

29/07/15

प्रवर्तन जोन-6



सेवा में,

दिनांक 11.12.2014

श्रीमान उपाध्यक्ष महोदय,
गाजियाबाद विकास प्राधिकरण,
प्रवर्तन जोन-6 ।

विशय- लोटस पान्ड ग्रुप हाउसिंग सोसाइटी स्थित प्लाट न-2ए
वैभव खण्ड इन्दिरापुरम गाजियाबाद पर निर्मित ग्रुप हाउसिंग का
घोषणा पत्र।

उपरोक्त विषयांक ग्रुप हाउसिंग का उत्तर प्रदेश अपार्टमेंट अधिनियम 2010 तथा नियमावली 2011 के कम में वांछित घोषणा पत्र इस पत्र के साथ संलग्न किया जा रहा है कृपया संज्ञान लेने की कृपा करें।

कृते शौर्या टावर्स प्रा0लि0

For Shourya Towers Pvt. Ltd.

Authorized Sig

अधिकृत हस्ताक्षरकर्ता

689
690/12
11/12

680/05003
12/12/14

अपार्टमेंट-2 लिफ्ट

058-7/c-Apt 1st

3107/14
12/12/14

05D 65
12/12/14

संतोष कुमार यादव
उपाध्यक्ष

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 11/12/2014

Place: Ghaziabad

Promoter Details:

- 1 Name: Shourya Towers Pvt. Ltd.
- 2 Registered Address: Shop NO. 108, First Floor, Vardhman Mayur Market, Mayur Vihar Phase -III, Delhi, 110096
- 3 Local/Postal Address: B-111, Sector -5 Noida, G. B. Nagar, Uttar Pradesh, 201301
- 4 Date of Incorporation (If applicable):
- 5 Name/Designation of Authorized Signatory: Rajnesh Kumar Shukla

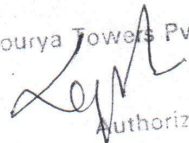
The Declaration hereby solemnly states the following:

FIRST: The Promoter owns/holds the land as lease which is fully described and detailed in Annexure 'A' to this declaration.

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' to this declaration, an apartment Building/ Group Housing Scheme, detailed below:

Sl.No. (1)	Description (2)	Particulars (3)
1	Name of the building/Group Housing Scheme	"NITISHREE LOTUS POND"
2	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3	Date of Sanction	20-01-2006
4	Municipal No. of the property	N A
5	Municipal Ward of the property	N A
6	Postal Address of the property	PLOT NO-2A, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD.
7	Name of Architect/Structured Engineer	AR.VISHAL MITTAL
8	Height of the building	BLOCK 1A,1B,2A &2B= 30.15 MTS BLOCK 3A=18.30 MTS
9	Scheme whether residential or commercial (other than multiplex or mall)	GROUP HOUSING (RESIDENTIAL)
10	No. of floors	BLOCK 1 & 2= STILT+11. GROUND+6 & BLOCK 3A=

For Shourya Towers Pvt. Ltd.


Authorized Sign

THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be sold to one or more persons, each person obtaining a particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as the 'Apartment') and also an undivided interest in the general and/or 'limited common areas and facilities' of the building/property scheme, as listed in this declaration deed, necessary for their adequate use and enjoyment, and referred to as:-

(a) Common facilities for dwelling units of individual block.

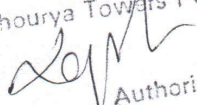
(b) Limited common facilities for apartments, means those common areas and facilities which have been designated in writing by the promoter as reserved for the use of certain apartment or apartments to the exclusion of the other apartments.

FOURTH: That the aforesaid building as a total floor area of 54385.050 square meters on all floors, of which 38338.540 square meters will constitute the apartments and remaining 10613.870 square meters will constitute the 'common areas and facilities' and 5432.64 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto as well as in addition Open Car Parking area 1278.75 sq.mt. is not taken in above area.

