

FORM A
(SEE RULE 3)
FORM OF DECLARATION

Date: 20.09.2015

Place: Ghaziabad

Promoter Details:

1. Name: Ghaziabad Development Authority & Shipra Estate Limited
2. Registered Address: Vikas Path, Ghaziabad & Corporate office, Shipra Mall, Plot no. 9, Vaibhav Khand, Indirapuram, Ghaziabad
3. Local / Postal Address: Regalia Heights, Shipra Suncity Phase – I, Indirapuram, Ghaziabad
4. Date of Incorporation : 07.04.1998 (License Deed)
(if applicable) :
5. Name / designation of Authorized Signatory: Durgesh Jha on behalf of Joint Venture between Ghaziabad Development Authority & Shipra Estate Limited.

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:

S. No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building / Group Housing Scheme	Regalia Heights at Shipra Suncity Phase - I
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of Sanction	Date of Sanction: 09.04.2001 Date of Compounding – 20.03.2003
4.	Municipal No. of the Property	Plot No. 11
5.	Municipal Ward of the Property	Vaibhav Khand, Indirapuram
6.	Postal Address of the Property	Regalia Heights, Shipra Suncity Phase – I, Vaibhav Khand, Indirapuram, Ghaziabad
7.	Name of Architect / Structural Engineer.	M/s Jaiswal & Associates / Vintech Consultant
8.	Height of the Building	64.300 Mtr.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Commercial Cum Residential Complex
10.	No. of Floors	B+G+19

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

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)
Durgesh Jha
Authorized Signatory

Authorized Signatory

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

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 32,218.93 square meters on all floors, of which 24,244.39 square meters (Residential + Commercial) will constitute the apartments and remaining 7,974.54 square meters (Residential + Commercial) will constitute the 'common areas and facilities' and 0.00 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

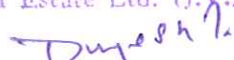
FIFTH: That this condominium shall be known as "Regalia Heights" and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in S. 3(s) of the Act), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows-

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

SEVENTH: That the Administration of Regalia Heights 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. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

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


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 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 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.

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

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ Rs.0.35 per sqft. 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 20th day of September of year 2015.

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)
Signed and delivered by
(Seal of the Promoter)

In the presence of:

1. _____ (Arund)
2. _____ (Anjana Barua)

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	Specify no.	Plot No. 11
3.	Date of last document of title under which the promoter claims the land.	Specify Date	
4.	Details of Registration of the above title document	Book no.	Nil/ acquired by Ghaziabad Development Authority
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn.	
5.	Boundaries of the land	North	18.0 mtr. wide Road
		South	Cottages
		East	18.0 mtr. wide road
		West	Shipra suncity Phase - II
6.	Land whether freehold or leasehold		
7.	If land is leasehold, the unexpired period of the lease.		

Place: Ghaziabad

Date: 20.09.2015

For Signature of the declarant
Signature of the declarant
Shipra Estate Ltd. (J.V.)
With Designation and seal
Authorised Signatory

Annexure-'B'

(Details of Apartments)

Name of condominium:

