

29/07/15
596/OSD-6
(3)



To
Sh. Shriprakash Gupta
The Special Officer
Ghaziabad Development Authority
Ghaziabad, U.P.

Reference: Your letter no. 170/OSD(S)/2015 dated 23.02.2015

Subject: Submission of declaration in Form 'A'.

Dear Sir,

With reference to above, please find attached herewith declaration in Form-A with Annexures 'A' to 'F' as per sub-section (1) of section 12 of U.P. Apartment Act, 2010 r/w rule 3 of U.P. Apartment rules 2011 for our project 'G.C. Grand' situated at Plot No. 2C, Vaibhav Khand, Indirapuram, Ghaziabad, U.P.

Kindly acknowledge the receipt of the same and oblige.

Thanking you,

For M/s Gulshan Homz Pvt. Ltd.

Mansy
(Authorised Signatory)

596/OSD(S)
08/07/15

अपाट अटलिटिडिड
कृ. प्रकृषी (प्रवर्तन) को भजे तथर
वेबसाइट पर अपलोड कावये।

OSD(S)
8/7/15

Gulshan Homz Pvt. Ltd.
Regd. Office: 121, Hargovind Enclave, Delhi-110092, Telefax: + 91 11 22375246, 22375247
CIN:- U70109DL1997PTC084494, Email: info@gulshanhomz.com

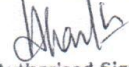
www.gulshanhomz.com

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

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For Gulshan Homz Pvt. Ltd.


Authorised Signatory

UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-1

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 commencement | 1. | (1) These rules may be called The Uttar Pradesh 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 Declaration
(sub section-1 of section 12) | of 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 |

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement.

Amendment
Declaration
(sub section-2
section 12)

Of 4. (1)
of

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.

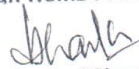
(2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall 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.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

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 sub-section (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, alongwith 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.

For Gulshan Homz Pvt. Ltd.

[Signature]
Authorised Signatory

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name: Gulshan Homz Pvt Ltd
2. Registered Address: 121-Hargovind Enclave, Delhi-110092
3. Local/ Postal Address: G C Grand, 2-C, Vaibhav Khand, Indira Puram, Ghaziabad
4. Date of Incorporation (if applicable):
5. Name/designation of Authorized Signatory:

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	G C GRAND
2.	Sanctioning Authority of the plan	GDA
3.	Date of sanction	25-11-2005
4.	Municipal No. of the property	2 C, Vaibhav Khand
5.	Municipal Ward of the property	Indirapuram
6.	Postal address of the property	2C, Vaibhav Khand, Indirapuram
7.	Name of Architect/ Structural Engineer	Mr. Anuj Agrawal
8.	Height of the building	Tower-A, B and C = 44600 MM
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	S+ 14

THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual

For Gulshan Homz Pvt. Ltd.
[Signature]
Authorized Signatory

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 36839.77 square meters on all floors, of which 36169.77 square meters will constitute the apartments and remaining 670 square meters will constitute the 'common areas and facilities' and 3107.5 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "G C Grand (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in S. 3(s) of the Act), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Sl. No.	Item	Details
1.	"Common areas & facilities" [as defined in S. 3(i) of the Act]	400 Sq Mt
2.	"Limited common areas & facilities" [as defined in S. 3(s) of the Act]	400 Sq Mt
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

G C Grand Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of G C Grand 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 .

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.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

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;

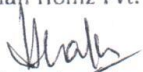
THIRTEENTH: that if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Act;

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.

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

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

IN WITNESS WHEREOF, Shri Umashanker Sharma for on and behalf of M/s Gulshan Homz Pvt Ltd, 121- Hargovind Enclave ,Delhi-110092 (the promoter) hereto set his hand this 20 day of February of year 2015

Signed and delivered by
(Seal of the Promoter)

In the presence of:-

1. _____

2. _____

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Annexure 'A'

10

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

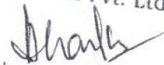
Sl. No.	Items		
1.	Location of the land of the building	Revenue village	G C Grand, plot No-2C, vaibhav Khand, Indirapuram, Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Specify no.	Plot No. 2-C, Vaibhav Khand, Indirapuram (13400 Sq Mt)
3.	Date of last document of title under which promoter claims the land	Specify date	16.08.2004
4.	Details of Registration of the above title document	Book No.	01
		Vol. No.	4563
		Page Nos.	279/392
		Sl. No.	17412
		Date of Regn.	16.08.2004
5.	Boundaries of the land	North	113.704
		South	169.925
		East	67.586
		West	112.501
5.	Land whether freehold or leasehold		Free Hold
6.	If land is leasehold, the unexpired period of lease		N.A

Place:

Date:

Signature of declarant
with designation and seal

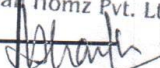
For Gulshan Homz Pvt. Ltd.


 Authorised Signatory

Annexure: B
 Detail Of Apartment : G C Grand, 2 C, Vaibhav Khand, Indirapuram, Ghaziabad
 Name Of Condominium
 Value Of Condominium

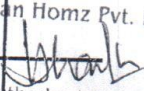
Tower:A

S. No	Floor	Identifiable No. of the Apartment	No. of Room	Covered Area (In Sq. Mt.)	Percentage of undivided share in land on the basis of covered area of the apartment	Percentage of undivided share in land on the basis of lobbies and common area per flat	Total	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
1	Stilt Floor			964.31	0.0719	0.015	0.0869	1		
2	First Floor	101	4	120.53	0.009	0.015	0.024	102	Residential	
		102	4	120.53	0.009	0.015	0.024	102	Residential	
		103	4	120.53	0.009	0.015	0.024	102	Residential	
		104	4	120.53	0.009	0.015	0.024	102	Residential	
		105	3	120.53	0.009	0.015	0.024	102	Residential	
		106	3	120.53	0.009	0.015	0.024	102	Residential	
		107	3	120.53	0.009	0.015	0.024	102	Residential	
		108	3	120.53	0.009	0.015	0.024	102	Residential	
		201	4	115.06	0.009	0.015	0.024	102	Residential	
		202	4	115.06	0.009	0.015	0.024	102	Residential	
3	Second Floor	203	4	115.06	0.009	0.015	0.024	102	Residential	
		204	4	115.06	0.009	0.015	0.024	102	Residential	
		205	3	115.06	0.009	0.015	0.024	102	Residential	
		206	3	115.06	0.009	0.015	0.024	102	Residential	
		207	3	115.06	0.009	0.015	0.024	102	Residential	
		208	3	115.06	0.009	0.015	0.024	102	Residential	
		301	4	114.72	0.0095	0.015	0.0245	102	Residential	
		302	4	114.72	0.0095	0.015	0.0245	102	Residential	
		303	4	114.72	0.0095	0.015	0.0245	102	Residential	

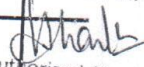
For Gulshan Homz Pvt. Ltd

 Authorised Signatory

4	Third Floor	304	4	114.72	0.0095	0.015	0.0245	102	Residential	
		305	3	114.72	0.0095	0.015	0.0245	102	Residential	
		306	3	114.72	0.0095	0.015	0.0245	102	Residential	
		307	3	114.72	0.0095	0.015	0.0245	102	Residential	
5	Fourth Floor	308	3	114.72	0.0095	0.015	0.0245	102	Residential	
		401	4	114.72	0.0095	0.015	0.0245	102	Residential	
		402	4	114.72	0.0095	0.015	0.0245	102	Residential	
		403	4	114.72	0.0095	0.015	0.0245	102	Residential	
		404	4	114.72	0.0095	0.015	0.0245	102	Residential	
		405	3	114.72	0.0095	0.015	0.0245	102	Residential	
		406	3	114.72	0.0095	0.015	0.0245	102	Residential	
		407	3	114.72	0.0095	0.015	0.0245	102	Residential	
		408	3	114.72	0.0095	0.015	0.0245	102	Residential	
		501	4	115.06	0.0095	0.015	0.0245	102	Residential	
		502	4	115.06	0.0095	0.015	0.0245	102	Residential	
		503	4	115.06	0.0095	0.015	0.0245	102	Residential	
6	Fifth Floor	504	4	115.06	0.0095	0.015	0.0245	102	Residential	
		505	3	115.06	0.0095	0.015	0.0245	102	Residential	
		506	3	115.06	0.0095	0.015	0.0245	102	Residential	
		507	3	115.06	0.0095	0.015	0.0245	102	Residential	
		508	3	115.06	0.0095	0.015	0.0245	102	Residential	
		601	4	114.72	0.0095	0.015	0.0245	102	Residential	
		602	4	114.72	0.0095	0.015	0.0245	102	Residential	
		603	4	114.72	0.0095	0.015	0.0245	102	Residential	
7	Six Floor	604	4	114.72	0.0095	0.015	0.0245	102	Residential	
		605	3	114.72	0.0095	0.015	0.0245	102	Residential	
		606	3	114.72	0.0095	0.015	0.0245	102	Residential	
		607	3	114.72	0.0095	0.015	0.0245	102	Residential	
		608	3	114.72	0.0095	0.015	0.0245	102	Residential	
		701	4	114.72	0.0095	0.015	0.0245	102	Residential	
		702	4	114.72	0.0095	0.015	0.0245	102	Residential	
		703	4	114.72	0.0095	0.015	0.0245	102	Residential	

For Gulshan Homz Pvt. Ltd.


 Authorised Signatory

8	Seventh Floor	704	4	114.72	0.0095	0.015	0.0245	102	Residential
		705	3	114.72	0.0095	0.015	0.0245	102	Residential
		706	3	114.72	0.0095	0.015	0.0245	102	Residential
		707	3	114.72	0.0095	0.015	0.0245	102	Residential
		708	3	114.72	0.0095	0.015	0.0245	102	Residential
9	Eight Floor	801	4	115.06	0.0095	0.015	0.0245	102	Residential
		802	4	115.06	0.0095	0.015	0.0245	102	Residential
		803	4	115.06	0.0095	0.015	0.0245	102	Residential
		804	4	115.06	0.0095	0.015	0.0245	102	Residential
		805	3	115.06	0.0095	0.015	0.0245	102	Residential
		806	3	115.06	0.0095	0.015	0.0245	102	Residential
		807	3	115.06	0.0095	0.015	0.0245	102	Residential
		808	3	115.06	0.0095	0.015	0.0245	102	Residential
		901	4	114.72	0.0095	0.015	0.0245	102	Residential
		902	4	114.72	0.0095	0.015	0.0245	102	Residential
10	Ninth Floor	903	4	114.72	0.0095	0.015	0.0245	102	Residential
		904	4	114.72	0.0095	0.015	0.0245	102	Residential
		905	3	114.72	0.0095	0.015	0.0245	102	Residential
		906	3	114.72	0.0095	0.015	0.0245	102	Residential
		907	3	114.72	0.0095	0.015	0.0245	102	Residential
		908	3	114.72	0.0095	0.015	0.0245	102	Residential
		1001	4	114.72	0.0095	0.015	0.0245	102	Residential
		1002	4	114.72	0.0095	0.015	0.0245	102	Residential
11	Tenth Floor	1003	4	114.72	0.0095	0.015	0.0245	102	Residential
		1004	4	114.72	0.0095	0.015	0.0245	102	Residential
		1005	3	114.72	0.0095	0.015	0.0245	102	Residential
		1006	3	114.72	0.0095	0.015	0.0245	102	Residential
		1007	3	114.72	0.0095	0.015	0.0245	102	Residential
		1008	3	114.72	0.0095	0.015	0.0245	102	Residential
		1101	5	136.84	0.0113	0.015	0.0263	102	Residential
		1102	5	136.84	0.0113	0.015	0.0263	102	Residential