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

Sl.No.	Item	Details
1	"Common areas & facilities: [as defined in S. 3(i) of the Act]"	As per Annexure 'D'
2	"Limited common areas & facilities" [as defined in S. 3 (s) of the Act]"	As per Annexure 'E'
3	"Independent areas" [as defined S. 3(p) of the Act]"	As per Annexure 'F'

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the association of apartment owners of **"NITISHREE LOTUS POND"** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

For Shourya Towers Pvt. Ltd.

 Authorized Sig

SEVENTH: That the Administration of "NITISHREE LOTUS POND" aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoters shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

Condominium consisting as

EIGHTH: That for the purpose of stamp duty and registration fees payable on the Deed of apartments under S. 13 of the Act, the value of the

(a) Land of each apartment would be computed on basis of the percentage of the undivided share so that the aggregate of the Land component of all of the apartments of the building is equivalent to the total value of the Land of the building;

(b) The construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

NINTH: That the 'common areas and facilities' as well as the 'limited common areas and facilities' shall remain undivided and no apartment owner shall bring any action for their partition or division thereof.

TENTH: That the percentage of the undivided interest in the "common areas of facilities" as well as the "limited common areas and facilities" established herein shall not be changed except with the unanimous consent of all the apartment owners and approved of Competent Authority expressed in amendment to this deed.

ELEVENTH: That the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instruments;

TWELTH: That neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by only registered instruments;

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

FOURTEENTH: That where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives association which title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of the title by such acquirer but the association of apartment owners would be entitled to recover the amount subsequent to the date of acquisition of title by such acquirer.

For Shourya Towers Pvt. Ltd.


[Signature]
Authorized Sig

FIFTEENTH: that the 'independent area', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S.3(p) of the Act.

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ 1.10/Sq Ft per month from the owners of each apartment.

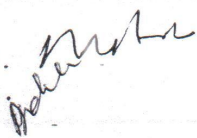
IN WITNESS WHEREOF, Shri Rajnesh Kumar Shukla for on and behalf of M/s Shourya Towers Pvt. Ltd. (the promoter) hereto set his hand this 11 th day of December of year 2014.

For Shourya Towers Pvt. Ltd.


Authorized Signatory
Signed & delivered by
(Seal of the Promoter)

In the presence of:-

- 1 Nitin Pathania
- 2 Aditya Kumar



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	Indirapuram
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		15830 SQ.MT.
3	Date of last document of title under which the promoter claims the land		
4	Details of Registration of the above title document	Book No.	
		Vol. No.	
		Pages No.	
		Sl. No.	
5	Boundaries	Date of Regn.	
		North	
		South	
		East	
6	Land whether freehold or leasehold	West	
			Freehold
7	If land is leasehold, the unexpired period of the lease		

Place:

GZB.

Date:

11/12/2014

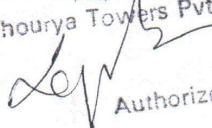
For Shourya Towers Pvt. Ltd.

[Handwritten Signature]

Authorized Sig.

Signature of declarant
with designation & Seal

ANNEXURE-B' (DETAILS OF APARTMENT)							
BLOCK-1A							
FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN	PROPORTIO NATE REPRESENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
STILT							
1st Floor	101	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	102	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	103	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	104	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	105	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	106	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	107	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	108	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
2nd Floor	201	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	202	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	203	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	204	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	205	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	206	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	207	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	208	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
3rd Floor	301	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	302	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	303	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	304	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	305	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	306	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	307	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	308	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
4th Floor	401	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	402	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	403	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	404	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	405	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	406	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	407	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	408	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
5th Floor	501	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	502	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	503	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	504	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	505	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	506	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	507	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	508	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
6th Floor	601	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	602	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	603	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	604	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	605	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	606	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	607	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	608	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
7th Floor	701	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	702	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	703	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	704	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	705	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	706	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	707	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	708	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
8th Floor	801	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	802	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	803	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	804	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	805	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	806	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	807	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	808	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
9th Floor	901	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	902	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	903	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	904	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	905	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	906	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	907	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	908	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
10th Floor	1001	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1002	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1003	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1004	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1005	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1006	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1007	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	

For Shourya Towers Pvt. Ltd.