G+19 , Residential Complex (REGALIA Tower)
Type - C

Value of condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
Retail								
1	Basement floor	MB-01	SHOP	16.99	0.070	2	Commercial	MINIMUM : 75,000 MAXIMUM: 10,80,000
2		MB-02	SHOP	17.26	0.071	2	Commercial	
3		MB-03	SHOP	16.69	0.069	2	Commercial	
4		MB-04	SHOP	16.63	0.069	2	Commercial	
5		MB-05	SHOP	17.41	0.072	2	Commercial	
6		MB-06	SHOP	16.51	0.068	2	Commercial	
7		MB-07	SHOP	17.75	0.073	2	Commercial	
8		MB-08	SHOP	17.41	0.072	2	Commercial	
9		MB-10	SHOP	16.07	0.066	2	Commercial	
10		MB-11	SHOP	16.62	0.069	2	Commercial	
11		MB-12	SHOP	17.17	0.071	2	Commercial	
12		MB-12A	SHOP	17.26	0.071	2	Commercial	
13		MB-14	SHOP	17.20	0.071	2	Commercial	
14		MB-15	SHOP	16.59	0.068	2	Commercial	
15		MB-16	SHOP	16.74	0.069	2	Commercial	
16		MB-17	SHOP	17.51	0.072	2	Commercial	
17		MB-19	SHOP	13.27	0.055	2	Commercial	
18		MB-20	SHOP	13.64	0.056	2	Commercial	
19		MB-21	SHOP	13.06	0.054	2	Commercial	
20		MB-22	SHOP	13.09	0.054	2	Commercial	
21		MB-23	SHOP	13.63	0.056	2	Commercial	
22		MB-24	SHOP	13.60	0.056	2	Commercial	
23		MB-25	SHOP	13.67	0.056	2	Commercial	
24		MB-26	SHOP	25.62	0.106	3	Commercial	
25		MB-27	SHOP	13.72	0.057	2	Commercial	
26		MB-28	SHOP	14.09	0.058	2	Commercial	
27		MB-29	SHOP	13.11	0.054	2	Commercial	
28		MB-30	SHOP	13.69	0.056	2	Commercial	
29		MB-31	SHOP	13.08	0.054	2	Commercial	
30		MB-32	SHOP	13.06	0.054	2	Commercial	
31		MB-33	SHOP	13.69	0.056	2	Commercial	
32		MB-33A	SHOP	11.93	0.049	2	Commercial	
33		MB-34	SHOP	14.08	0.058	2	Commercial	
34		MB-35	SHOP	12.69	0.052	2	Commercial	
35		MB-36	SHOP	12.71	0.052	2	Commercial	
36		MB-37	SHOP	13.69	0.056	2	Commercial	
37		MB-38	SHOP	13.11	0.054	2	Commercial	
38		MB-39	SHOP	14.09	0.058	2	Commercial	
39		MB-40	SHOP	12.10	0.050	2	Commercial	
40		MB-42	SHOP	13.67	0.056	2	Commercial	
41		MB-43	SHOP	13.60	0.056	2	Commercial	
42		MB-44	SHOP	13.63	0.056	2	Commercial	
43		MB-45	SHOP	13.09	0.054	2	Commercial	
44		MB-46	SHOP	13.06	0.054	2	Commercial	
45		MB-47	SHOP	13.64	0.056	2	Commercial	
46		MB-48	SHOP	12.12	0.050	2	Commercial	
47		MB-49	SHOP	13.95	0.058	2	Commercial	
48		MB-50	SHOP	13.20	0.054	2	Commercial	
49		MB-51	SHOP	13.23	0.055	2	Commercial	
50		MB-52	SHOP	14.03	0.058	2	Commercial	
51		MB-53	SHOP	14.15	0.058	2	Commercial	
52		MB-54	SHOP	14.00	0.058	2	Commercial	
53		MB-55	SHOP	13.25	0.055	2	Commercial	
54		MB-56	SHOP	13.35	0.055	2	Commercial	
55		MB-57	SHOP	14.12	0.058	2	Commercial	
56		MB-58	SHOP	16.64	0.069	2	Commercial	
57		MB-59	SHOP	13.80	0.057	2	Commercial	
58		MB-60	SHOP	13.34	0.055	2	Commercial	

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)
Dnyo d N.
Authorised Signatory

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
59	GROUND FLOOR	MB-61	SHOP	13.23	0.055	2	Commercial	MINIMUM : 75,000 MAXIMUM: 10,80,000