For Gulshan Homz Pvt. l

 Authorised Signat

12	Eleventh Floor	1103	3	136.84	0.0113	0.015	0.0263	102	Residential
		1104	3	136.84	0.0113	0.015	0.0263	102	Residential
		1105	3	136.84	0.0113	0.015	0.0263	102	Residential
		1106	3	136.84	0.0113	0.015	0.0263	102	Residential
		1201	5	136.39	0.0113	0.015	0.0263	102	Residential
		1202	5	136.39	0.0113	0.015	0.0263	102	Residential
13	Twelfth Floor	1203	3	136.39	0.0113	0.015	0.0263	102	Residential
		1204	3	136.39	0.0113	0.015	0.0263	102	Residential
		1205	3	136.39	0.0113	0.015	0.0263	102	Residential
		1206	3	136.39	0.0113	0.015	0.0263	102	Residential
		1301	4	113.60	0.0094	0.015	0.0263	102	Residential
		1302	4	113.60	0.0094	0.015	0.0244	102	Residential
14	Thirteen Floor	1303	3	113.60	0.0094	0.015	0.0244	102	Residential
		1304	3	113.60	0.0094	0.015	0.0244	102	Residential
		1305	3	113.6	0.0094	0.015	0.0244	102	Residential
		1306	3	113.6	0.0094	0.015	0.0244	102	Residential
		1401	3	125.71	0.0104	0.015	0.0244	102	Residential
		1402	3	125.71	0.0104	0.015	0.0254	102	Residential
15	Fourteen Floor	1403	3	125.71	0.0104	0.015	0.0254	102	Residential
		1404	3	125.71	0.0104	0.015	0.0254	102	Residential

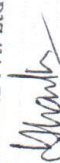
Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No 4
Signature of declarant with designation and seal

Place:
Date:

For Gulshan Homz Pvt Ltd

For Gulshan Homz Pvt. Ltd.

Authorised Signatory


Authorised Signatory

Detail Of Apartment : G C Grand, 2 C, Vaibhav Khand, Indirapuram, Ghaziabad
 Name Of Condominium
 Value Of Condominium

Annexure: B

S. No	Floor	Identifiable No. of the Apartment	No. of Room	Covered Area (In Sq. Mt.)	Percentage of undivided share in land on the basis of covered area of the apartment	Percentage of undivided share in lobbies and common area per flat	Total	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
1	Still Floor			964.31	0.0719	0.015	0.0869	1		
		101	4	120.53	0.009	0.015	0.024	102	Residential	
		102	4	120.53	0.009	0.015	0.024	102	Residential	
		103	4	120.53	0.009	0.015	0.024	102	Residential	
2	First Floor	104	4	120.53	0.009	0.015	0.024	102	Residential	
		105	3	120.53	0.009	0.015	0.024	102	Residential	
		106	3	120.53	0.009	0.015	0.024	102	Residential	
		107	3	120.53	0.009	0.015	0.024	102	Residential	
		108	3	120.53	0.009	0.015	0.024	102	Residential	
		201	4	115.06	0.009	0.015	0.024	102	Residential	
		202	4	115.06	0.009	0.015	0.024	102	Residential	
		203	4	115.06	0.009	0.015	0.024	102	Residential	
3	Second Floor	204	4	115.06	0.009	0.015	0.024	102	Residential	
		205	3	115.06	0.009	0.015	0.024	102	Residential	
		206	3	115.06	0.009	0.015	0.024	102	Residential	
		207	3	115.06	0.009	0.015	0.024	102	Residential	
		208	3	115.06	0.009	0.015	0.024	102	Residential	
		301	4	114.72	0.0095	0.015	0.0245	102	Residential	
		302	4	114.72	0.0095	0.015	0.0245	102	Residential	
		303	4	114.72	0.0095	0.015	0.0245	102	Residential	
						0.0245	102	Residential		

For Gulsheen Property Pvt. Ltd.

(Signature)

Author

4	Third Floor	304	4	114.72	0.0095	0.015	0.0245	102	Residential
		305	3	114.72	0.0095	0.015	0.0245	102	Residential
		306	3	114.72	0.0095	0.015	0.0245	102	Residential
		307	3	114.72	0.0095	0.015	0.0245	102	Residential
5	Fourth Floor	308	3	114.72	0.0095	0.015	0.0245	102	Residential
		401	4	114.72	0.0095	0.015	0.0245	102	Residential
		402	4	114.72	0.0095	0.015	0.0245	102	Residential
		403	4	114.72	0.0095	0.015	0.0245	102	Residential
		404	4	114.72	0.0095	0.015	0.0245	102	Residential
		405	4	114.72	0.0095	0.015	0.0245	102	Residential
		406	3	114.72	0.0095	0.015	0.0245	102	Residential
		407	3	114.72	0.0095	0.015	0.0245	102	Residential
		408	3	114.72	0.0095	0.015	0.0245	102	Residential
		501	4	115.06	0.0095	0.015	0.0245	102	Residential
		502	4	115.06	0.0095	0.015	0.0245	102	Residential
		503	4	115.06	0.0095	0.015	0.0245	102	Residential
6	Fifth Floor	504	4	115.06	0.0095	0.015	0.0245	102	Residential
		505	3	115.06	0.0095	0.015	0.0245	102	Residential
		506	3	115.06	0.0095	0.015	0.0245	102	Residential
		507	3	115.06	0.0095	0.015	0.0245	102	Residential
		508	3	115.06	0.0095	0.015	0.0245	102	Residential
		601	4	114.72	0.0095	0.015	0.0245	102	Residential
		602	4	114.72	0.0095	0.015	0.0245	102	Residential
		603	4	114.72	0.0095	0.015	0.0245	102	Residential
7	Six Floor	604	4	114.72	0.0095	0.015	0.0245	102	Residential
		605	3	114.72	0.0095	0.015	0.0245	102	Residential
		606	3	114.72	0.0095	0.015	0.0245	102	Residential
		607	3	114.72	0.0095	0.015	0.0245	102	Residential
		608	3	114.72	0.0095	0.015	0.0245	102	Residential
		701	4	114.72	0.0095	0.015	0.0245	102	Residential
		702	4	114.72	0.0095	0.015	0.0245	102	Residential
		703	4	114.72	0.0095	0.015	0.0245	102	Residential

For Gubshani Homiz P.V. Ltd.

M.M.H

8	Seventh Floor	704	4	114.72	0.0095	0.015	0.0245	102	Residential
		705	3	114.72	0.0095	0.015	0.0245	102	Residential
		706	3	114.72	0.0095	0.015	0.0245	102	Residential
		707	3	114.72	0.0095	0.015	0.0245	102	Residential
		708	3	114.72	0.0095	0.015	0.0245	102	Residential
9	Eight Floor	801	4	115.06	0.0095	0.015	0.0245	102	Residential
		802	4	115.06	0.0095	0.015	0.0245	102	Residential
		803	4	115.06	0.0095	0.015	0.0245	102	Residential
		804	4	115.06	0.0095	0.015	0.0245	102	Residential
		805	3	115.06	0.0095	0.015	0.0245	102	Residential
		806	3	115.06	0.0095	0.015	0.0245	102	Residential
		807	3	115.06	0.0095	0.015	0.0245	102	Residential
		808	3	115.06	0.0095	0.015	0.0245	102	Residential
10	Ninth Floor	901	4	114.72	0.0095	0.015	0.0245	102	Residential
		902	4	114.72	0.0095	0.015	0.0245	102	Residential
		903	4	114.72	0.0095	0.015	0.0245	102	Residential
		904	4	114.72	0.0095	0.015	0.0245	102	Residential
		905	3	114.72	0.0095	0.015	0.0245	102	Residential
		906	3	114.72	0.0095	0.015	0.0245	102	Residential
		907	3	114.72	0.0095	0.015	0.0245	102	Residential
		908	3	114.72	0.0095	0.015	0.0245	102	Residential
11	Tenth Floor	1001	4	114.72	0.0095	0.015	0.0245	102	Residential
		1002	4	114.72	0.0095	0.015	0.0245	102	Residential
		1003	4	114.72	0.0095	0.015	0.0245	102	Residential
		1004	4	114.72	0.0095	0.015	0.0245	102	Residential
		1005	3	114.72	0.0095	0.015	0.0245	102	Residential
		1006	3	114.72	0.0095	0.015	0.0245	102	Residential
		1007	3	114.72	0.0095	0.015	0.0245	102	Residential
		1008	3	114.72	0.0095	0.015	0.0245	102	Residential
		1101	5	136.84	0.0113	0.015	0.0263	102	Residential
		1102	5	136.84	0.0113	0.015	0.0263	102	Residential

102
0.0263
102
Residential

Shank

12	Eleventh Floor	1103	3	136.84	0.0113	0.015	0.0263	102	Residential
		1104	3	136.84	0.0113	0.015	0.0263	102	Residential
		1105	3	136.84	0.0113	0.015	0.0263	102	Residential
		1106	3	136.84	0.0113	0.015	0.0263	102	Residential
		1201	5	136.39	0.0113	0.015	0.0263	102	Residential
		1202	5	136.39	0.0113	0.015	0.0263	102	Residential
13	Twelfth Floor	1203	3	136.39	0.0113	0.015	0.0263	102	Residential
		1204	3	136.39	0.0113	0.015	0.0263	102	Residential
		1205	3	136.39	0.0113	0.015	0.0263	102	Residential
		1206	3	136.39	0.0113	0.015	0.0263	102	Residential
		1301	4	113.60	0.0094	0.015	0.0244	102	Residential
		1302	4	113.60	0.0094	0.015	0.0244	102	Residential
14	Thirteenth Floor	1303	3	113.60	0.0094	0.015	0.0244	102	Residential
		1304	3	113.60	0.0094	0.015	0.0244	102	Residential
		1305	3	113.6	0.0094	0.015	0.0244	102	Residential
		1306	3	113.6	0.0094	0.015	0.0244	102	Residential
		1401	3	125.71	0.0104	0.015	0.0254	102	Residential
		1402	3	125.71	0.0104	0.015	0.0254	102	Residential
15	Fourteenth Floor	1403	3	125.71	0.0104	0.015	0.0254	102	Residential
		1404	3	125.71	0.0104	0.015	0.0254	102	Residential

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No 4

Place:

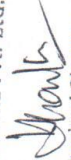
Date:

Signature of declarant with designation and seal

For Gulshan Homz Pvt Ltd

For Gulshan Homz Pvt. Ltd.