 Authorized Sign

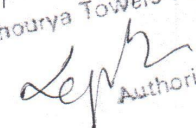
11th Floor	1008	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL
	1101	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL
	1102	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL
	1103	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL
	1104	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL
	1105	5BED 6 TOILET (HIG-4)	265.10	0.691%	1	RESIDENTIAL
	1107	3BED 3 TOILET (HIG-3)	207.250	0.541%	1	RESIDENTIAL
			10391.70	27.105%	86	
HIG-1	DRAWING ROOM, KITCHEN, 3BED, 3TOILET					
HIG-3	DRAWING ROOM, KITCHEN, 3BED, 3TOILET					
HIG-4	DRAWING ROOM, KITCHEN, 5 BED, 6 TOILET					

BLOCK-1B

FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN	PROPORTIO NATE REPRESENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
STILT							
1st Floor	101	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	102	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	103	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	104	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
2nd Floor	201	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	202	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	203	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	204	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
3rd Floor	301	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	302	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	303	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	304	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
4th Floor	401	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	402	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	403	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	404	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
5th Floor	501	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	502	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	503	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	504	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
6th Floor	601	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	602	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	603	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	604	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
7th Floor	701	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	702	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	703	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	704	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
8th Floor	801	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	802	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	803	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	804	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
9th Floor	901	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	902	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	903	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	904	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
10th Floor	1001	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1002	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1003	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1004	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
11th Floor	1101	5BED 7 TOILET 2 ST. ROOM (HIG-5)	309.82	0.808%	1	RESIDENTIAL	
	1103	5BED 6 TOILET 1ST. ROOM 1 STORE (HIG-6)	309.82	0.808%	1	RESIDENTIAL	
			6816.04	17.779%	42		
HIG-2	DRAWING ROOM, KITCHEN, 4 BED, 4 TOILET						
HIG-5	DRAWING ROOM, KITCHEN, 5 BED, 7 TOILET, 2 STUDY ROOM						
HIG-6	DRAWING ROOM, KITCHEN, 5 BED, 6 TOILET, 1 STUDY ROOM, 1 STORE						

BLOCK-2A

FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN	PROPORTIO NATE REPRESENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
STILT							
1st Floor	101	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	102	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	103	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	104	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	105	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	106	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	107	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	108	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
2nd Floor	201	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	202	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	203	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	204	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	205	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	206	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	207	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	208	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	

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3rd Floor	301	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	302	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	303	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	304	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	305	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	306	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	307	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	308	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
4th Floor	401	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	402	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	403	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	404	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	405	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	406	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	407	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	408	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
5th Floor	501	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	502	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	503	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	504	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	505	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	506	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	507	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	508	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
6th Floor	601	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	602	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	603	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	604	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	605	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	606	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	607	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	608	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
7th Floor	701	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	702	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	703	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	704	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	705	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	706	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	707	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	708	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
8th Floor	801	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	802	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	803	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	804	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	805	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	806	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	807	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	808	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
9th Floor	901	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	902	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	903	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	904	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	905	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	906	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	907	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	908	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
10th Floor	1001	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1002	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1003	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1004	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1005	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1006	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1007	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1008	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
11th Floor	1101	3BED 3 TOILET (HIG-3)	207.250	0.541%	1	RESIDENTIAL	
	1103	5BED 6 TOILET (HIG-4)	265.10	0.691%	1	RESIDENTIAL	
	1105	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1106	3BED 3 TOILET (HIG-1)	132.55	0.346%	1	RESIDENTIAL	
	1107	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
	1108	3BED 3 TOILET (HIG-1)	103.625	0.270%	1	RESIDENTIAL	
				10391.70	27.105%	86	
	HIG-1	DRAWING ROOM , KITCHEN , 3 BED, 3 TOILET					
HIG-3	DRAWING ROOM , KITCHEN , 3 BED, 3 TOILET						
HIG-4	DRAWING ROOM , KITCHEN , 5 BED, 6 TOILET						