60		MB-62	SHOP	13.98	0.058	2	Commercial	
61		MB-63	SHOP	14.13	0.058	2	Commercial	
62		MB-64	SHOP	14.09	0.058	2	Commercial	
63		MB-65	SHOP	13.29	0.055	2	Commercial	
64		MB-66	SHOP	13.26	0.055	2	Commercial	
65		MB-67	SHOP	14.01	0.058	2	Commercial	
66		MB-69	SHOP	17.51	0.072	2	Commercial	
67		MB-70	SHOP	16.73	0.069	2	Commercial	
68		MB-71	SHOP	16.67	0.069	2	Commercial	
69		MB-72	SHOP	17.22	0.071	2	Commercial	
70		MB-73	SHOP	17.23	0.071	2	Commercial	
71		MB-74	SHOP	17.26	0.071	2	Commercial	
72		MB-75	SHOP	16.80	0.069	2	Commercial	
73		MB-77	SHOP	15.56	0.064	2	Commercial	
74		MB-78	SHOP	17.13	0.071	2	Commercial	
75		MB-79	SHOP	17.68	0.073	2	Commercial	
76		MB-80	SHOP	17.12	0.071	2	Commercial	
77		MB-81	SHOP	5.77	0.024	1	Commercial	
78		MB-82	SHOP	7.85	0.032	1	Commercial	
79		MB-83	SHOP	7.85	0.032	1	Commercial	
80		MB-84	SHOP	7.85	0.032	1	Commercial	
81		MB-85	SHOP	7.85	0.032	1	Commercial	
82		MB-86	SHOP	7.85	0.032	1	Commercial	
83		MB-87	SHOP	5.77	0.024	1	Commercial	
84		MS-01	SHOP	31.60	0.130	4	Commercial	
85		MS-02	SHOP	31.50	0.130	4	Commercial	
86		MS-03	SHOP	29.71	0.123	4	Commercial	
87		MS-04	SHOP	29.93	0.123	4	Commercial	
88		MS-05	SHOP	31.64	0.130	4	Commercial	
89		MS-06	SHOP	31.91	0.132	4	Commercial	
90		MS-07	SHOP	31.47	0.130	4	Commercial	
91		MS-08	SHOP	15.83	0.065	2	Commercial	
92		MS-08A	SHOP	15.64	0.065	2	Commercial	
93		MS-09	SHOP	32.86	0.136	4	Commercial	
94		MS-10	SHOP	31.83	0.131	4	Commercial	
95		MS-11	SHOP	29.80	0.123	4	Commercial	
96		MS-12	SHOP	29.98	0.124	4	Commercial	
97		MS-14	SHOP	31.30	0.129	4	Commercial	
98		MS-15	SHOP	31.48	0.130	4	Commercial	
99	MS-16	SHOP	21.34	0.088	3	Commercial		
100	MS-17	SHOP	24.29	0.100	3	Commercial		
101	MS-18	SHOP	24.02	0.099	3	Commercial		
102	MS-19	SHOP	21.28	0.088	3	Commercial		
103	MS-20	SHOP	22.23	0.092	3	Commercial		
104	MS-21	SHOP	21.48	0.089	3	Commercial		
105	MS-22	SHOP	21.37	0.088	3	Commercial		
106	MS-23	SHOP	23.74	0.098	3	Commercial		
107	MS-24	SHOP	24.24	0.100	3	Commercial		
108	MS-25	SHOP	21.36	0.088	3	Commercial		
109	MS-26	SHOP	21.65	0.089	3	Commercial		
110	MS-27	SHOP	31.03	0.128	4	Commercial		
111	MS-28	SHOP	30.90	0.127	4	Commercial		
112	MS-29	SHOP	29.43	0.121	4	Commercial		
113	MS-30	SHOP	30.18	0.124	4	Commercial		
114	MS-31	SHOP	31.82	0.131	4	Commercial		
115	MS-32	SHOP	32.22	0.133	4	Commercial		
116	MS-33	SHOP	30.76	0.127	4	Commercial		
117	MS-34	SHOP	32.53	0.134	4	Commercial		
118	MS-35	SHOP	34.80	0.144	4	Commercial		
119	MS-37	SHOP	30.97	0.128	4	Commercial		
120	MS-38	SHOP	31.80	0.131	4	Commercial		
121	MS-39	SHOP	29.56	0.122	4	Commercial		
122	MS-40	SHOP	30.06	0.124	4	Commercial		
123	MS-41	SHOP	31.53	0.130	4	Commercial		
124	MS-42	SHOP	29.64	0.122	4	Commercial		
125	MS-36	SHOP	29.58	0.122	4	Commercial		