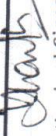
Authorised Signatory


Authorised Signatory

Annexure: B
 Detail Of Apartment : G C Grand, 2 C, Vaibhav Khand, Indirapuram, Ghaziabad
 Name Of Condominium
 Value Of Condominium

Tower:C

No	Floor	Identifiable No. of the Apartment	No. of Room	Covered Area (In Sq. Mt.)	Percentage of undivided share in land on the basis of covered area of the apartment	Percentage of undivided share in land on the basis of lobbies and common area per flat	Total	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
1	Stilt Floor			964.31	0.0719	0.015	0.0869	1		
		101	4	120.53	0.009	0.015	0.024	102	Residential	
		102	4	120.53	0.009	0.015	0.024	102	Residential	
		103	4	120.53	0.009	0.015	0.024	102	Residential	
		104	4	120.53	0.009	0.015	0.024	102	Residential	
2	First Floor	105	3	120.53	0.009	0.015	0.024	102	Residential	
		106	3	120.53	0.009	0.015	0.024	102	Residential	
		107	3	120.53	0.009	0.015	0.024	102	Residential	
		108	3	120.53	0.009	0.015	0.024	102	Residential	
		201	4	115.06	0.009	0.015	0.024	102	Residential	
		202	4	115.06	0.009	0.015	0.024	102	Residential	
		203	4	115.06	0.009	0.015	0.024	102	Residential	
		204	4	115.06	0.009	0.015	0.024	102	Residential	
		205	3	115.06	0.009	0.015	0.024	102	Residential	
		206	3	115.06	0.009	0.015	0.024	102	Residential	
		207	3	115.06	0.009	0.015	0.024	102	Residential	
		208	3	115.06	0.009	0.015	0.024	102	Residential	
		301	4	114.72	0.0095	0.015	0.0245	102	Residential	
		302	4	114.72	0.0095	0.015	0.0245	102	Residential	
		303	4	114.72	0.0095	0.015	0.0245	102	Residential	
									Residential	114.72

Authorized Signatory


4	Third Floor	304	4	114.72	0.0095	0.015	0.0245	102	Residential
		305	3	114.72	0.0095	0.015	0.0245	102	Residential
		306	3	114.72	0.0095	0.015	0.0245	102	Residential
		307	3	114.72	0.0095	0.015	0.0245	102	Residential
		308	3	114.72	0.0095	0.015	0.0245	102	Residential
		401	4	114.72	0.0095	0.015	0.0245	102	Residential
		402	4	114.72	0.0095	0.015	0.0245	102	Residential
		403	4	114.72	0.0095	0.015	0.0245	102	Residential
		404	4	114.72	0.0095	0.015	0.0245	102	Residential
5	Fourth Floor	405	3	114.72	0.0095	0.015	0.0245	102	Residential
		406	3	114.72	0.0095	0.015	0.0245	102	Residential
		407	3	114.72	0.0095	0.015	0.0245	102	Residential
		408	3	114.72	0.0095	0.015	0.0245	102	Residential
		501	4	115.06	0.0095	0.015	0.0245	102	Residential
		502	4	115.06	0.0095	0.015	0.0245	102	Residential
		503	4	115.06	0.0095	0.015	0.0245	102	Residential
6	Fifth Floor	504	4	115.06	0.0095	0.015	0.0245	102	Residential
		505	3	115.06	0.0095	0.015	0.0245	102	Residential
		506	3	115.06	0.0095	0.015	0.0245	102	Residential
		507	3	115.06	0.0095	0.015	0.0245	102	Residential
		508	3	115.06	0.0095	0.015	0.0245	102	Residential
		601	4	114.72	0.0095	0.015	0.0245	102	Residential
		602	4	114.72	0.0095	0.015	0.0245	102	Residential
		603	4	114.72	0.0095	0.015	0.0245	102	Residential
		604	4	114.72	0.0095	0.015	0.0245	102	Residential
7	Six Floor	605	3	114.72	0.0095	0.015	0.0245	102	Residential
		606	3	114.72	0.0095	0.015	0.0245	102	Residential
		607	3	114.72	0.0095	0.015	0.0245	102	Residential
		608	3	114.72	0.0095	0.015	0.0245	102	Residential
		701	4	114.72	0.0095	0.015	0.0245	102	Residential
		702	4	114.72	0.0095	0.015	0.0245	102	Residential
		703	4	114.72	0.0095	0.015	0.0245	102	Residential

Residential
Houtz Pvt. Ltd.

Handwritten signature

8	Seventh Floor	704	4	114.72	0.0095	0.015	0.0245	102	Residential
		705	3	114.72	0.0095	0.015	0.0245	102	Residential
9	Eight Floor	706	3	114.72	0.0095	0.015	0.0245	102	Residential
		707	3	114.72	0.0095	0.015	0.0245	102	Residential
		708	3	114.72	0.0095	0.015	0.0245	102	Residential
		801	4	115.06	0.0095	0.015	0.0245	102	Residential
		802	4	115.06	0.0095	0.015	0.0245	102	Residential
		803	4	115.06	0.0095	0.015	0.0245	102	Residential
		804	4	115.06	0.0095	0.015	0.0245	102	Residential
		805	3	115.06	0.0095	0.015	0.0245	102	Residential
10	Ninth Floor	806	3	115.06	0.0095	0.015	0.0245	102	Residential
		807	3	115.06	0.0095	0.015	0.0245	102	Residential
		808	3	115.06	0.0095	0.015	0.0245	102	Residential
		901	4	114.72	0.0095	0.015	0.0245	102	Residential
		902	4	114.72	0.0095	0.015	0.0245	102	Residential
		903	4	114.72	0.0095	0.015	0.0245	102	Residential
		904	4	114.72	0.0095	0.015	0.0245	102	Residential
		905	3	114.72	0.0095	0.015	0.0245	102	Residential
11	Tenth Floor	906	3	114.72	0.0095	0.015	0.0245	102	Residential
		907	3	114.72	0.0095	0.015	0.0245	102	Residential
		908	3	114.72	0.0095	0.015	0.0245	102	Residential
		1001	4	114.72	0.0095	0.015	0.0245	102	Residential
		1002	4	114.72	0.0095	0.015	0.0245	102	Residential
		1003	4	114.72	0.0095	0.015	0.0245	102	Residential
		1004	4	114.72	0.0095	0.015	0.0245	102	Residential
		1005	3	114.72	0.0095	0.015	0.0245	102	Residential
		1101	5	136.84	0.0113	0.015	0.0263	102	Residential
		1102	5	136.84	0.0113	0.015	0.0263	102	Residential

Homz Pvt. Ltd.

Manish

12	Eleventh Floor	1103	3	136.84	0.0113	0.015	0.0263	102	Residential
		1104	3	136.84	0.0113	0.015	0.0263	102	Residential
		1105	3	136.84	0.0113	0.015	0.0263	102	Residential
		1106	3	136.84	0.0113	0.015	0.0263	102	Residential
		1201	5	136.39	0.0113	0.015	0.0263	102	Residential
		1202	5	136.39	0.0113	0.015	0.0263	102	Residential
13	Twelfth Floor	1203	3	136.39	0.0113	0.015	0.0263	102	Residential
		1204	3	136.39	0.0113	0.015	0.0263	102	Residential
		1205	3	136.39	0.0113	0.015	0.0263	102	Residential
		1206	3	136.39	0.0113	0.015	0.0263	102	Residential
		1301	4	113.60	0.0094	0.015	0.0244	102	Residential
		1302	4	113.60	0.0094	0.015	0.0244	102	Residential
14	Thirteen Floor	1303	3	113.60	0.0094	0.015	0.0244	102	Residential
		1304	3	113.60	0.0094	0.015	0.0244	102	Residential
		1305	3	113.6	0.0094	0.015	0.0244	102	Residential
		1306	3	113.6	0.0094	0.015	0.0244	102	Residential
		1401	3	125.71	0.0104	0.015	0.0254	102	Residential
		1402	3	125.71	0.0104	0.015	0.0254	102	Residential
15	Fourteen Floor	1403	3	125.71	0.0104	0.015	0.0254	102	Residential
		1404	3	125.71	0.0104	0.015	0.0254	102	Residential

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No 4

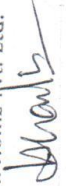
Place:

Date:

Signature of declarant with designation and seal

For Gulshan Homz Pvt Ltd

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

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	(3)	(4)	(5)	(6)
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	36169.77 Sq Mt	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	7724.79 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	3107.50 Sq Mt	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	47002.00 Sq Mt
	Sum up	i.e.(a)	i.e.(b-1)	i.e.(b-2)	i.e.(c)

Place:

Signature of declarant
with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.


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 /area
(a)	The parcel of land described in paragraph First of this Deed.	G C Grand, 13400 Sq Mt
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	9762.29 sq. mtr. & its floor
(c)	Facilities in the basement	Store Room(2314.08 Sq Mt)
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	5500 sq. mtr.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
(i)	Garden lawns	1883.52 Sq Mt
(ii)	Children playing area	Ground floor green area
(iii)	Swimming Pool	N A
(iv)	Tennis Court	NA
(v)	Badminton Court	Ground floor green area
(vi)	Commercial areas & facilities	670 Sq Mt
(vi)	Lobby & facilities	NA
(viii)	Any other facility	NA
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	400 Sq Mt

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

(i)	Elevator	12
(ii)	Area of shaft(s)	43.32 sq. mtrs.
(iii)	Elevator shaft extends from ground floor upto	14 th Floor
(iv)	No. of stairway 'A', which lead from the ground floor to the roof of the building	6 No,97.02 Sq Mt
(v)	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	NA
(vi)	A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which 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)	6 no
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
(ix)	Plumbing network throughout the building	CPVC and UPVC
(x)	Electric wiring net-work throughout the building	Copper Wiring
(xi)	Necessary light(s)	Available
(xii)	Telephone(s)	Guard Room
(xiii)	Public water connection(s)	GDA(Single Point)

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	RCC
(xv)	Tank(s)	1 UGT and 6 Over head
(xvi)	Pump(s)	3
(xvii)	Motor(s)	3
(xviii)	Fans	Exhaust Fan 6 no
(ixx)	Fire fighting equipment(s)	jockey Pump, Hydraulic Pump, Sprinkler Pump, Main Pump
(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	& Yes, Hose Reel,

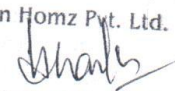
Place:

Signature of declarant
with designation and seal

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.

For Gulshan Homz Pvt. Ltd.


 Authorised Signatory

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 Specify its area, location	
(ii)	Basement 226X13.75	- 3107.5 sq mt
(iii)	Stilt 63 X13.75	866.25 sq mt
(iv)	Open 99X13.75	1361.25 sq mt
(v)	Commercial 12X13.75	165.00 sq mt
(vi)		
(vii)	Total Parking & Area	400 no,5500 Sq m,
(ii)	Lobby, giving access to the Specify	
(iii)	its area, location elevator(s) to	
(iv)	specified dwelling & no. unit	N A
(v)	Corridor extending from the Specify	
(vi)	its area, location lobby to the stairway	
		& no.

