. each block) each staircase Size: 4710x2150mm). 8 Nos. from Basement to top floor & 8 Nos. Ground to top floor*
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	*8 Staircase (2 nos. each block) size: 6839x2500mm from Ground LvL. to Plinth LvL. of Building & 1 No. size: 5848x3910mm from ground LvL to Lower Ground LvL.*
	(vi) 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 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.	*NA*
	(vii) No. of water tank(s)	*8 Nos. O.H.T. & 2 Nos. U.G.T.*
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	*NA*
	(ix) Plumbering network throughout the building	*Ground to Top Floor*
	(x) Electric wiring net-work throughout the building	*Ground to Top Floor*
	(xi) Necessary Light(s)	*Provided*
	(xii) Telephone(s)	*NA*
	(xiii) Public Water connection(s)	*Provided*
	(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	*R.C.C. footings with R.C.C. columns & Beams. Brick work for walls, R.C.C. slabs*
	(xv) Tank(s)	*8 Nos. O.H.T. Capacity – 20,000 Ltr. Domestic & 20,000 Ltr. Fire* *2 Nos. U.G.T. Capacity 336560 Ltr. Domestic & 336560 Ltr. Fire*
	(xvi) Pump(s)	*4 Nos. Pumps*
	(xvii) Motor(s)	*4 Nos. Capacity 4.0 KW each motor*
	(xviii) Fans	*Exhaust fans 16 nos. 360 w in Machine room and 4 nos. 360 watts in Electrical Panel room*
	(ixx) Fire fighting equipment(s)	*Main fire pump: 90 KW make Kirloskar, fire engine: 133 HP make Kirloskar, Jocky pump 20 HP make Kirloskar*

For Ghaziabad Development Authority
Shipra Estate Ltd. (J.V.)

Authorised Signatory

	(xx) Compressor(s)	*NA*
	(xxi) Duct(s)	*NA*
	(xxii) Central Air Conditioning Equipment(s)	*NA*
	(xxiii) Heating Equipment	*NA*
	(xxiv) General all apparatus & installation existing for common use.	*Provided*

Place: Ghaziabad

Date: 24/03/2015

Signature of the declarant

For Ghaziabad Development Authority
Super Tech (J.V.)

With Designation and seal

Authorised Signatory

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 : 3782.24 Sqm. 90 Nos.* *Stilt: 1809.48 Sqm. 64 Nos.*
(ii)	*Lobby, giving access to the elevator(s) to specified dwelling unit*	*NA*
(iii)	*Corridor extending from the lobby to the stairway*	*NA*

Place: Ghaziabad

Date: 24/03/2015

Signature of the declarant

For Ghaziabad Development Authority
Shipra Estate Ltd. (J.V.)

With Designation and seal

Authorised Signatory

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 Areas' of the building to which the present declaration relates

"Independent Areas" (as defined in S. 3(p) of the Act)		
(i)	*Parking*	*Open Parking Nos. -303 (Area – 6693.98 Sqm.)*
(ii)	*Servant Quarter*	*NA*
(iii)	*Club with Independent Access*	*NA*
(iv)	*Convenient shops*	*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 the promoter without the interference of other apartment owners.

Place: 24/03/2015

Date: Ghaziabad

Signature of the declarant

For Ghaziabad Development Authority
Shipra Estate Ltd. (J.V.)

With Designation and seal

Authorised Signatory

Schedule-A
(Specifications of Construction)

1. *Foundation: R.C.C. Raft footings with plinth beam & R.C.C. Beams & Columns*

2. *Flooring: Vitrified & Wooden flooring*

3. *Doors and Hardware: Wooden Flush door shutter*

4. *Windows: Aluminium Glass Window*

5. *Internal Finish: Wall finished with POP and oil based distemper*

6. *External Finish: Permanent exterior finish/ weather shield max*

7. *Sanitary Ware and Fittings: Jaquar, Mark fittings or similar*

8. *Electrical: Multipoint supply 11KV/415 Volts, 7 transformer 400 KVA, Cables and wires: finolex & Hevells, switch sockets : Anchor or similar*

9. *Plumbing and Water Line: Internal – PPR, & External – G.I. Lines*

Place: Ghaziabad

Date: 24/03/2015

Signature of the declarant

With Designation and seal

For Ghaziabad Development Authority
Shipra Estate Ltd. (J.V.)

Authorised Signatory