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

Signature
Authorized Signatory

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
Residential								
1	First Floor	M-100	Studio	40.00	0.16	5	RESIDENTIAL	Minimum Value - Rs. 4,89,000 Maximum Value - Rs. 37,80,000
2		M-101	2 BHK	89.30	0.37	11	RESIDENTIAL	
3		M 102	2 BHK	89.30	0.37	11	RESIDENTIAL	
4		M 103	2 BHK	89.30	0.37	11	RESIDENTIAL	
5		M 104	2 BHK	89.30	0.37	11	RESIDENTIAL	
6		M 105	2 BHK	89.30	0.37	11	RESIDENTIAL	
7		M 106	2 BHK	89.30	0.37	11	RESIDENTIAL	
8		M-107	2 BHK	89.30	0.37	11	RESIDENTIAL	
9		M-108	2 BHK	89.30	0.37	11	RESIDENTIAL	
10		M-109	2 BHK	89.30	0.37	11	RESIDENTIAL	
11		M-110	2 BHK	89.30	0.37	11	RESIDENTIAL	
12		M-111	2 BHK	89.30	0.37	11	RESIDENTIAL	
13		M-112	2 BHK	89.30	0.37	11	RESIDENTIAL	
14		M-114	Studio	40.00	0.16	5	RESIDENTIAL	
15	Second Floor	M-200	Studio	40.00	0.16	5	RESIDENTIAL	
16		M-201	2 BHK	89.30	0.37	11	RESIDENTIAL	
17		M 202	2 BHK	89.30	0.37	11	RESIDENTIAL	
18		M 203	2 BHK	89.30	0.37	11	RESIDENTIAL	
19		M 204	2 BHK	89.30	0.37	11	RESIDENTIAL	
20		M 205	2 BHK	89.30	0.37	11	RESIDENTIAL	
21		M-206	2 BHK	89.30	0.37	11	RESIDENTIAL	
22		M-207	2 BHK	89.30	0.37	11	RESIDENTIAL	
23		M-208	2 BHK	89.30	0.37	11	RESIDENTIAL	
24		M-209	2 BHK	89.30	0.37	11	RESIDENTIAL	
25		M-210	2 BHK	89.30	0.37	11	RESIDENTIAL	
26		M-211	2 BHK	89.30	0.37	11	RESIDENTIAL	
27		M-212	2 BHK	89.30	0.37	11	RESIDENTIAL	
28	M-214	Studio	40.00	0.16	5	RESIDENTIAL		
29	Third Floor	M-300	Studio	40.00	0.16	5	RESIDENTIAL	
30		M-301	2 BHK	89.30	0.37	11	RESIDENTIAL	
31		M 302	2 BHK	89.30	0.37	11	RESIDENTIAL	
32		M 303	2 BHK	89.30	0.37	11	RESIDENTIAL	
33		M 304	2 BHK	89.30	0.37	11	RESIDENTIAL	
34		M-305	2 BHK	89.30	0.37	11	RESIDENTIAL	
35		M-306	2 BHK	89.30	0.37	11	RESIDENTIAL	
36		M-307	2 BHK	89.30	0.37	11	RESIDENTIAL	
37		M-308	2 BHK	89.30	0.37	11	RESIDENTIAL	
38		M-309	2 BHK	89.30	0.37	11	RESIDENTIAL	
39		M-310	2 BHK	89.30	0.37	11	RESIDENTIAL	
40		M-311	2 BHK	89.30	0.37	11	RESIDENTIAL	
41		M-312	2 BHK	89.30	0.37	11	RESIDENTIAL	
42		M-314	Studio	40.00	0.16	5	RESIDENTIAL	
43	Fourth Floor	M-400	Studio	40.00	0.16	5	RESIDENTIAL	
44		M-401	2 BHK	89.30	0.37	11	RESIDENTIAL	
45		M 402	2 BHK	89.30	0.37	11	RESIDENTIAL	
46		M 403	2 BHK	89.30	0.37	11	RESIDENTIAL	
47		M 404	2 BHK	89.30	0.37	11	RESIDENTIAL	
48		M 405	2 BHK	89.30	0.37	11	RESIDENTIAL	
49		M 406	2 BHK	89.30	0.37	11	RESIDENTIAL	
50		M-407	2 BHK	89.30	0.37	11	RESIDENTIAL	
51		M-408	2 BHK	89.30	0.37	11	RESIDENTIAL	
52		M-409	2 BHK	89.30	0.37	11	RESIDENTIAL	
53		M-410	2 BHK	89.30	0.37	11	RESIDENTIAL	
54		M-411	2 BHK	89.30	0.37	11	RESIDENTIAL	
55		M-412	2 BHK	89.30	0.37	11	RESIDENTIAL	
56	M-414	Studio	40.00	0.16	5	RESIDENTIAL		
57	Fifth Floor	M-500	Studio	40.00	0.16	5	RESIDENTIAL	
58		M-501	2 BHK	89.30	0.37	11	RESIDENTIAL	
59		M 502	2 BHK	89.30	0.37	11	RESIDENTIAL	
60		M 503	2 BHK	89.30	0.37	11	RESIDENTIAL	
61		M 504	2 BHK	89.30	0.37	11	RESIDENTIAL	
62		M 505	2 BHK	89.30	0.37	11	RESIDENTIAL	
63		M 506	2 BHK	89.30	0.37	11	RESIDENTIAL	
64		M-507	2 BHK	89.30	0.37	11	RESIDENTIAL	
65		M-508	2 BHK	89.30	0.37	11	RESIDENTIAL	
66		M-509	2 BHK	89.30	0.37	11	RESIDENTIAL	
67	M-510	2 BHK	89.30	0.37	11	RESIDENTIAL		