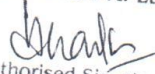
Place:

Signature of declarant
with designation and seal

Date:

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."

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Annexure 'F'

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

<u>"independent areas" (as defined in S. 3(P) of the Act)</u>		
(i)	Parking	5500 Sq Mt, 400 no
(ii)	Servant quarter	Specify its area, location & no.
(iii)	Club with independent access	1 no, 400 Sq mt
(iv)	Convenient shops	670 Sq Mt, 8 No
(v)	Covered garage/store	In front Of Tower 3, 1 no
(vi)	Terrace attached to an apartment. (if applicable)	6 flats on 11 th floor Flat area 3215 sq ft + 684 sq ft terrace 6 flats on 13 th floor flat area 1980 sq ft + 1013 sq ft open terrace

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.

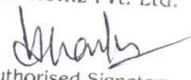
Place:

Signature of declarant

with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.


 Authorised Signatory

Schedule-A
[Specifications of Construction]

1. Foundation: R C C
2. Flooring: Vitrified Tile in Flats and in common area cheema pink granite and black granite stone
3. Doors and Hardware: Wooden Flush Door with hettich Fitting
4. Windows: UPVC
5. Internal Finish: Plastic Paint
6. External Finish: Apex Ultima
7. Sanitary ware and fittings: Hindware chinaware and cp fitting of ceramics and equivalent.
8. Electrical: Kallinga and equivalent.
9. Plumbing and water Line: Main line to fill tank in G I and internal piping of flat in CPVC, waste and sewer upvc.

Place:

Signature of declarant
with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.


Authorised Signatory



कार्यालय : गाजियाबाद विकास प्राधिकरण गाजि
(मानचित्र स्वीकृत पत्र)

565 / 44 / TMA / 2005 / 1005

मानचित्र संख्या

श्रीमति/श्री/मैसर्स..... गुलशन डेमन प्रा. लि.

जो श्री गुलशन नागपाल (पु.)
पिन- 201305 विद्या विमान 92

25/11/05

RECEIVED

आपके प्रार्थना पत्र दिनांक 01-7-05 के सन्दर्भ में आपे प्रस्तावित भवन की

मोहल्ला/कालोनी/ग्राम..... के सन्दर्भ में आपे प्रस्तावित भवन की स्वीकृति प्रदान की जाती है :-

1. यह मानचित्रों स्वीकृति से केवल पांच वर्ष तक वैध है।
2. मानचित्रों की इस स्वीकृति से सम्बन्धित किसी भी शासकीय विभाग स्थानीय निकाय (जैसे नगर पालिका, (जी.डी.ए.) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से भी प्रभावित नहीं होता है।
3. भवन मानचित्र जिस प्रयोजना हेतु स्वीकृत कराया गया है उसी प्रयोग में लाया जायेगा।
4. यदि भविष्य में विकास कार्य हेतु कोई विकास व्यय मांगा जायेगा तो वह बिना किसी आपत्ति के देय होगा।
5. जो भूमि विकास कार्य के उपयुक्त नहीं होगी उसे शासन अथवा किसी स्थानीय निकाय/प्राधिकरण विकास करने की कोई जिम्मेदारी नहीं है।
6. दरवाजे व खिड़कियां इस तरह से लगाये जायेंगे कि वह सड़क की ओर न खुलें।
7. बिजली की लाईन से निर्धारित सीमा के अन्दर कोई निर्माण कार्य नहीं किया जायेगा।
8. सड़क सर्विस लेन अथवा सरकारी भूमि पर कोई निर्माण सामग्री (बिल्डिंग मैटेरियल) नहीं रखी जायेगी तथा गन्दे पानी की निकासी का पूर्ण प्रबन्ध स्वयं करना होगा।
9. स्वीकृत मानचित्रों का एक सैट स्थल पर रखना होगा ताकि उसकी मौक पर कभी भी जांच की जा सकें तथा निर्माण कार्य स्वीकृत मानचित्रों स्पेसिफिकेशन नियमों के अनुसार ही कराया जायेगा तथा भवन के स्वामित्व की भी जिम्मेदारी उन्हीं की होगी।
10. यह मानचित्र 2000 नगर याजना एवं विकास अधिनियम, 1973 की धारा 15 के अन्तर्गत किसी भी धारा के अन्तर्गत स्वीकार किये जाते हैं तो वह शर्त भी माल्य होगी।
11. सड़क पर अथवा बैंक लेन में निर्धारित से अधिक कोई रेम्प नहीं बनाये जायेंगे। यह कार्य अपनी ही भूमि पर करेंगे।
12. सुपरविजन एवं स्पेशिफिकेशन की नियम/शर्तों का पालन करना होगा।
13. पक्ष द्वारा प्रस्तुत शपथ पत्र दिनांक 01-7-05 का पालन करना होगा।
14. पर्यावरण की दृष्टि से 2000 राज्य नीति अधिनियम के अन्तर्गत निर्माण कार्य निर्माण अधिनियम के अन्तर्गत स्वीकृत मानचित्र इसके साथ संलग्न हैं, भवन कार्य समाप्त होने के एक माह के अन्दर निर्धारित प्रारम्भ में कार्य पूर्ण होने के प्रमाण पत्र प्राप्त करने के लिए आवेदन पत्र देना होगा तथा बिना आज्ञा व प्रमाण-पत्र लिये भवन को प्रयोग में न लायें।
15. 300 वर्ग मीटर या उससे अधिक क्षेत्रफल के नवनिर्मित होने वाले समस्त प्रकृति के भवनों में रूफटोप रेनवाटर हार्वेस्टिंग की व्यवस्था करना अनिवार्य है।
16. 12.00 मी. से अधिक ऊँचे समस्त प्रकृति के भवन तथा समस्त अवस्थापना सुविधाओं से सम्बन्धित भवनों में नियमानुसार भूकम्परोधी व्यवस्था सुनिश्चित करनी होगी।
17. अस्पताल, नर्सिंगहोम, होटल, अतिथि ग्रह, विश्राम ग्रह, छात्रावास, महाविद्यालय, विश्व विद्यालय, प्राविधिक संस्थाएं, प्रशिक्षण केन्द्र, सामुदायिक केन्द्र, बैंक्वेट हॉल, बारात घर व 500 वर्ग मीटर से अधिक क्षेत्रफल के एकल आवासीय भवनों में सोलर वाटर हीटर संयंत्र की स्थापना करनी होगी।
18. भवन सम्पत्ति धनाग-पत्र प्राप्त करने के लिए आवेदन देना।
समाप्त शर्तें धनाग-पत्र प्राप्त करने के लिए आवेदन देना।
संलग्नक: 01/11/05

Documents Review
for Review
7/8/12
Dr. Singh

पत्रांक /एमपी/ दिनांक

प्रतिलिपि : 1. अधि० अधि० नगर निगम गाजियाबाद को स्वीकृत मानचित्र सहित।

2. अर्जन को स्वीकृत मानचित्र सहित सूचना एवं आवश्यक कार्यवाही हेतु।

सी०ए०टी०पी०
गाजियाबाद



M/S GULSHAN HOMZ PVT LTD, DELHI

In pursuance of order of Collector, in
memo dated 20/06/05 Passed under section
10-A of the Stamp Act, It is certified that an
amount of Rs. 14500000 (In Words Rs. one crore —
forty five lac only)

has been Paid in Cash as Stamp duty
in respect of this instrument in the State Bank
of India/Treasury/Sab-Treasury of Ghaziabad
by Challan No. 52871 Dated 22/06/05 a copy
of which is annexed here with.

Officer in-charge
Treasury-Ghaziabad

22/06/05

वित्तीय नियम संग्रह खण्ड-5, भाग-2

प्रपत्र संख्या-43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फार्म

उपकोषागार/बैंक का नाम व शाखा
व्यक्ति (पदनाम यदि आवश्यक हो) या
संस्था के नाम से धनराशि जमा की
जा रही है उसका नाम
पता

S. B. Raj Nagar Ghaziabad
Chief Branch Officer S.B.I. - 4
Fazl
Mus. Gulshan, Hamy. Pur. L.T.D
D. J. Nand. Nihar. Delhi

पंजीकरण संख्या/पक्ष का नाम व वाद संख्या
(यदि आवश्यक हो)

जमा की जा रही धनराशि का पूर्ण विवरण
(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग
के पक्ष में जमा की जा रही है।)

Purchase of stamp certificate
pay order No 308716 dt 17/06/05

चालान की सकल राशि
चालान की निवल राशि

145,00,000-00

लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की
मुहर

00.30 stamp & registration

लेखा-शीर्षक का 18 डिजिट कोड

मुख्य लेखा-शीर्षक	उप-मुख्य-शीर्षक	समूह-शीर्षक	उप-शीर्षक	चौरेदार-शीर्षक	धनराशि (अंकों में)
0030					14500000

धनराशि (शब्दों में) As one crore forty five lac only

चालान में लेखाशीर्षक की मुहर करने वाले
मागीर प्रमुख कारी के द्वारा मुहर सहित

योग: 14500000

जमाकर्ता का नाम व हस्ताक्षर

CERTIFICATE ISSUED

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या:

O.T.O. 020105
24/06/05

दिनांक:

उत्पादित/प्राप्त करने में
bearing शब्दों में

भारतीय स्टेट बैंक/S.B.I.
राज नगर, गाजियाबाद
Raj Nagar, Ghaziabad
22 JUN 2005
MAKER ID - 2612143
CHECKER

प्राप्तकर्ता के हस्ताक्षर उपकोषागार/
बैंक की मुहर सहित

विवरण : रांकड़ (विवरण साहेत)
नोट/सिकके

(धनराशि रूपयों में)

1000 x
500 x
100 x
50 x
20 x
10 x
5 x
2 x
1 x

चेक (पूर्ण विवरण के साथ)

योग :-

Back Side

टिप्पणी:-

1. जिन विभागों में अधिक संख्या में चालानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखे की प्राप्ति) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
2. जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखा-शीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
3. यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे और उससे अधिक की धनराशियों को अगले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

पी०एस०ए०पी०-12 कोषागार-18-7-2001-1,28,000 (भाफसेट)





JUN 2005

04DD 688831

SALE DEED FOR Rs.7,70,00,000/-

STAMP DUTY PAID Rs.1,47,40,000/-

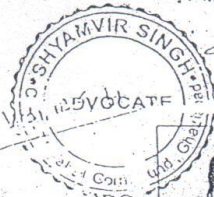
DETAILS OF PLOT

The Free Hold Residential / Group Housing Plot No.2-C, VAIBHAV KHAND measuring 13,400 Sq. Mtr., situated at Residential Colony, INDIRAPURAM, Ghaziabad, Teshil & Distt. Ghaziabad (U.P.). The said Plot is situated at more than 500 Mtr. away from Highway.

