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FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 12/07/2014

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s : Vishal Product pvt. Ltd.
2. Registered Address:- Office:- C- 142 Lajpat Nagar Delhi
3. Date of Incorporation (if applicable): 04/09/2002
4. Name/designation of Authorized Signatory:- Mr. Pawan Aggarwal (Director)
5. The Declaring hereby solemnly states the following:

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

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' to this declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	"PINNACLE TOWER" Group Housing
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	20 / 08 / 2010
4.	Municipal No. of the property	PLOT NO.- GH-08 AHINSA KHAND-ii INDIRAPURAM GHAZIABAD (U.P.)
5.	Municipal Ward of the property	N/A
6.	Postal address of the property	PLOT NO.- GH-08 AHINSA KHAND-ii INDIRAPURAM GHAZIABAD (U.P.)
7.	Name of Architect / Structural Engineer	Ar. Anuj Agarwal/ Mr. Sadanand Ojha
8.	Height of the building	BELOW 35.0MT.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential (Group Housing)
10.	No. of Floors Block - A	Basement + STILT + 10 th Storey

For VISHAL PRODUCTS PVT./LTD


Director

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

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

FOURTH: That the aforesaid building has a total floor area of 11,218.44 square meters on all floors, of which 6802.29 square meters will constitute the apartments and remaining 1086.37 square meters will constitute the 'common areas and facilities' and 1592.34 square meters constitute 'limited common areas and facilities' remaining 1737.44 square meters will constitute the independent area as detailed in annexure-F & all of which have been detailed in Annexure 'C' hereto

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

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

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the "PINNACLE TOWER" GROUP HOUSING" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "PINNACLE TOWER" GROUP HOUSING" Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in

chedule-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.

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;

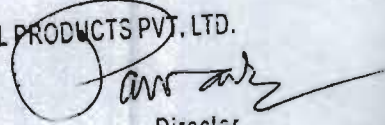
TWELTH: that neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units 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.

For: VISHAL PRODUCTS PVT. LTD.


Director

Annexure-'A'

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

S.No.	Item		Indirapuram
1.	Location of the land of the building	Revenue village	Indirapuram
		Tehsil	Ghaziabad (u.p.)
		District	Ghaziabad (u.p.)
2.	Survey No. with area	KH. NO.	GH-08 AREA = 2377.35Sq.mt. 23/09/2007
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. I	1
		Vol. No.	25
		Page Nos.	1 - 542
		Sl. No.	482
		Date of Regn. -	23/09/2007
5.	Boundaries of the land	East	45.00 mt. wide road
		West	Pinnacle Tower
		North	Other land
		South	Other land
6.	Land whether freehold or leasehold		Lease Hold Free
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:- Ghaziabad.

Date:- 14/07/2014

Signature of declarant
with designation and seal

For: VISHAL PRODUCTS PVT. LTD.


Director

Annexure-'B' (Details of Apartments)

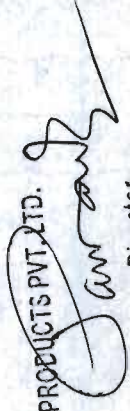
Name of condominium :- "PINNACLE TOWER" GROUP HOUSING
of condominium :- BLOCK - A (BASEMENT + STILT + 10th STOREY)

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.) (EACH FLAT)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
		(3)		(4)	(5)	(6)	(7)	As per sale deed
(1)	(2)							As per sale deed
	UPP. GROUND FLOOR	A-14	4BHK + 3TOILET	139.55	2.05%	140.00		As per sale deed
	TYPE - A	A-12	3BHK + 2TOILET	105.54	1.55%	106.00		As per sale deed
	TYPE - B	A-11	3BHK + 2TOILET	88.40	1.29%	88.00	Residential	As per sale deed
	TYPE - C	A-10	3BHK + 2TOILET	99.20	1.45%	99.00		As per sale deed
	TYPE - D	A-15	2BHK + 2TOILET	86.58	1.27%	87.00		As per sale deed
	TYPE - E	A-16	2BHK + 2TOILET	82.63	1.21%	83.00		As per sale deed
	TYPE - F	A-17	2BHK + 2TOILET	77.50	1.13%	78.00		As per sale deed
	TYPE - G					159.00		As per sale deed
	FIRST FLOOR	A-14	4BHK + 3TOILET	158.51	2.33%	121.00		As per sale deed
	TYPE - A	A-12	3BHK + 2TOILET	120.77	1.77%	102.00		As per sale deed
	TYPE - B	A-11	3BHK + 2TOILET	101.70	1.49%	108.00	Residential	As per sale deed
	TYPE - C	A-10	3BHK + 2TOILET	107.80	1.58%	90.00		As per sale deed
	TYPE - D	A-15	2BHK + 2TOILET	90.47	1.32%	85.00		As per sale deed
	TYPE - E	A-16	2BHK + 2TOILET	84.88	1.24%	84.00		As per sale deed
	TYPE - F	A-17	2BHK + 2TOILET	83.59	1.22%			As per sale deed
	TYPE - G							As per sale deed