For Ghaziabad Development Authority

Shipra Estate Ltd. (J.V.)

Authorized Signatory

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
68	Sixth Floor	M-511	2 BHK	89.30	0.37	11	RESIDENTIAL	
69		M-512	2 BHK	89.30	0.37	11	RESIDENTIAL	
70		M-514	Studio	40.00	0.16	5	RESIDENTIAL	
71		M-600	Studio	40.00	0.16	5	RESIDENTIAL	
72		M-601	2 BHK	89.30	0.37	11	RESIDENTIAL	
73		M-602	2 BHK	89.30	0.37	11	RESIDENTIAL	
74		M-603	2 BHK	89.30	0.37	11	RESIDENTIAL	
75		M-604	2 BHK	89.30	0.37	11	RESIDENTIAL	
76		M-605	2 BHK	89.30	0.37	11	RESIDENTIAL	
77		M-606	2 BHK	89.30	0.37	11	RESIDENTIAL	
78		M-607	2 BHK	89.30	0.37	11	RESIDENTIAL	
79		M-608	2 BHK	89.30	0.37	11	RESIDENTIAL	
80		M-609	2 BHK	89.30	0.37	11	RESIDENTIAL	
81		M-610	2 BHK	89.30	0.37	11	RESIDENTIAL	
82	M-611	2 BHK	89.30	0.37	11	RESIDENTIAL		
83	M-612	2 BHK	89.30	0.37	11	RESIDENTIAL		
84	M-614	Studio	40.00	0.16	5	RESIDENTIAL		
85	Seventh Floor	M-700	Studio	40.00	0.16	5	RESIDENTIAL	
86		M-701	2 BHK	89.30	0.37	11	RESIDENTIAL	
87		M-702	2 BHK	89.30	0.37	11	RESIDENTIAL	
88		M-703	2 BHK	89.30	0.37	11	RESIDENTIAL	
89		M-704	2 BHK	89.30	0.37	11	RESIDENTIAL	
90		M-705	2 BHK	89.30	0.37	11	RESIDENTIAL	
91		M-706	2 BHK	89.30	0.37	11	RESIDENTIAL	
92		M-707	2 BHK	89.30	0.37	11	RESIDENTIAL	
93		M-708	2 BHK	89.30	0.37	11	RESIDENTIAL	
94		M-709	2 BHK	89.30	0.37	11	RESIDENTIAL	
95		M-710	2 BHK	89.30	0.37	11	RESIDENTIAL	
96		M-711	2 BHK	89.30	0.37	11	RESIDENTIAL	
97		M-712	2 BHK	89.30	0.37	11	RESIDENTIAL	
98		M-714	Studio	40.00	0.16	5	RESIDENTIAL	
99	Eighth Floor	M-800	Studio	40.00	0.16	5	RESIDENTIAL	
100		M-801	2 BHK	89.30	0.37	11	RESIDENTIAL	
101		M-802	2 BHK	89.30	0.37	11	RESIDENTIAL	
102		M-803	2 BHK	89.30	0.37	11	RESIDENTIAL	
103		M-804	2 BHK	89.30	0.37	11	RESIDENTIAL	
104		M-805	2 BHK	89.30	0.37	11	RESIDENTIAL	
105		M-806	2 BHK	89.30	0.37	11	RESIDENTIAL	
106		M-807	2 BHK	89.30	0.37	11	RESIDENTIAL	
107		M-808	2 BHK	89.30	0.37	11	RESIDENTIAL	
108		M-809	2 BHK	89.30	0.37	11	RESIDENTIAL	
109		M-810	2 BHK	89.30	0.37	11	RESIDENTIAL	
110		M-811	2 BHK	89.30	0.37	11	RESIDENTIAL	
111		M-812	2 BHK	89.30	0.37	11	RESIDENTIAL	
112		M-814	Studio	40.00	0.16	5	RESIDENTIAL	
113	Ninth Floor	M-900	Studio	40.00	0.16	5	RESIDENTIAL	
114		M-901	2 BHK	89.30	0.37	11	RESIDENTIAL	
115		M-902	2 BHK	89.30	0.37	11	RESIDENTIAL	
116		M-903	2 BHK	89.30	0.37	11	RESIDENTIAL	
117		M-904	2 BHK	89.30	0.37	11	RESIDENTIAL	
118		M-905	2 BHK	89.30	0.37	11	RESIDENTIAL	
119		M-906	2 BHK	89.30	0.37	11	RESIDENTIAL	
120		M-907	2 BHK	89.30	0.37	11	RESIDENTIAL	
121		M-908	2 BHK	89.30	0.37	11	RESIDENTIAL	
122		M-909	2 BHK	89.30	0.37	11	RESIDENTIAL	
123		M-910	2 BHK	89.30	0.37	11	RESIDENTIAL	
124		M-911	2 BHK	89.30	0.37	11	RESIDENTIAL	
125		M-912	2 BHK	89.30	0.37	11	RESIDENTIAL	
126		M-914	Studio	40.00	0.16	5	RESIDENTIAL	
127	Tenth Floor	M-1000	Studio	40.00	0.16	5	RESIDENTIAL	
128		M-1001	2 BHK	89.30	0.37	11	RESIDENTIAL	
129		M-1002	2 BHK	89.30	0.37	11	RESIDENTIAL	
130		M-1003	2 BHK	89.30	0.37	11	RESIDENTIAL	
131		M-1004	2 BHK	89.30	0.37	11	RESIDENTIAL	
132		M-1005	2 BHK	89.30	0.37	11	RESIDENTIAL	
133		M-1006	2 BHK	89.30	0.37	11	RESIDENTIAL	
134		M-1007	2 BHK	89.30	0.37	11	RESIDENTIAL	