TOWER-2B

FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN	PROPORTIO NATE REPRESENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
STILT							
1st Floor	101	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	102	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	103	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	104	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
2nd Floor	201	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	202	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	203	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	204	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	

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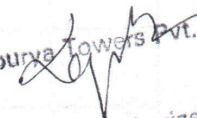
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			154.91	0.404%	1	RESIDENTIAL	
3rd Floor	301	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	302	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	303	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	304	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
4th Floor	401	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	402	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	403	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	404	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
5th Floor	501	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	502	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	503	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	504	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
6th Floor	601	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	602	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	603	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	604	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
7th Floor	701	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	702	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	703	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	704	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
8th Floor	801	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	802	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	803	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	804	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
9th Floor	901	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	902	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	903	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	904	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
10th Floor	1001	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1002	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1003	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
	1004	4BED 4 TOILET (HIG-2)	154.91	0.404%	1	RESIDENTIAL	
11th Floor	1101	4BED 5 TOILET (HIG-7)	309.82	0.808%	1	RESIDENTIAL	
	1103	4BED 5 TOILET POOJA (HIG-8)	309.82	0.808%	1	RESIDENTIAL	
			6816.04	17.779%	42		
HIG-2	DRAWING ROOM , KITCHEN , 4 BED, 4 TOILET						
HIG-7	DRAWING ROOM , KITCHEN , 4 BED, 5 TOILET						
HIG-8	DRAWING ROOM , KITCHEN , 4 BED, 5 TOILET, POOJA						

TOWER-3							
FLOOR	IDENTIFIABLE NO OF THE APARTMENT	NO OF ROOM	COVERED AREA (UNIT AREA + CUPBOARD)	% OF UNDIVIDED SHARE IN	PROPORTION NATE REPRESENT	APPROVED USE RESIDENTIAL/ COMMERCIAL	VALUE OF APARTMENT
3rd Floor	301	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	302	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	303	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	304	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	305	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	306	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	307	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
	308	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	309	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	310	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	311	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	312	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
4th Floor	401	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	402	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	403	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	404	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	405	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	406	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	407	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
	408	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	409	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	410	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	411	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	412	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
5th Floor	501	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	502	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	503	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	504	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	505	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	506	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	507	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
	508	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	509	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	510	2BED 2 TOILET (MIG-2)	83.76	0.218%	1	RESIDENTIAL	
	511	2BED 2 TOILET (MIG-2)	84.13	0.219%	1	RESIDENTIAL	
	512	2BED 2 TOILET (MIG-2)	80.22	0.209%	1	RESIDENTIAL	
6th Floor	601	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	602	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	603	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	604	1BED 1 TOILET (MIG-1)	61.02	0.159%	1	RESIDENTIAL	
	605	2BED 2 TOILET 1 STORE (MIG-3)	91.53	0.239%	1	RESIDENTIAL	
	606	2BED 2 TOILET 1 STORE (MIG-3)	91.35	0.238%	1	RESIDENTIAL	
	607	2BED 2 TOILET (MIG-2)	77.12	0.201%	1	RESIDENTIAL	
	608	2BED 2 TOILET (MIG-2)	81.27	0.212%	1	RESIDENTIAL	
	609	2BED 2 TOILET (MIG-2)	83.21	0.217%	1	RESIDENTIAL	
	610	2BED 2 TOILET (MIG-2)	83.21	0.217%	1	RESIDENTIAL	

For Shourya Towers Pvt. Ltd.
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611	2BED 2 TOILET (MIG-2)	81.27	0.212%	1	RESIDENTIAL
612	2BED 2 TOILET (MIG-2)	77.12	0.201%	1	RESIDENTIAL
		3923.060	10.233%	48	
MIG-1	DRAWING ROOM ,KITCHEN ,1 BED, 1 TOILET				
MIG-2	DRAWING ROOM ,KITCHEN ,2 BED,2 TOILET				
MIG-3	DRAWING ROOM ,KITCHEN , 2 BED,1 STORE ROOM,2 TOILET				
GRAND TOTAL			100%	304	
TOTAL COVERED AREA OF ALL TOWERS(UNIT AREA + CUPBOARD)		38338.540	SQ. MT.		