FEDERAL PRODUCTS PVT. LTD.
AMRITSAR
DIRECTOR

EIGHTH FLOOR TYPE - B1	A-12	3BHK + 2TOILET	89.97	1.32%	90.00	Residential	As per sale deed
	A-11	3BHK + 2TOILET	97.58	1.43%	98.00		As per sale deed
	A-10	2BHK + 2TOILET	74.95	1.10%	75.00		As per sale deed
	A-16	2BHK + 2TOILET	88.26	1.29%	88.00		As per sale deed
	A-17	2BHK + 2TOILET	83.59	1.22%	84.00		As per sale deed
	A-12	3BHK + 2TOILET	104.77	1.54%	105.00		As per sale deed
	A-11	3BHK + 2TOILET	97.58	1.43%	98.00		As per sale deed
NINTH FLOOR TYPE - B1	A-10	2BHK + 2TOILET	80.30	1.18%	80.00	Residential	As per sale deed
	A-16	2BHK + 2TOILET	88.26	1.29%	88.00		As per sale deed
	A-17	2BHK + 2TOILET	83.59	1.22%	84.00		As per sale deed
	A-11	3BHK + 2TOILET	97.58	1.43%	98.00		As per sale deed
	A-10	2BHK + 2TOILET	80.30	1.18%	80.00		As per sale deed
EIGHTH FLOOR TYPE - C1	A-11	3BHK + 2TOILET	97.58	1.43%	98.00	Residential	As per sale deed
	A-10	2BHK + 2TOILET	80.30	1.18%	80.00		As per sale deed
	A-16	2BHK + 2TOILET	88.26	1.29%	88.00		As per sale deed
EIGHTH FLOOR TYPE - D1	A-10	2BHK + 2TOILET	80.30	1.18%	80.00	Residential	As per sale deed
	A-16	2BHK + 2TOILET	88.26	1.29%	88.00		As per sale deed
EIGHTH FLOOR TYPE - F1	A-16	2BHK + 2TOILET	88.26	1.29%	88.00	Residential	As per sale deed
	A-17	2BHK + 2TOILET	83.59	1.22%	84.00		As per sale deed

FOR VISHAL PRODUCTS PVT LTD.



Director

Annexure-'C'11

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

S. No.	Particulars	(3)	(4)	(5)	(6)
1	(2)				
(a)	Total covered area of apartments at various floors	6802.29 Sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	1086.37 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	1592.34 Sq.mt.	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	9,481.00 Sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Signature of declarant with designation and seal

For VISHAL PRODUCTS PVT. LTD.

Director

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

Sl. No.	Name of the common areas & facilities	Its description /area (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	2377.35 Sq.mt.
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	86.45 sq.mt.
c.	Facilities in the basement	Lift, Staircase, ramp
d.	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
e.	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	N/A
f.	Garden lawns	N/A
	Children playing area	N/A
	WATER BODY	N/A
	Tennis Court	N/A
	Badminton Court	N/A
	Convenient Shops	14.28sq.mt. (as per gda norms)
	Lobby & facilities	N/A
	PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	1086.37sq.mt.
f.	Elevator	2 nos.
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor up to	Terrace floors
	No. of stairway 'A', which lead from the ground floor to the roof of the building	2 nos.
	No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	No. of Water tank(s)	2 nos.
	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	Plumbing network throughout the building	Through shaft
	Electric wiring net-work throughout the building	Through Electrical shaft running along the corridor to flat
	Necessary light(s)	Corridors, Staircase, Main gate,
	Telephone(s)	Through shaft running along corridor
	Public water connection(s)	Applicable
	Foundations and main walls, columns, girders, beams and roofs of the building	R.C.C. Raft Foundation main wall, 1st class brick work

	column & beam r.c.c
Tank(s)	Domestic Fire
Pump(s)	AS PER NBC
Motor(s)	AS PER NBC
Fans	AS PER NBC
Fire fighting equipment(s)	AS PER NBC
Compressor(s)	AS PER NBC
Duct(s)	Open Ducts For Ventilation Provided
Central Air Conditioning Equipment(s)	AS PER NBC
Heating Equipment	Solar Water Heater
General all apparatus & installation existing for common use	Necessary Equipments Installed

Place: *Cherziga bad.*

Date:- *14/07/2014*

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.

Signature of declarant with
designation and seal
For: VISHAL PRODUCTS PVT. LTD.

[Signature]
Director

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

"Limited Common areas & Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')	
Parking	N/A
Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
Corridor extending from the lobby to the stairway	1235.18mt.

Date: Ghazipur
Place: 14/07/2014

Signature of declarant
with designation and seal
For VISHAL PRODUCTS PVT. LTD.


Director

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

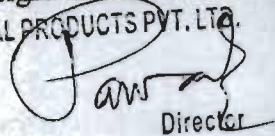
Annexure 'F'
Details of the "independent areas" of the building to which the present declaration relates

"Independent areas" (as defined in 5. 3(P) of the Act)	
Parking	Open - 490.95 m ² Basement area - 670.14 m ² Stilt area - 743.87 m ²
Servant quarter	N/A
Club	N/A
Convenient shops	14.28sq.mt.
Primary School	N/A
Covered Garage/ store	N/A
Terrace area (Top lvl.)	563.58sq.mt.
Terrace area with apartment	309.15sq.mt.
TOTAL	1737.44sq.mt.

Date:

Place:

Signature of declarant
with designation and seal
For VISHAL PRODUCTS PVT. LTD.


Director

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.

Schedule-A
[Specifications of Construction]

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

Place: *Chazigbad.*

Signature of declarant
with designation and seal

FOR VICHAL PRODUCTS PVT. LTD.

[Signature]
Director