Minimum Value - Rs. 4,89,000
Maximum Value - Rs. 37,80,000

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

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Authorised Signatory

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
135	11th FLOOR	M-1008	2 BHK	89.30	0.37	11	RESIDENTIAL	Minimum Value - Rs. 4,89,000 Maximum Value - Rs. 37,80,000
136		M-1009	2 BHK	89.30	0.37	11	RESIDENTIAL	
137		M-1010	2 BHK	89.30	0.37	11	RESIDENTIAL	
138		M-1011	2 BHK	89.30	0.37	11	RESIDENTIAL	
139		M-1012	2 BHK	89.30	0.37	11	RESIDENTIAL	
140		M-1014	Studio	40.00	0.16	5	RESIDENTIAL	
141		M-1100	Studio	40.00	0.16	5	RESIDENTIAL	
142		M-1101	2 BHK	89.30	0.37	11	RESIDENTIAL	
143		M-1102	2 BHK	89.30	0.37	11	RESIDENTIAL	
144		M-1103	2 BHK	89.30	0.37	11	RESIDENTIAL	
145		M-1104	2 BHK	89.30	0.37	11	RESIDENTIAL	
146		M-1105	2 BHK	89.30	0.37	11	RESIDENTIAL	
147		M-1106	2 BHK	89.30	0.37	11	RESIDENTIAL	
148		M-1107	2 BHK	89.30	0.37	11	RESIDENTIAL	
149	M-1108	2 BHK	89.30	0.37	11	RESIDENTIAL		
150	M-1109	2 BHK	89.30	0.37	11	RESIDENTIAL		
151	M-1110	2 BHK	89.30	0.37	11	RESIDENTIAL		
152	M-1111	2 BHK	89.30	0.37	11	RESIDENTIAL		
153	M-1112	2 BHK	89.30	0.37	11	RESIDENTIAL		
154	M-1114	Studio	40.00	0.16	5	RESIDENTIAL		
155	M-1200	Studio	40.00	0.16	5	RESIDENTIAL		
156	M-1201	2 BHK	89.30	0.37	11	RESIDENTIAL		
157	M-1202	2 BHK	89.30	0.37	11	RESIDENTIAL		
158	M-1203	2 BHK	89.30	0.37	11	RESIDENTIAL		
159	M-1204	2 BHK	89.30	0.37	11	RESIDENTIAL		
160	M-1205	2 BHK	89.30	0.37	11	RESIDENTIAL		
161	M-1206	2 BHK	89.30	0.37	11	RESIDENTIAL		
162	M-1207	2 BHK	89.30	0.37	11	RESIDENTIAL		
163	M-1208	2 BHK	89.30	0.37	11	RESIDENTIAL		
164	M-1209	2 BHK	89.30	0.37	11	RESIDENTIAL		
165	M-1210	2 BHK	89.30	0.37	11	RESIDENTIAL		
166	M-1211	2 BHK	89.30	0.37	11	RESIDENTIAL		
167	M-1212	2 BHK	89.30	0.37	11	RESIDENTIAL		
168	M-1214	Studio	40.00	0.16	5	RESIDENTIAL		
169	M-1300	Studio	40.00	0.16	5	RESIDENTIAL		
170	M-1301	2 BHK	89.30	0.37	11	RESIDENTIAL		
171	M-1302	2 BHK	89.30	0.37	11	RESIDENTIAL		
172	M-1303	2 BHK	89.30	0.37	11	RESIDENTIAL		
173	M-1304	2 BHK	89.30	0.37	11	RESIDENTIAL		
174	M-1305	2 BHK	89.30	0.37	11	RESIDENTIAL		
175	M-1306	2 BHK	89.30	0.37	11	RESIDENTIAL		
176	M-1307	2 BHK	89.30	0.37	11	RESIDENTIAL		
177	M-1308	2 BHK	89.30	0.37	11	RESIDENTIAL		
178	M-1309	2 BHK	89.30	0.37	11	RESIDENTIAL		
179	M-1310	2 BHK	89.30	0.37	11	RESIDENTIAL		
180	M-1311	2 BHK	89.30	0.37	11	RESIDENTIAL		
181	M-1312	2 BHK	89.30	0.37	11	RESIDENTIAL		
182	M-1314	Studio	40.00	0.16	5	RESIDENTIAL		
183	M-1400	Studio	40.00	0.16	5	RESIDENTIAL		
184	M-1401	2 BHK	89.30	0.37	11	RESIDENTIAL		
185	M-1402	2 BHK	89.30	0.37	11	RESIDENTIAL		
186	M-1403	2 BHK	89.30	0.37	11	RESIDENTIAL		
187	M-1404	2 BHK	89.30	0.37	11	RESIDENTIAL		
188	M-1405	2 BHK	89.30	0.37	11	RESIDENTIAL		
189	M-1406	2 BHK	89.30	0.37	11	RESIDENTIAL		
190	M-1407	2 BHK	89.30	0.37	11	RESIDENTIAL		
191	M-1408	2 BHK	89.30	0.37	11	RESIDENTIAL		
192	M-1409	2 BHK	89.30	0.37	11	RESIDENTIAL		
193	M-1410	2 BHK	89.30	0.37	11	RESIDENTIAL		
194	M-1411	2 BHK	89.30	0.37	11	RESIDENTIAL		
195	M-1412	2 BHK	89.30	0.37	11	RESIDENTIAL		
196	M-1414	Studio	40.00	0.16	5	RESIDENTIAL		
197	M-1500	Studio	40.00	0.16	5	RESIDENTIAL		
198	M-1501	2 BHK	89.30	0.37	11	RESIDENTIAL		
199	M-1502	2 BHK	89.30	0.37	11	RESIDENTIAL		
200	M-1503	2 BHK	89.30	0.37	11	RESIDENTIAL		
201	M-1504	2 BHK	89.30	0.37	11	RESIDENTIAL		