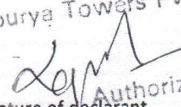
For Shourya Towers Pvt. Ltd.

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Annexure-'C'

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

Sl.No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)				
(a)	Total covered area of apartment at various floors	38338.540 sq.mt.			
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)		10613.870 sq.mt.		
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			5432.640 sq.mt.	
(c)	Total covered area of the building [Total of (a), (b-1), (b-2)]				54385.050 sq.mt.
	Sum up				

• Open Parking area 1278.75 sq.m. is not included in (b-2)

For Shourya Towers Pvt. Ltd.

 Signature of declarant
 with designation & Seal

Place:

Date:

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	
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	4939 sq.mts
(c)	Facilities in the basement	S.T.P,RAMP,LT PANEL, UNDER GROUND TANK
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	No Parking provided in common area & facilities
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	211.65 SQ.MT.
	(ii) Children playing area	141 SQ.MT.
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Basket Ball Court	NA
	(vi) Badminton Court	NA
	(vii) Commercial areas & facilities	NA
	(viii) Lobby & facilities	NA
	(ix) Any other facility(Community Hall)	COMMUNITY AREA-400 sq. mts.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	2 Number Elevator each (BLOCK 1A,1B,2A&2B) 3 Number Elevator each(BLOCK 3)
	(ii) Area of shaft(s)	553.04 SQ.MT. AS PER ATTACHED DETAIL
	(iii) Elevator shaft extends from ground floor upto	Ground Floor To Terrace Floor
	(iv) No. of stairway 'A' which lead from the ground floor to the roof of the building	11 NO. & 1250.88 SQ.MT. AS PER ATTACHED DETAIL
	(v) No. of stairway 'B' (if any), which lead from open court to the upper floors.	NA
	(vi) A Flue (if applicable), extending from the incinerator in the basement to the roof of the building, which one of the upper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	

F&AShourya Towers Pvt. Ltd.

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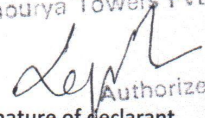
(vii)	No. of Water tank(s)	As per drawings attached
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(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Pent House Not Provided
(ix)	Plumbing network throughout the building.	As per drawings attached
(x)	Electric wiring network throughout the building	As per drawings attached
(xi)	Necessary light(s)	55 poles will be provided
(xii)	Telephone(s)	E.P.A.B.X.connection to all apartment.
(xiii)	Public water connection(s)	As per drawings attached
(xiv)	Foundation and main walls, columns, girders, beams and roofs of the building	R.C.C Design By Structure Engineer
(xv)	Tank(s)	DOMESTIC UGT FIRE UGT
(xvi)	Pump(s)	7
(xvii)	Motor(s)	2
(xviii)	Fans	N A
(xix)	Firefighting equipment(s)	Equipped as per fire NOC.
(xx)	Compressor(s)	N.A
(xxi)	Duct(s)	N.A
(xxii)	Central Air Conditioning Equipment(s)	N.A
(xxiii)	Heating Equipment	N.A
(xxiv)	General all apparatus & installation existing for common use	NO APPARATUS IS INSTALLED TILL NOW FOR COMMON USE IN EXISTING

Place: 22/3

Date: 11/12/14

For Shourya Towers Pvt. Ltd.


Authorized Sign
Signature of declarant
with designation & Seal

Note:-Section 3(i) of the Act has defined the term "common areas and facilities" and the above common areas and facilities are illustrative and not exhaustive.