The above said plot is bounded as under:-

- | | | |
|-----------------|---|--------------------|
| On the East by | : | Plot No.2-B |
| On the West by | : | Road 30 Meter wide |
| On the North by | : | Road 18 Meter wide |
| On the South by | : | Road 18 Meter wide |

The site plan of the above mentioned Plot is attached herewith.



For Gokshun Homz Pvt. Ltd.

Director

25 JUN 2007

back side

Handwritten text in Hindi, possibly a signature or address, including the word 'विषय' (Subject).

Handwritten text in Hindi, possibly a list or notes, with some underlined words.

27/6/07

Handwritten signature or name, possibly 'Gurpreet Singh'.

Relaxer



Handwritten text at the bottom, possibly a date or reference number.

27/6/07



JUN 2005
भारतीय गैर व्यापिक

04DD 688830

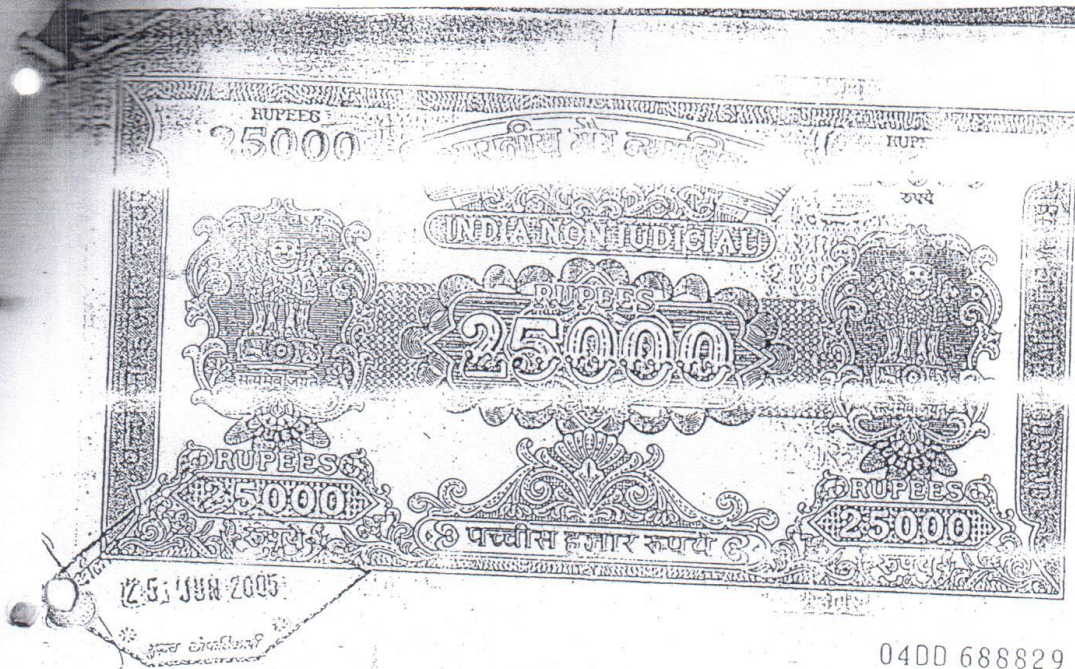
This Sale Deed is made at Ghaziabad on this 27th day of June 2005 between M/S. CIVITECH HOUSING INDIA PVT. LTD. having its registered office at 65, Shrestha Vihar, Delhi-110 092, through its Director Sh. Subodh Goel, S/o Sh. Jai Parkash Gupta, R/o 65, Shrestha Vihar, Delhi-110 092 has been authorised by the company to execute Sale Deed vide its resolution passed in the meeting of its Board of Directors held on 15.12.2004 and said resolution is valid on the date of signing of this Sale Deed hereinafter called the VENDOR (which expression shall include his/her heirs, executors, successors, administrators & legal representatives etc.) of the First Part.

Civitech Housing India Pvt. Ltd.
M.O.

For Gulshan Home Pvt. Ltd.

Director





0400 688829

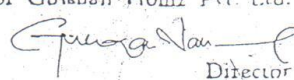
IN FAVOUR OF

M/S. GULSHAN HOMZ PVT. LTD. having its registered office at 4, Dayanand Vihar, Delhi-110092 through its Director Sh. Gulshan Nagpal, S/o Late Sh. P.C.Nagpal, R/o 130, Hargobind Enclave, Delhi-110 092 hereinafter called the VENDEE (which expression shall include his heirs, executors, successors, administrators & legal representatives etc.) of the Second Part.

WHEREAS the vendor company is the absolute owner of the Free Hold Residential / Group Housing Plot No.2-C, VAIBHAV KHAND, measuring 13,400 Sq. Mtr., situated at Residential Colony, INDIRAPURAM, Ghaziabad, Teshil & Distt. Ghaziabad (U.P.).

Correct Housing Indus. P. Ltd.

P.C.

For Gulshan Homz Pvt. Ltd.

Director



04DD 688828

AND WHEREAS the Vendor company purchased the said plot from Ghaziabad Development Authority, Ghaziabad vide registered Sale Deed dated 15.06.2004 entered in Book No.1; Volume No.4563 on pages 279/392 in Sr. No.17412, dated 16.08.2004 in the office of Sub-Registrar-IV, Ghaziabad (U.P.).

AND WHEREAS the Vendor has agreed to sell the said property to the Vendee for a total Sale consideration of Rs.7,70,00,000/- (Rupees Seven Crore Seventy Lac only) which is the mutually agreed sale price between the Vendor and the Vendee. Stamp Duty paid on Sector Rate of Rs.11,000/- per sq. mtr.

Omtech Housing ...
[Signature]
M.D.

For Gulshan Homez Pvt. Ltd.
[Signature]
Director



04DD 688827

5

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER: -

1. That in consideration of the said sum of Rs.7,70,00,000/- (Rupees Seven Crore Seventy Lac only) whole of which has already been received by the Vendor from the Vendee in full and final settlement of the sale consideration, vide details given in the Schedule of Payment herein under the receipt of which is hereby acknowledged by the Vendor. The Vendor hereby sells out, conveys, transfers and assigns completely and irrevocably by way of absolute sale, the said property unto the Vendee to have and to hold the said property hereby conveyed to the Vendee absolutely. There is nothing due and owing to the Vendor from the Vendee.

Ganesh Housing India Ltd

M.D.

For Gulshan Home Pvt. Ltd.

Director

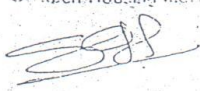


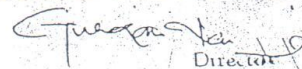
5/11/2005

04DD 688826

2. That all the Vendor's rights over and interest in the said property shall, with effect from the date of registration of this Sale Deed, be vested with the Vendee, and the Vendee shall become the absolute owner of the said property and shall possess and enjoy all and each and every one of the said rights and interests in the said property.

3. That the Vendor assures the Vendee that the said property is free from all sorts of encumbrances such as previous Sale, Mortgage, lien, charges, court attachments etc., uptill this date. If any part or the whole of the said property hereby sold and assigned to the Vendee is taken away from the possession of the Vendee or any damage or losses are suffered by the Vendee owing to any dispute or litigation or claim or objection or defect in the title, possession, status of the Vendor then in any such case the Vendor shall indemnify, reimburse the Vendee against each and every such losses, claims, costs and demands etc., thus suffered by the Vendee with interest.

For Gulshan Homz Pvt. Ltd.

M.D.

For Gulshan Homz Pvt. Ltd.

Director



7

04DD-688825

4. That the actual and vacant physical possession over the said property has been delivered by the Vendor to the Vendee on the spot.
5. That all the Original documents pertaining to the said property including all the previous Sale Deeds etc., shall be handed over to the Vendee at the time of Registration.
6. That the Vendee has become owner & possession holder of the above said plot and have full right of ownership & possession to use the above said plot in any manner.
7. That all expenses of Stamp Paper, Registration Charges, and Court Fees, etc., regarding this Sale Deed have been borne and paid by the Vendee.

Crutch Housing India Pvt. Ltd

M.D.

For Gulshan Homz Pvt. Ltd.

Director



8

04DD 688824

8. That the entire liability pertaining to the said plot till the date of execution and registration of Sale Deed shall be of the Vendor of the first part and thereafter the same shall be the responsibility of the Vendee and the Vendor shall keep the Vendee duly indemnified in this regard.
9. That all dues, demands, revenue charges regarding the property in question for the period upto the date of registration of this Sale Deed shall be paid by the Vendor and afterwards shall be paid by the Vendee

Centech Housing Finance Co., Ltd.

M.D.

For Gulshan Homez Pvt. Ltd.

Director



9

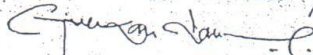
04DD 688823

10. That no registered agreement for Sale and Purchase of the property in question has been previously executed and registered between the Vendor and the Vendee aforementioned.
11. That the Vendee shall be free to get the said property mutated in his favour in the Govt. records with his own expenses and the Vendor shall be responsible and liable to sign all the relevant and necessary papers & documents regarding mutation purposes.

Caritech Housing India (P) Ltd


M.D.

For Gulshan Homez Pvt. Ltd.


Director



25 JUN 2005

01BB 756719

10

PAYMENT SCHEDULE

<u>Ch. No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount</u>
(Rupees)			
284958	05.01.2005	P.N.Bank, Preet Vihar, Delhi	50,00,000/-
284962	16.01.2005	--- do---	50,00,000/-
284969	29.01.2005	--- do---	25,00,000/-
284970	31.01.2005	--- do---	1,00,00,000/-
505321	24.03.2005	BOM, Dayanand Vihar, Delhi	30,00,000/-
505629	21.04.2005	--- do---	50,00,000/-
507385	04.06.2005	--- do---	45,00,000/-
284996	05.06.2005	P.N.Bank, Preet Vihar, Delhi	25,00,000/-
284999	18.06.2005	--- do---	35,00,000/-
507395	27.06.2005	BOM, Dayanand Vihar, Delhi	60,00,000/-
285000	27.06.2005	P.N.Bank, Preet Vihar, Delhi	3,00,00,000/-
			<u>7,70,00,000/-</u>

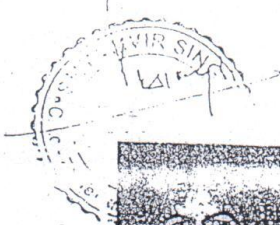
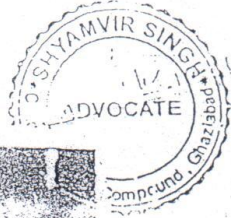
Gulshan Housing India (P) Ltd

[Handwritten Signature]

M.A.

For Gulshan Homz Pvt. Ltd.

[Handwritten Signature]
Director



In the witnesses whereof Vendor and Vendee aforementioned have signed this Sale Deed on the day, month, and year first mentioned above.

WITNESSES:-


- 1. R. Haweli
Rattan Haweli
Sto K.C. Haweli
B-58 Ramprasth S 2B

Gulshan Housing Pvt. Ltd.