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

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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	-9
G+19 (Retail & Residential) REGALIA Heights								
202	15th FLOOR	M-1505	2 BHK	89.30	0.37	11	RESIDENTIAL	Minimum Value - Rs. 4,89,000 Maximum Value - Rs. 37,80,000
203		M-1506	2 BHK	89.30	0.37	11	RESIDENTIAL	
204		M-1507	2 BHK	89.30	0.37	11	RESIDENTIAL	
205		M-1508	2 BHK	89.30	0.37	11	RESIDENTIAL	
206		M-1509	2 BHK	89.30	0.37	11	RESIDENTIAL	
207		M-1510	2 BHK	89.30	0.37	11	RESIDENTIAL	
208		M-1511	2 BHK	89.30	0.37	11	RESIDENTIAL	
209		M-1512	2 BHK	89.30	0.37	11	RESIDENTIAL	
210		M-1514	Studio	40.00	0.16	5	RESIDENTIAL	
211		16th FLOOR	M-1600	Studio	40.00	0.16	5	
212	M-1601		2 BHK	89.30	0.37	11	RESIDENTIAL	
213	M-1602		2 BHK	89.30	0.37	11	RESIDENTIAL	
214	M-1603		2 BHK	89.30	0.37	11	RESIDENTIAL	
215	M-1604		2 BHK	89.30	0.37	11	RESIDENTIAL	
216	M-1605		2 BHK	89.30	0.37	11	RESIDENTIAL	
217	M-1606		2 BHK	89.30	0.37	11	RESIDENTIAL	
218	M-1607		2 BHK	89.30	0.37	11	RESIDENTIAL	
219	M-1608		2 BHK	89.30	0.37	11	RESIDENTIAL	
220	M-1609		2 BHK	89.30	0.37	11	RESIDENTIAL	
221	M-1610		2 BHK	89.30	0.37	11	RESIDENTIAL	
222	M-1611		2 BHK	89.30	0.37	11	RESIDENTIAL	
223	M-1612		2 BHK	89.30	0.37	11	RESIDENTIAL	
224	M-1614		Studio	40.00	0.16	5	RESIDENTIAL	
225	17th FLOOR	M-1700	Studio	40.00	0.16	5	RESIDENTIAL	
226		M-1701	2 BHK	89.30	0.37	11	RESIDENTIAL	
227		M-1702	2 BHK	89.30	0.37	11	RESIDENTIAL	
228		M-1703	2 BHK	89.30	0.37	11	RESIDENTIAL	
229		M-1704	2 BHK	89.30	0.37	11	RESIDENTIAL	
230		M-1705	2 BHK	89.30	0.37	11	RESIDENTIAL	
231		M-1706	2 BHK	89.30	0.37	11	RESIDENTIAL	
232		M-1707	2 BHK	89.30	0.37	11	RESIDENTIAL	
233		M-1708	2 BHK	89.30	0.37	11	RESIDENTIAL	
234		M-1709	2 BHK	89.30	0.37	11	RESIDENTIAL	
235		M-1710	2 BHK	89.30	0.37	11	RESIDENTIAL	
236		M-1711	2 BHK	89.30	0.37	11	RESIDENTIAL	
237		M-1712	2 BHK	89.30	0.37	11	RESIDENTIAL	
238		M-1714	Studio	40.00	0.16	5	RESIDENTIAL	
239	18th FLOOR	M-1800	Studio	40.00	0.16	5	RESIDENTIAL	
240		M-1801	2 BHK	89.30	0.37	11	RESIDENTIAL	
241		M-1802	2 BHK	89.30	0.37	11	RESIDENTIAL	
242		M-1803	2 BHK	89.30	0.37	11	RESIDENTIAL	
243		M-1804	2 BHK	89.30	0.37	11	RESIDENTIAL	
244		M-1805	2 BHK	89.30	0.37	11	RESIDENTIAL	
245		M-1806	2 BHK	89.30	0.37	11	RESIDENTIAL	
246		M-1807	2 BHK	89.30	0.37	11	RESIDENTIAL	
247		M-1808	2 BHK	89.30	0.37	11	RESIDENTIAL	
248		M-1809	2 BHK	89.30	0.37	11	RESIDENTIAL	
249		M-1810	2 BHK	89.30	0.37	11	RESIDENTIAL	
250		M-1811	2 BHK	89.30	0.37	11	RESIDENTIAL	
251		M-1812	2 BHK	89.30	0.37	11	RESIDENTIAL	
252		M-1814	Studio	40.00	0.16	5	RESIDENTIAL	
253	19th Floor	M-1900	Studio	40.00	0.16	5	RESIDENTIAL	
254		M-1901	2 BHK	89.30	0.37	11	RESIDENTIAL	
255		M-1902	2 BHK	89.30	0.37	11	RESIDENTIAL	
256		M-1903	2 BHK	89.30	0.37	11	RESIDENTIAL	
257		M-1904	2 BHK	89.30	0.37	11	RESIDENTIAL	
258		M-1905	2 BHK	89.30	0.37	11	RESIDENTIAL	
259		M-1906	2 BHK	89.30	0.37	11	RESIDENTIAL	
260		M-1907	2 BHK	89.30	0.37	11	RESIDENTIAL	
261		M-1908	2 BHK	89.30	0.37	11	RESIDENTIAL	
262		M-1909	2 BHK	89.30	0.37	11	RESIDENTIAL	
263		M-1910	2 BHK	89.30	0.37	11	RESIDENTIAL	
264		M-1911	2 BHK	89.30	0.37	11	RESIDENTIAL	
265		M-1912	2 BHK	89.30	0.37	11	RESIDENTIAL	
266		M-1914	Studio	40.00	0.16	5	RESIDENTIAL	
			Total	24,244.39	100.00			

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

 Authorized 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	Area in Sqm.	Area in Sqm.	Area in Sqm.	Area in Sqm.
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments of various floors	24,244.39 (Residential+ Commercial)	x	x	x
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act.	x	7,974.54 (Residential+ Commercial)	x	x
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act.	x	x	0.00	x
(c)	Total covered area of the building (Total of (a), (b-1) & (b-2)	x	x	x	32,218.93
	Sum up	24,244.39	7,974.54	0.00	32,218.93

Place: Ghaziabad

Date: 20.09.2015

For Signature of the declarant Authority &
Shipra Estate Ltd. (I.V.)
With Designation and seal
Authorized Signatory

Annexure 'D'