Annexure 'E'

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

"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')			
(i)	Parking	Basement Parking Area-	4,939.00 sq.mt.
		Open Parking Area -	1278.75 sq.mt.
		Total Parking Provided -	no.
		against required	no.
(ii)	Lobby, giving access to the elevator(s) to specified	5432.64	SQ.MT.
(iii)	Corridor extending from the lobby to the	NA	

Place: *Chennai*

Date: 11-12-14

For Shourya Towers Pvt. Ltd.

[Signature]
Signature of declarant
with designation & Seal

Note:-Section 3(s) of the Act has defined the term "*limited common areas and facilities*" means "those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

Annexure 'F'

Details of the independent area of the building to which
the present declaration relates

"Independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	4,157.75 SQ.MT.
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient shops/ Commercial	790-SQ.MT.
(v)	Covered garage/ Store	NA
(vi)	Terrace attached to an apartment(if applicable)	NA

Note:-Section 3(p) of the Act has defined the term "*independent area*" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by promoters without the interference of other apartment owners.

Place: *Cyberabad*

Date: *11-12-14*

For Shourya Towers Pvt. Ltd.

[Signature]
Signature of declarant
with designation & Seal
Authorized Sign

Schedule -A
[Specifications of Construction]

1 Foundation:	As per Drawing
2 Flooring:	Vetrified Tiles
3 Doors & Hardware:	Flush Door
4 Windows:	Wooden
5 Internal Finish:	OBD Paint
6 External Finish:	Weather Sheild Paint
7 Sanitary ware & fittings:	Hindustan Ware
8 Electrical:	As Per Drawing
9 Plumbing and water Line:	As Per Drawing

Place: Ghaziabad
Date: 11/12/2014

For Shourya Towers Pvt. Ltd.

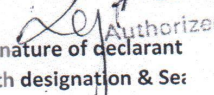


Authorized Sign
Signature of declarant
with designation & Seal

EXHIBIT-A

TOWER NAME	COMMON FACILITIES OF THE TOTAL SCHEME (304 UNIT) (a)			COMMON FACILITIES OF THE APARTMENT (86 UNIT IN THIS TOWER) (b)			LIMITED COMMON FACILITIES OF TOWER (C)		
	FACILITIES	AREA (SQ.MT.)	sq.mt.. PER UNIT	FACILITIES	AREA(sq. mt.)	sq.mt..PER UNIT	FACILITIES	AREA	sq.mt..PER UNIT
BLOCK 1A (HIG-1,HIG-3 &HIG-4)	COMMUNITY	400	1.316	LIFT AT STILT	10.83	0.126	CIRCULATION	134.92	
	GUARD ROOM	17.28	0.057	NON FAR (MUMTY)	30.52	0.355	(FAR)		
	BASEMENT			NON FAR(MACHINE ROOM)	27.21	0.316	AREA OF 1ST TO 11TH FLOOR	134.92	
	CIRCULATION	2060	6.776						
	GROUND								
	CIRCULATION	5390	17.730						
	CHILDRENS PLAY AREA	141	0.464						
	GARDEN LAWN	211.65	0.696						
	TOTAL AREA	8219.930	27.039	TOTAL AREA	68.560	0.797	TOTAL AREA	1484.120	17.257
	TOTAL COMMON FACILITIES IN TOWER-A = (b)				68.560			SQ.MT.	
TOTAL LIMITED COMMON FACILITIES IN TOWER-A = (c)				1484.120			SQ.MT.		
TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-A(per unit area)=				45.094			SQ.MT.		

For Shourya Towers Pvt. Ltd.