VENDOR 
(FIRST PARTY)

- 2. Satish Jain
SATISH JAIN
S/O Sh. K.S. Jain
C-44 Preet Vihar Delhi - 91

For Gulshan Homz Pvt. Ltd.


VENDEE
(SECOND PARTY) Director

Drafted By SHYAMVIR SINGH, ADVOCATE (Regn.No.D-1046/2001)
Chamber No.71, Tehsil Compend, Ghaziabad



back side

पक्षी नं० । लिस्ट नं०

21B

225
252

2086

सद्व्यवस्था दिनांक

22/6/85

रजिस्ट्रार की पत्नी ।

सद्व्यवस्था दिनांक

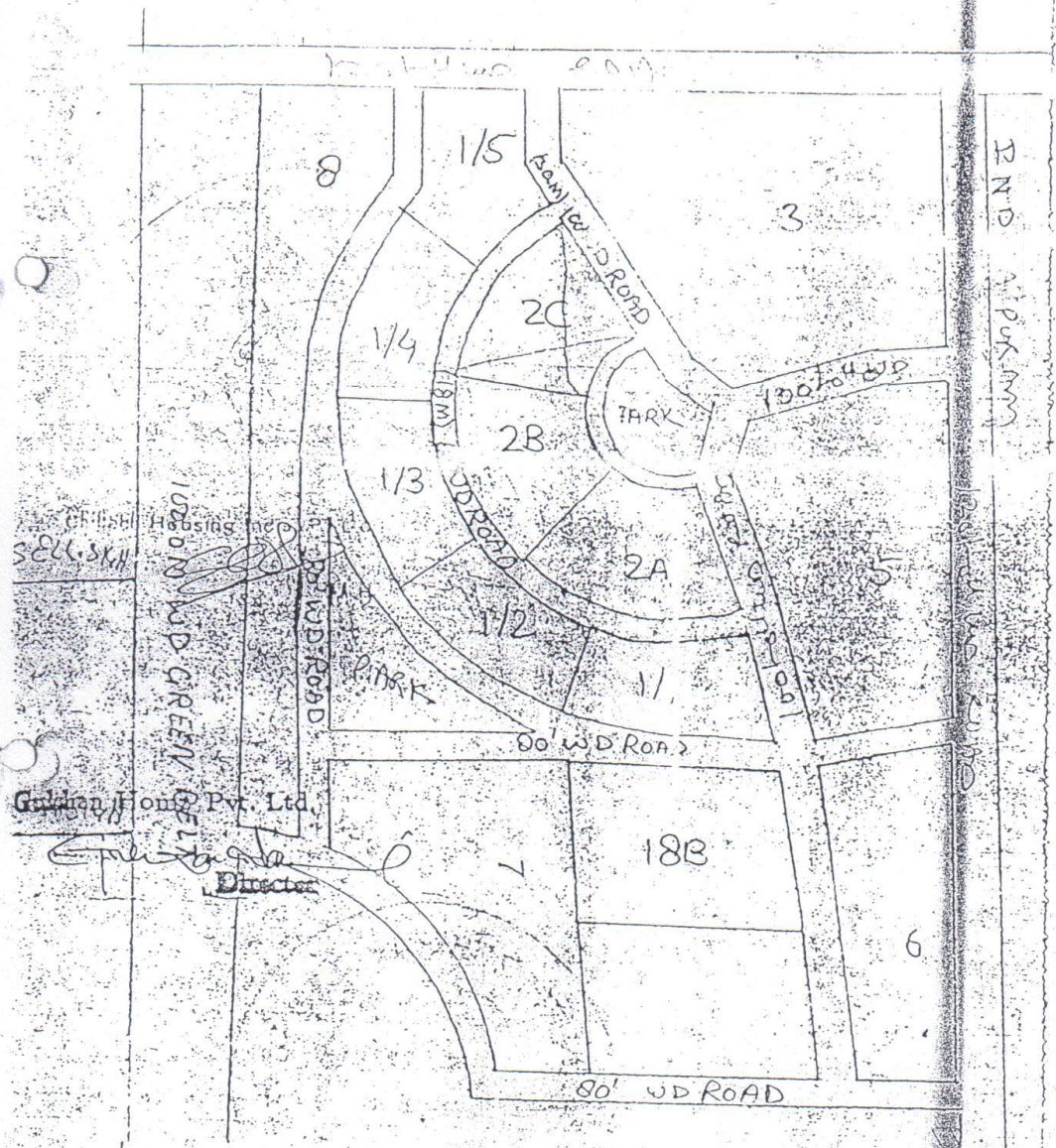
22/6/85



SITE PLAN of PLOT No. 2C VAIBHAV

KHANO INDIRA PURAM GZ.

PLOT AREA 13600 S.F.



Golden Home Pvt. Ltd.
Director

JN KUMAR
Architect Engineer
No. 68, Tehsil Compound
GHAZIABAD.

Bank stole

12586105
S/1828



Citytech Housing India (P) Ltd

Ph: 198-120-2620765

ENGINEERS, BUILDERS, CONTRACTORS & DEVELOPERS
SITE OFFICE : 65, SHRESTHA VIHAR, DELHI - 110092 (GHAZIABAD U.P.)

Dated - 15.12.2004

This is hereby resolved that Sri SUBODH GOEL (Director) is

Authorized to sign all the necessary documents and to sign

The sale deed in favor of Buyer for Plot No-2c measuring

13400 SQM situated at Vaibhav Khand Indira Puram

Ghaziabad U.P.

Subodh Goel (Director)



Director

(DIRECTOR)

Subodh Goel (Director)



Director

(DIRECTOR)



REGD. OFFICE : 65, SHRESTHA VIHAR, DELHI - 110092



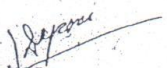
Builders and Promoters

EXTRACTS OF BOARD RESOLUTION ADOPTED IN MEETING OF BOARD OF DIRECTORS HELD ON THURSDAY, 30TH DECEMBER, 2004 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 4, DAYANAND VIHAR, DELHI-92

"Resolved that Sh. Gulshan Nagpal, Director of the Company, is hereby authorised to
authorise the Purchase of Plot No.2C, situated at Vaibhav Khand, Indirapuram, Ghaziabad
from CIVITECH Housing India (P) Ltd., to make payment and execute all documents such
as Sale Deed etc. on behalf of the Company."

For and on behalf of Board of Directors

For GULSHAN HOMZ PVT. LTD.


(Deepak Kapoor)
Director

[Handwritten signature]



गाजियाबाद विकास प्राधिकरण

विकास प्राधिकरण
- 20-09-1974

विक्रय विलेख

यह विलेख आज दिनांक 15-6-86 गाजियाबाद विकास प्राधिकरण, विकास मार्ग हाफुड रोड, गाजियाबाद, जो कि राष्ट्रपति अधिनियम संख्या - 11 सन्. 1973 पुनर्बिधायन, उत्तर प्रदेश अधिनियम संख्या - 30 सन्. 1974 की धारा - 4 के अन्तर्गत एक निष्काश है. वें प्राधिकृत अधिकारी के माध्यम से (जिसे इस विलेख में आगे विक्रेता कहकर सम्बोधित किया गया है जिसका अर्थ अब तक उसके विपरीत भाव में प्रयुक्त न किया गया हो विक्रेता उसके प्रशासकों/अधिशारकों विधिक प्रतिनिधियों एवं समनुदेशितों से लिया जायेगा। प्रथम पक्ष,

एवं

श्री/श्रीमती/क० *[Handwritten Name]* *[Handwritten Address]*
उक्त लगेमग *[Handwritten Address]* चय पुत्र/पत्नी/पुत्री श्री *[Handwritten Name]*

निवासी

[Handwritten Name]

(जिसे कि इस विलेख में क्रेता कहकर सम्बोधित किया गया है जिसका अर्थ जब तक है कि उसके विपरीत भाव में प्रयुक्त न किया गया हो क्रेता स्वयं उसके वारिसों उत्तराधिकारियों विधिक प्रतिनिधियों एवं समनुदेशितों से लिया जायेगा) द्वितीय पक्ष के हित में निष्पादित किया गया।

विकास प्राधिकरण
- 20-09-1974

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चूंकि जनहित में भूमि अध्यापित करके उसे विक्रेता द्वारा विकसित किया गया है तथा क्रेता को भूखण्ड का दिनांक १९-१२-९५ के फलस्वरूप नकद/स्वावित्त पोषित/किराया क्रय-पद्धति के अन्तर्गत दिनांक को रूपया १,६१,६६,६३/५०० प्रीमियम मूल्य के प्रति फलस्वरूप तथा रूपया १६,१६,६६५/५०० सोलाह लाख सोलाह हजार आठ सौ बीस मात्र सम्मपूर्ण पट्टा अवधि का लीज किराये पर योजना में भूखण्ड संख्या क्षेत्रफल १३,५५० वर्गमीटर संलग्न लीज प्लान के अनुसार १० वर्ष की अवधि के लिये क्रेता के पक्ष में १९-१२-९५ दिनांक आर्बिट्रित किया गया था।

चूंकि शासनादेश संख्या १६३१/९ आ-१-९५-८० मिस/८६ आवास अनुभाग -१ दिनांक १०-०५-९५ द्वारा भूमि के मूल्य की २ प्रतिशत अतिरिक्त घनराशि फ्री होल्ड के रूप में लेकर उसे फ्री होल्ड भूमि के रूप में हस्तान्तरित करने हेतु प्राविधान किया गया है, तदनुसार क्रेता के द्वारा उक्त घनराशि रूपया ३,९३,३३३/५०० (शब्दों में रूपया) तीस लाख बीस हजार तीस सौ बीस मात्र प्रीमियम की घनराशि रूपया १,६१,६६,६३/५०० (शब्दों में रूपया) एक करोड़ सोलह लाख सोलह हजार आठ सौ बीस मात्र केवल गाजियाबाद प्राधिकरण कोष में जमा कर दी गई है जिसको पावती विक्रेता इस विलेख के माध्यम से स्वीकार करता है। अतः यह विलेख निम्न प्रकार से सन्दर्भित करता है।

1. यह कि क्रेता से उपरोक्तानुसार समस्त मूल्य प्राप्त करने के पश्चात विक्रेता द्वारा भूखण्ड संख्या १९-१२-९५ क्षेत्रफल १३,५५० वर्गमीटर स्थित इंदिरापुरा गा.स.सं.का घनराशि योजना।

जिसका विस्तृत विवरण अन्त में दिया गया है को फ्री होल्ड भूमि के रूप में क्रेता के पक्ष में विक्रय करते हुए सदैव के लिये हस्तान्तरित कर दिया गया है एवं पूर्ण स्वामित्वाधिकार इस विलेख के माध्यम से क्रेता में सन्निहित कर दिये गये हैं कि वह नियमानुसार भूमि का उपयोग एवं उपभोग करें। यह कि विक्रीत/भूखण्ड का कब्जा इस विलेख के माध्यम से क्रेता को सौंप दिया गया है।

१९-१२-९५
 १९-१२-९५

[Handwritten signature]

[Official stamp]