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

S.No.	Name of the common areas & facilities	Its description / areas
(a)	The parcel of land described in paragraph first of this deed.	Regalia Heights, Shipra Suncity Phase – I, Indirapuram, Ghaziabad Total Plot Area 7570.340 Sqm.
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	Total basement area - 2467.45 Sq.m Total common area in basement- 1283.741 Sq.m
(c)	Facilities in the basement	Electrical room Area – 137.889 Sq.m, U.G.T – 184.330 Sq.m & Pump room – 92.80 Sq.m and balance area for circulation and common area
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	NA
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden Lawns	NA
	(ii) Central park 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	9.80 Sqm. Janitor Room and 16.54 Sqm. - Laundry
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	4 nos.
	(ii) Area of shaft(s)	3 nos. Passenger -3.99 sqm.each 1 no.Service – 5.1 sqm. each
	(iii) Elevator shaft extends from ground floor upto	Passenger – Basement to Top floor & Service – Ground to Top
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	2 nos. having sizes 12.03 Sqm. each & 1 No. having size 18.18 Sqm. From Basement to top floor
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	4 No. from Ground level to plinth level

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


Authorised Signatory

(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.	2.53 sqm. Garbage chute
(vii) No. of water tank(s)	Underground Tank: - Domestic - 02 nos. (Capacity - 70000 Ltrs Each), 01 No (capacity - 100000 Ltrs) Fire - 01 no. (Capacity - 100000 Ltrs.) Overhead Tank: - Domestic - 03 nos. (Capacity - 40000 Ltrs. Each) Fire - 01 no. (Capacity - 40000 Ltrs. Each)
(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
(ix) Plumbing network throughout the building	Provided from Basement to top floor
(x) Electric wiring net-work throughout the building	Provided from Basement to top floor
(xi) Necessary Lights	Provided
(xii) Telephone(s)	NA
(xiii) Public Water connection(s)	Yes (through bore well)
(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	R.C.C. Raft foundation R.C.C. Columns & Beams, Brick work for walls, R.C.C. slabs or as per structural design
(xv) Tank(s)	Underground Tank: - Domestic - 02 nos. (Capacity - 70000 Ltrs Each), 01 No (capacity - 100000 Ltrs) Fire - 01 no. (Capacity - 100000 Ltrs.) Overhead Tank: - Domestic - 03 nos. (Capacity - 40000 Ltrs. Each) Fire - 01 no. (Capacity - 40000 Ltrs. Each)
(xvi) Pump(s)	Water Transfer Pump: - Pump - 03 nos. Make – Kirloskar or similar Submersible Pump - 02 nos. (Capacity - 7.5 HP) Sum Pump - 06 nos. (Capacity - 1.5 HP) Fire Fighting Pump: - Jockey Pump- 01 nos. Make – ABB or similar Main Hydrant Pump - 01 No. Make – ABB or similar

For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)
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		Main Sprinkler Pump - 01 No. Make – ABB or similar Fire Engine Pump (Capacity-105HP) - 01 No. Make – Kirloskar or similar
	(xvii) Motor(s)	Water Trasfer Motor: - Motor - 03 nos. (Capacity - 15 HP) Make – Kirloskar or similar Fire Fighting Motor : - Jockey - 01 nos. (Capacity - 20 HP) Make – ABB or similar Main Hydrant - 01 No. (Capacity - 100 HP) Make – ABB or similar Main Sprinkler - 01 No. (Capacity - 100 HP) Make – ABB or similar
	(xviii) Fans	Exhaust Fan Exhaust Fan - 03 nos (Capacity-410 Watt) Make- Almonard or similar for LT Panel & Pump room Exhaust Fan- 03 nos (Capacity 410 Watt) Make Khaitan or similar for lifts machine rooms Lift Fan Fan - 03 nos for passenger lift1, 2& 3 (Capacity - 70 Watt) Make - Fan - 01 no. for service lift (Capacity - 70 Watt) Make -
	(ix) Fire fighting equipment(s)	Fire Sprinkler System for Ground floor, basement & Commercial Area Fire Alarm & Detection System (Addressable) for residential & commercial Area Public Address System for residential & commercial Area Fire Hydrant system for residential & commercial area
	(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: 20.09.2015

For Ghaziabad Development Authority &
Signature of the declarant
Shipra Estate Ltd. (J.V.)
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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	NA
(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: 20.09.2015

For Signature of the declarant
Shipra Estate Ltd. (J.V.)
With Designation and seal
Authorized 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	190 nos.
(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)	380.425 Sq.m

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: Ghaziabad

Date: 20.09.2015

For Ghaziabad Development Authority &

Signature of the declarant (V.)

With Designation and seal

Authorized Signatory

Schedule-A
(Specifications of Construction)

1. Foundation: R.C.C. Raft Foundation
2. Flooring: Marble stone
3. Doors and Hardware: Wooden Door Shutter with hardware complete
4. Windows: Wooden window frame with glass
5. Internal Finish: Texture paint finish
6. External Finish: Granula finishing
7. Sanitary Ware and Fittings: C.P. fittings – Marks or similar, Chinaware – Sera make or similar
8. Electrical: Hevels wires & Granley or similar cables, Anchor Switches & Sockets or similar
9. Plumbing and Water Line: G.I. Pipe Lines

Place: Ghaziabad

Date: 20.09.2015

Signature of the declarant
For Ghaziabad Development Authority &
Shipra Estate Ltd. (J.V.)
With Designation and seal
Authorised Signatory