 Authorized Signatory

TOWER NAME	COMMON FACILITIES OF THE TOTAL SCHEME (304 UNIT) (a)		COMMON FACILITIES OF THE APARTMENT (42 UNIT IN THIS TOWER) (b)		LIMITED COMMON FACILITIES OF TOWER (C)	
	FACILITIES	AREA (SQ.MT.)	sq.mt.. PER UNIT	FACILITIES	AREA(sq. mt.)	sq.mt. PER UNIT
BLOCK 1B (HIG-2,HIG-5 &HIG-6)	COMMUNITY	400	1.316	LIFT AT STILT	7.21	0.172
	GUARD ROOM	17.28	0.057	NON FAR (MUMTY)	30.74	0.732
	BASEMENT			NON FAR(MACHINE ROOM)	21.6	0.514
	CIRCULATION	2060	6.776			
	GROUND					
	CIRCULATION	5390	17.730			
	AREA	141	0.464			
	GARDEN LAWN	211.65	0.696			
	TOTAL AREA	8219.930	27.039	TOTAL AREA	59.550	1.418
	TOTAL COMMON FACILITIES IN TOWER-B = (b)				59.550	
	TOTAL LIMITED COMMON FACILITIES IN TOWER-B = (c)				757.240	
	TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-B(per unit area a				46.487	
				TOTAL AREA	757.24	18.030
					SQ.MT.	
					SQ.MT.	
					SQ.MT.	

COMMON FACILITIES OF THE TOTAL SCHEME (304) COMMON FACILITIES OF THE APARTMENT LIMITED COMMON FACILITIES OF TOWER (C)
 For Shourya Towers Pvt. Ltd.
 Authorized Sign
 18

TOWER NAME	UNIT (a)		(86 UNIT IN THIS TOWER) (b)		LIMITED COMMON FACILITIES OF TOWER (c)	
	FACILITIES	AREA (SQ.MT.)	sq.mt.. PER UNIT	FACILITIES	AREA(sq. mt.)	sq.mt. PER UNIT
BLOCK 2A (HIG-1,HIG-3 &HIG-4)	COMMUNITY	400	1.316	LIFT AT STILT	10.83	0.126
	GUARD ROOM	17.28	0.057	NON FAR (MUMITY)	30.52	0.355
	BASEMENT			NON FAR(MACHINE ROOM)	27.21	0.316
	CIRCULATION	2060	6.776			
	GROUND					
	CIRCULATION	5390	17.730			
	AREA	141	0.464			
	GARDEN LAWN	211.65	0.696			
	TOTAL AREA	8219.930	27.039	TOTAL AREA	68.560	0.797
	TOTAL COMMON FACILITIES IN TOWER-C = (b)				68.560	
TOTAL LIMITED COMMON FACILITIES IN TOWER-C = (c)				1484.120		
TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-C(per unit area a				45.094		
			TOTAL AREA	1484.120	17.257	
					SQ.MT.	
					SQ.MT.	
					SQ.MT.	

For Shourya Towers Pvt. Ltd.

[Signature]

TOWER NAME	COMMON FACILITIES OF THE TOTAL SCHEME (304 UNIT) (a)		COMMON FACILITIES OF THE APARTMENT (42 UNIT IN THIS TOWER) (b)		LIMITED COMMON FACILITIES OF TOWER (C)				
	FACILITIES	AREA (SQ.MT.)	sq.mt.. PER UNIT	FACILITIES	AREA(sq. mt.)	sq.mt.PER UNIT	FACILITIES	AREA	sq.mt. PER UNIT
BLOCK 2B (HIG-2,HIG-7 &HIG-8)	COMMUNITY	400	1.316	LIFT AT STILT	7.21	0.172	CIRCULATION	68.84	
	GUARD ROOM	17.28	0.057	NON FAR (MUMTY)	30.74	0.732	(FAR AREA)		
	BASEMENT			NON FAR(MACHINE ROOM)	21.6	0.514	AREA OF 1ST TO 1	68.84	
	CIRCULATION	2060	6.776						
	GROUND								
	CIRCULATION	5390	17.730						
	CHILDRENS PLAY								
	AREA	141	0.464						
	GARDEN LAWN	211.65	0.696						
	TOTAL AREA	8219.930	27.039	TOTAL AREA	59.550	1.418	TOTAL AREA	757.240	18.030
TOTAL COMMON FACILITIES IN TOWER-D = (b)				59.550		SQ.MT.			
TOTAL LIMITED COMMON FACILITIES IN TOWER-D = (c)				757.240		SQ.MT.			
TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-D(per unit area				46.487		SQ.MT.			