3. यह कि भूमि सन्वन्धी अधिकार भूमि अर्जन अधिनियम के अन्तर्गत प्राप्त किये जाते हैं एवं भूखण्ड आवंटित करने के समय चूंकि विक्रेता विशेष भूमि अध्यापित अधिकारी के द्वारा दिये गये अभिनिर्माण (एवार्ड) के आधार पर ही प्रश्नगत भूखण्ड का प्रीमियम गृह्य एवं तदनुरार प्री होल्ड शुल्क निर्धारित किया गया है। परन्तु यदि अतिव्य में न्यायालय द्वारा विक्रयान को देय प्रतिकर तोषण (रीलेशियन) एवं इस मद में व्योज की वृद्धि के आदेश किये जायें तो क्रेता इस हेतु सहमत होता है एवं प्रसविदा करता है कि उपरोक्त प्रकार के किसी आकरिमक कारण से हुई वृद्धि की जिम्मेदारी क्रेता द्वारा धारित भूखण्ड क्षेत्रफल भुविन्यास योजना के सम्पूर्ण क्षेत्रफल के अनुपात में क्रेता पर स्वतः स्थानान्तरित हो जायेगी एवं क्रेता तदनुरार हुई वृद्धि पर गाजियाबाद विवादा प्राधिकरण द्वारा नियमानुसार दिये गये मांगपत्र की सूचना प्राप्ति के तीन महीने के अन्दर क्रेता द्वारा अदायगी कर दी जायेगी इसमें असफल रहने पर यह राशि भूराजस्व के बकाये के रूप में वसूल की जायेगी।

4. यह कि क्रेता उक्त परिसर अथवा निर्मित स्थल के पूर्ण या किसी भू-भाग या हिस्से को व्यक्तिगत निवास गृह के अतिरिक्त सार्वजनिक रूप से धार्मिक स्थल एवं किसी ऐसे उपयोग में नहीलायेगा जिससे किसी प्रकार की कोई अशान्ति उत्पन्न होती हो अथवा पास पड़ोस में भूखण्ड धारकों को बाधा या क्षति पहुंचती हो। क्रेता गाजियाबाद महायोजना में निर्धारित भू उपयोग से अन्यथा प्रयोग नही करेगा और न करने की अनुमति देगा इसका उल्लंघन करने पर विधि अनुसार लगाये गये दण्ड का क्रेता भागी होगा।

5. यह कि क्रेता के द्वारा भूखण्ड अथवा भवन दोनों सम्बन्धित अधिकारों का अन्तरण किये जाने की दशा में इस विलेख में अंकित समस्त नियम व उपनियम सदैव प्रथम अन्तरिती द्वितीय अन्तरिती एवं लगातार प्रत्येक अन्तरिती पर यथावत लागू रहेगी तथा क्रेता द्वारा किये गये इस प्रसविदा को सभी मानने के लिये बाध्य होंगे।

Signature

Signature

Signature

6. यह कि किसी समय उक्त भूखण्ड सम्बन्धी किसी भी प्रकार के विवाद की स्थिति में गाजियाबाद विकास प्राधिकरण के उपाध्यक्ष की सहमति से विवाद हेतु एक मध्यस्थ की नियुक्ति की जा सकेगी जो कि विवाद सन्दर्भित होने के पश्चात दोनों पक्षकारों की सुनवाई करके अपना निर्णय देगा। किसी भी स्थिति में विवाद को स्थानीय क्षेत्राधिकार केवल गाजियाबाद स्थित न्यायालय को ही प्राप्त होगा।

7. यह कि 2 प्रतिशत फ्री होल्ड शुल्क सम्बन्धित करते हुए भूमि का मूल्यांकन रूपया 1,01,56,570.00 है जिस पर नियमानुसार स्टैम्प शुल्क की अदायगी क्रेता द्वारा दी गई है।

8. यह कि क्रेता समय समय पर गाजियाबाद विकास प्राधिकरण बोर्ड एवं शासनादेश द्वारा जारी किये गये नियमों विनियमों एवं प्राविधानों का पालन करता रहेगा।

प्रमाण के रूप में इस विक्रय विलेख पर विक्रेता के तिये एवं उसकी तरफ से प्राधिकृत अधिकारी, तथा क्रेता ने स्वयं अपने स्वस्थ चित्त होकर इस विक्रेता विलेख पर अपने हस्ताक्षर तथा विक्रेता की सील भी साक्षियों की उपस्थिति में लगायी गयी।

ऊपर संदर्भित विक्रीत भूखण्ड का विवरण

भू-विन्यासगत योजना में दी गई भूखण्ड सं० 2-C ^{कमल} प्रकार : अवासीय / उपटाउक

कुल क्षेत्रफल : 13.4000

जिसकी पूर्वी भुजा : स्थित : इन्द्रापुरा

पश्चिमी भुजा :

उत्तरी भुजा :

दक्षिणी भुजा :

है प्रश्नगत भूखण्ड की सीमायें निम्न है।

पूरव भूखण्ड सं० :

पश्चिम भूखण्ड सं० :

उत्तर भूखण्ड सं० :

दक्षिण भूखण्ड सं० :

सिलवन आचार्य प्रमुख

गाजियाबाद विकास प्राधिकरण
की संज्ञा में

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साक्षीगण :

विक्रेता के लिये

(1) हस्ताक्षर नाम NARESH ARORA

उम्र 47

गाजियाबाद विकास प्राधिकरण गाजियाबाद

पिता का नाम SHDEVI DASS

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प्राधिकृत अधिकारी
गाजियाबाद विकास प्राधिकरण
की.डी.ए.पू.प.

(2) हस्ताक्षर नाम SIKH

उम्र

51

(विक्रेता)

पिता का नाम

53

व्यवसाय

Business

निवास

679/28

(क्रेता के हस्ताक्षर)

Faridabad

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क्र. सं. ति. 4563

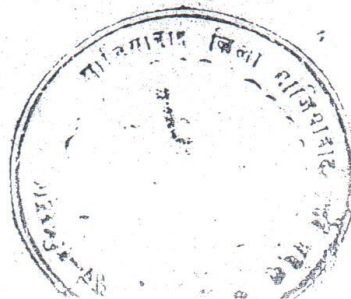
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270 नं. संख्या 12412

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Sd. 2. 5. 15

IV,
अध्यक्ष



वित्तीय नियम संग्रह खण्ड-5, भाग-2 प्रपत्र संख्या-43 ए (1)

(प्रस्तर 417 एवं 418 देखिए)

धनराशि जमा करने का चालान फार्म

उपकोषागार / बैंक का नाम व शाखा

- जिस व्यक्ति (पदनाम यदि आवश्यक हो) या संस्था के नाम से धनराशि जमा की जा रही है, उसका नाम

जिला गाजियाबाद
ट्रेजरी आफिस / सब ट्रेजरी आफिस
जिला गाजियाबाद

- पता

कोषागार / उप कोषागार
जिला गाजियाबाद

- पंजीकरण संख्या / पक्ष का नाम व वाद संख्या (यदि आवश्यक हो)।

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स्टाम्प विक्री का धन प्रमाण पत्र
325895 Dt. 25-04
Rohit S.D. N. Delhi.

- चालान की सकल राशि

- चालान की निवल राशि

- लेखाशीर्षक का पूर्ण विवरण / लेखाशीर्षक की मुहर :

0030 स्टाम्प

- लेखा शीर्षक का 13 डिजिट कोड
मुख्य लेखा शीर्षक उप मुख्य शीर्षक लघु शीर्षक

मुख्य लेखा शीर्षक उप मुख्य शीर्षक लघु शीर्षक

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धनराशि (अंकों में) कमीशन 1% शुद्ध धनराशि

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Court Fees W.O.C.

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Court Fees W.C.

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General Stamp with corn

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General Stamp W.O.C.

5000.00

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Notarial Stamp

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Other Receipt

0 2

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Ravenue

0 2

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Share Transfer

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Policy Insurance

धनराशि (शब्दों में) Fifty Lac only

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चालान में लेखाशीर्षक की पुष्टि करने वाले विभागीय अधिकारी के हस्ताक्षर मुहर सहित

मुख्य कोषाधिकारी
गाजियाबाद

केवल उपकोषागार / बैंक के प्रयोगार्थ

चालान संख्या : 1021

दिनांक : 17/05/2017

Civitech Housing India (P) Ltd.
17/05/2017

अंग्रेजी में प्रमाणित
17 MAY 2017
प्राप्त किया
प्राप्तकर्ता का हस्ताक्षर उपकोषागार/
बैंक की मुहर सहित

1000Rs



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ms. civitech Housing India (P) LTD

In pursuance of order of Collector No. memo dated 25/6/04 Passed under section 10-A of the Stamp Act, It is certified that an amount of Rs. 500000/- in Words Rs. Fifty L-c only



has been Paid in Cash as Stamp duty in respect of this instrument in the State Bank of India Treasury/Sub-Treasury of Chandigarh by Challan No. 1021 Dated 12/06/04 a copy of which is annexed here with.

Officer in-charge Treasury Chandigarh



1507
 -5 JUN 2004
 रोहतास जिले का कार्यालय

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श्री श्री अविनाश ३१३ किगा ३१०३ का गाँव
 ६१११ न नैरवा ३१५२२२ ३ बाले गाँव

वि. ति. 18/06/2004 -
 ६१११ ६१०३२२

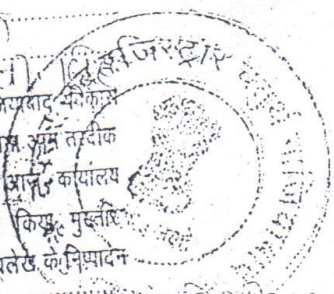
राजीव ५००० अनालय शुल्क
 श्री सुबोध गायल
 पुत्र श्री अविनाश अविनाश
 निवासी ६१११ न नैरवा ३१५२२२
 न यह लेख पत्र कार्यालय सचि रजिस्ट्रार गाँववाट चतुर्थ में आज
 दिनांक 18/06/2004 को कजे प्रस्तुत किया।

राज्य रजिस्ट्रार IV
 6 बाले

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मसल के निधारन तथा शक्ति धनराशि मजसना

नं 18/06/2004
 न श्री सुबोध गायल
 न बहेरियत मुखतार आम सुबोध गायल
 अधिशासी अधिकारी / उपाध्यक्ष गाँववाट चतुर्थ
 प्राधिकरण गाँववाट का मुखतार नाम अविनाश तहदीक
 मुदा दिनांक 18/06/2004 को कार्यालय



नि. IV गाँववाट न खीकत किये मुक्ती
 से में खबं परिचित है तथा इस प्रलेख के निधारन

न श्री सुबोध गायल ३१०३ गाँव



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गारिक रसा

Civitech Housing India (P) Ltd.

[Signature] M.D.

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L
मुख्य कोषाधिकारी
Civitech Housing India (P) Ltd.

क्रमा सं. 30/2004
 रजिस्ट्रार नं० में शामिल किया
 दिनांक: JUN 2004
 रोकड़िया कोषागार गान्धियाबाद

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श्री. श्री. श्री. ~~विश्वेश्वर~~ दाऊदशाह 30-247 ग्रा. व. अ
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स्वयंकी पहचान श्री जैश अली
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JUN 2004

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Ewitech Housing

M.D.

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एवटेक हाउसिंग लि.
की ओर से जारी किया गया



लिस्ट

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General Manager
[Signature]
M.D.

ब्रह्मपुत्र एजिडेंस
ई.ओ.ए.एस. ब्रह्मपुत्र



कापालय का
बात
17 JUN 2024
मुख्य कोषाधिकारी

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Civitech Housing In...
M.P.

पञ्चमल बर्षिक...
की ०७०१०



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सि.एम.

नगरपालिका कार्यालय
स.पी.०२० कार्यालय

Citizen Housing (P) Ltd
M.O.



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Civitech Housing
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राज्य सरकार
की ओर से



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Civitech Housing
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विकास बचत संस्था
को.सी.ए. ०५०५५५५५



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गोपबाल

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Civitech Insurance

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M.D.

गणपत बापबहादुर
की ०६०००० रूपय



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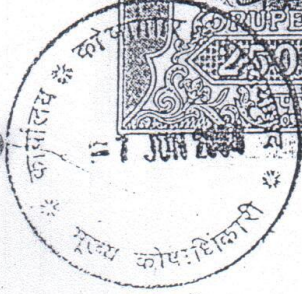
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Civitech Housing


M.D.

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पत्रिका जलिया
की संख्या ०१० २००४



(वकास)

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कोयंबटूर अधिसूचना
की.डी.०.५. १९७४



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संभवतः धर्मवर्ती
की.जी.पं. १९३७



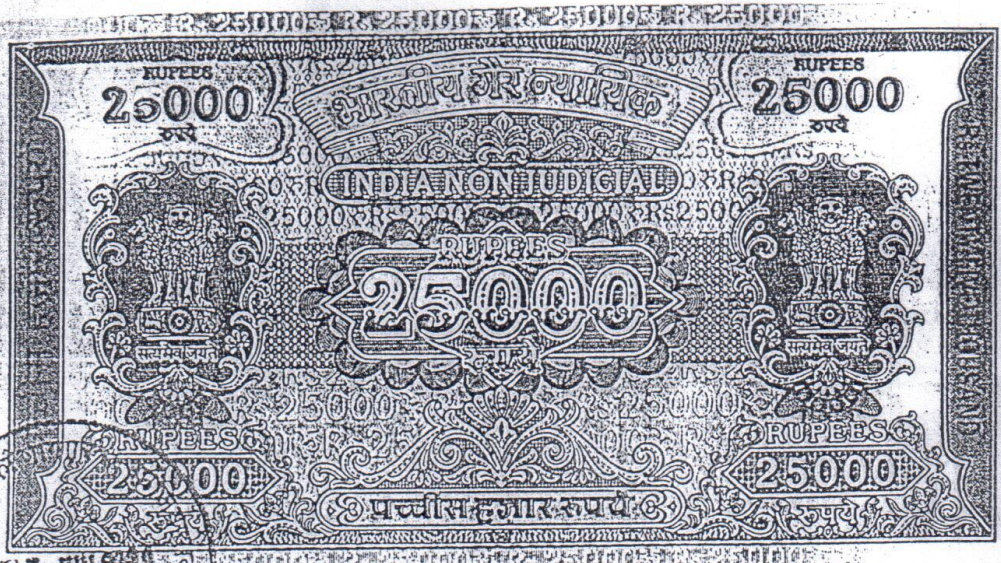
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एक पचास हजार रुपये
की जांच पर



कोषाध्यक्ष
07 JUN 2023
मुख्य कोषाधिकारी

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Civitech Housing
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बहालत पश्चिम
कोषाध्यक्ष



गजपताय

02DD 946596

Cartoon Hoarding in ...
[Signature] A.D.

बलराम बरिषदास
डी.डी.ए. बलराम

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कापलिय
19 JUN 2024
मुख्य कार्याधिकारी

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श्री

Civilian Hearing :

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बलराम बरिबर
बी.पी.ए. १५६६६६



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Civitech Housing India

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31 JUN 2024
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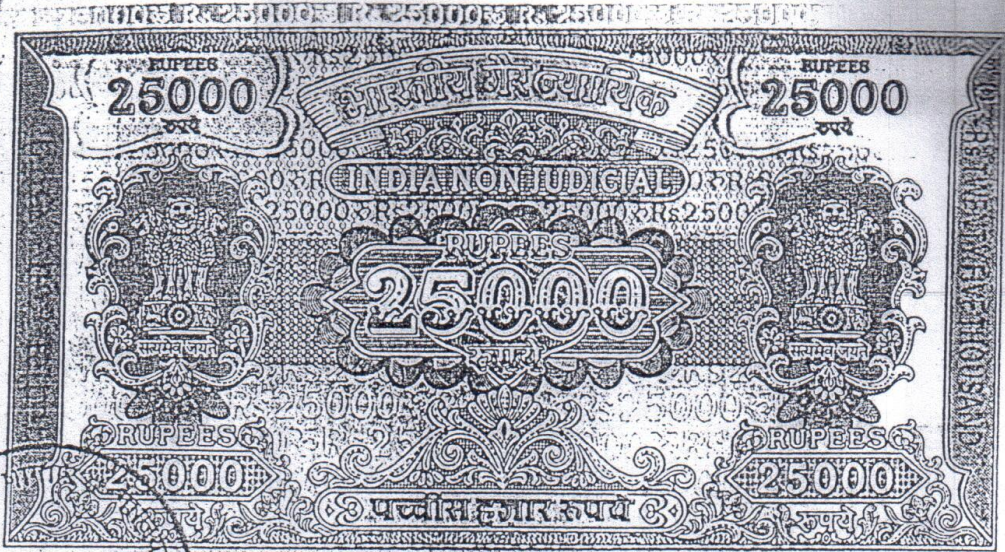
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Civitech Banking India
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ब्रह्मचर्य पत्रिका



कार्यालय को
7 JUN 2004
मुख्य कोषाधिकारी

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अधिकारी

Civil-cash Receipt

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उत्पादक विभाग
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Comptroller General

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बसवत कायबली
की०जी०ए० कार्यालय



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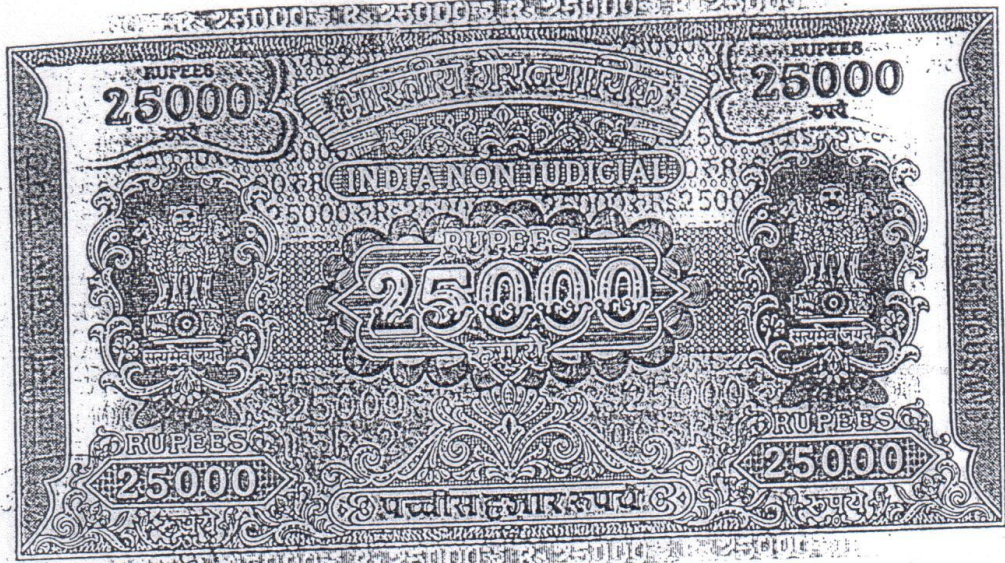
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27 JUN 2004
मुख्य कोषाधिकारी

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Civitech Housing India (P) Ltd.

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उत्तराखण्ड

Civil and Housing India Pvt. Ltd.

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उत्तराखण्ड प्राधिकरण
पिन-००००००



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वसुधैव कुटुम्बकम्
०२डी०एच ९४६५६६



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बहुविक्रय कार्यालय
पिनकोड-२०१००३



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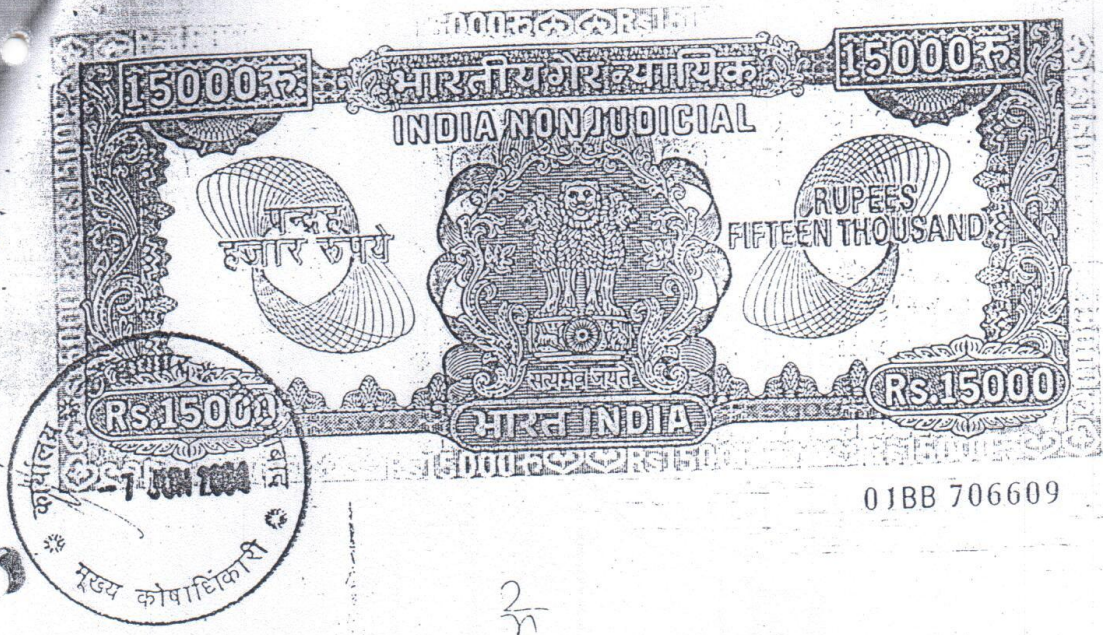
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भारतीय अधीनस्थ
25000 रुपय

पञ्जाब का
भारतीय अधीनस्थ

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Cl:tech Housing India (P) Ltd.

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उत्सव प्रतिष्ठान
वि.पी.ए. परमेश्वर