For Shourya Towers Pvt. Ltd.

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TOWER NAME	COMMON FACILITIES OF THE TOTAL SCHEME (304 UNIT) (a)		COMMON FACILITIES OF THE APARTMENT (48 UNIT IN THIS TOWER) (b)		LIMITED COMMON FACILITIES OF TOWER (C)	
	FACILITIES	AREA (SQ.MT.)	FACILITIES	AREA(sq. mt.)	FACILITIES	AREA sq.mt. PER UNIT
BLOCK 3 (MIG-1,MIG-2 &MIG-3)	COMMUNITY	400	LIFT AT BASEMENT	12.63	CIRCULATION (FAI	237.48
	GUARD ROOM	17.28	STAIRCASE AT BASEMENT	34.56		
	BASEMENT CIRCULATION	2060	SHAFT AT BASEMENT	2.38	AREA OF 3RD,4TH	237.48
	GROUND CIRCULATION	5390	FAR(ENTRANCE			
	CHILDRENS PLAY AREA	141	LOBBY) AT GROUND	120.81		
	GARDEN LAWN	211.65	AREA IN FAR FACILITY			
			AT FIRST FLOOR	549.74		
			FLOOR (NON FAR) AT			
			SECOND FLOOR	1349.74		
			NON FAR (MUMTY)	30.74		
		NON FAR(MACHINE	37.12			
	TOTAL AREA	8219.930	TOTAL AREA	2137.720	TOTAL AREA	949.920
TOTAL COMMON FACILITIES IN TOWER-E = (b)				2137.720		19.790
TOTAL LIMITED COMMON FACILITIES IN TOWER-E = (c)				949.920		SQ.MT.
TOTAL COMMON FACILITIES IN ONE UNIT AT TOWER-E(per unit area a				91.365		SQ.MT.
COMMON FACILITIES OF THE TOTAL SCHEME						
TOTAL COMMON FACILITIES OF THE TOTAL APARTMENTS(TOWER)				8219.930		SQ.MT.
TOTAL LIMITED COMMON FACILITIES OF THE TOTAL APARTMENTS(TOWER)				2393.940		SQ.MT.
TOTAL COMMON FACILITIES OF THE TOTAL APARTMENTS(TOWER)				5432.640		SQ.MT.

10613.870
16046.5100

For Shourya Towers Pvt. Ltd.

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TOTAL AREA OF SHAFT (LIFT & SERVICES)

TOWER NAME	AREA OF SHAFT ONE	NO OF FLOOR		TOTAL AREA ALL FLOORS
BLOCK 1A	10.83	STILT+11	12	129.96
BLOCK 1B	7.21	STILT+11	12	86.52
BLOCK 2A	10.83	STILT+11	12	129.96
BLOCK 2B	7.21	STILT+11	12	86.52
BLOCK 3	15.01	BASEMENT+GROUND+6	8	120.08
TOTAL AREA =				553.04

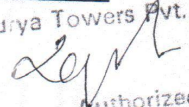
For Shourya Towers Pvt. Ltd.



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AREA DETAIL OF STAIRWAY (internal & fire escape)

TOWER NAME	AREA OF STAIRWAY	NO OF FLOOR		TOTAL AREA ALL FLOORS
BLOCK 1A	23.01	STILT+11	12	276.12
BLOCK 1B	19.03	STILT+11	12	228.36
BLOCK 2A	23.01	STILT+11	12	276.12
BLOCK 2B	19.03	STILT+11	12	228.36
BLOCK 3	34.56	GROUND+6	7	241.92
TOTAL AREA =				1250.88

For Shourya Towers Pvt. Ltd.

 Authorized Sign