

FORM A

(See Rule 3)

FORM OF DECLARATION

Date: 17/01/2014

Place: Noida

Promoter Details:


1. Name: (1) M/s Exotica Housing & infrastructure Co. (P) Ltd. &
(2) M/s H.R. Buildcon (P) Ltd.
2. Registered Address: 228, Basement, Jagriti Enclave, Delhi-110092
3. Local/ Postal Address: Khasra No. 527/1 & 527/4, Village Mohiudinpur
Kanawani, Tashil Dadri, Distt. Gautam Budh Nagar
presently known as Plot No. 9A, Mall Road, Ahinsa
Khand-II, Indirapuram, Ghaziabad (UP)
4. Date of Incorporation (if applicable):
5. Name/designation of Authorised Signatory:
(1) Mr. Indramani Dubey (Authorised Signatory)
(2) Mr. Pramod Bahl (Director)

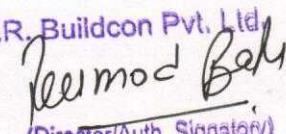
The Declarant hereby solemnly states the following:

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	Exotica Elegance
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	02.11.2007
4.	Municipal No. of the property	
5.	Municipal Ward of the property	
6.	Postal address of the property	Khasra No. 527/1 & 527/4, Village Mohiudinpur Kanawani, Tashil Dadri, Distt. Gautam Budh Nagar presently known as Plot No. 9A, Mall Road, Ahinsa Khand-II, Indirapuram, Ghaziabad (UP)
7.	Name of Architect/ Structural Engineer	M/s Deepak Mehta & Associates

For Exotica Housing & Infrastructure Co. (P) Ltd

 (Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd

 (Director/Auth. Signatory)

8.	Height of the building	BLOCK -1 =47.82 M BLOCK-2,3,4 & 5 =44.82 M
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	14 th & 15 th Floor

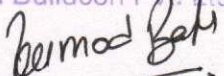
THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be 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 **51639.045** square meters on all floors, of which **38480.32** square meters will constitute the apartments and remaining **11239.195** square meters will constitute the 'common areas and facilities' and **1919.53** square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "EXOTICA ELEGANCE"(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 H.R. Buildcon Pvt. Ltd.


(Director/Auth. Signatory)

For Exotica Housing & Infrastructure
Co. (P) Ltd


(Auth. Signatory/Director)

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 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 EXOTICA ELEGANCE Condominium is based on the proportionate value of each apartment to the total value of all apartments.

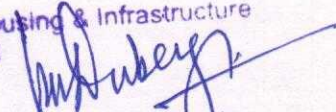
SEVENTH: That the Administration of EXOTICA ELEGANCE Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall be 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

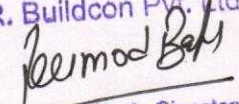
- (a) land of each apartment would be computed on the basis of the percentage of the undivided share so that the aggregate of the land component of all of the apartments of the building is equivalent to the total value of the land of the building;
- (b) the construction of each apartment would be also 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 Exotica Housing & Infrastructure
Co. (P) Ltd


(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.


(Director/Auth. 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 @ Rs.1.67 per Sq. Ft. per month from the owners of each apartment.

For Exotica Housing & Infrastructure
Co. (P) Ltd

(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

(Director/Auth. Signatory)

IN WITNESS WHEREOF, Shri Dinesh Kumar Jain for on and behalf of M/s Exotica Housing & infrastructure Co. (P) Ltd. & Shri Pramod Bahl for on and behalf of M/s H.R. Buildcon (P) Ltd. (the promoter) hereto set his hand this 17th day of January of year 2014

Signed and delivered by
(Seal of the Promoter)

In the presence of:-

1. _____
2. _____

For Exotica Housing & Infrastructure Co. (P) Ltd
[Signature]
(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.
[Signature]
(Director/Auth. Signatory)

Annexure 'A'

Detailsofthelandofthebuildingtowhichthepresentdeclaration
relates

Sl. No.	Items		
1.	Location of the land of the building	Revenue village	MAHIUDIN PUR, Kanawani
		Tehsil	Dadri
		District	Gautam Budh Nagar
2.	Survey No. with area	Khasra No. 527/1 Khasra No. 527/4	12456.00 Sqm, 1971.00 Sqm, Total = 14427.00 Sqm.
3.	Date of last document of title under which the promoter claims the land	Specify date	03.11.2007
4.	Details of Registration of the above title document	Book No.	1
		Vol. No.	1753
		Page Nos.	701 to 730
		Sl. No.	4860
		Date of Regn.	03.11.2007
5.	Boundaries of the land	North	Presently Angel Mercury Building
		South	Property of Shree Balaji Construction
		East	Road 24 Meter
		West	Land Khasra No. 526
5.	Land whether freehold or leasehold		Freehold
6.	If land is leasehold, the unexpired period of the lease		N/A

Place:

Signature of declarant
with designation and seal

Date:

For Exotica Housing & Infrastructure
Co. (P) Ltd

(Signature)
(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

(Signature)
(Director/Auth. Signatory)

Annexure-'B'
(Details of Apartments)

Name of condominium:

Value of condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq. mtrs.)	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
1.	Ground Floor	001		Specify	Specify	Specify	Residential	
		002		Specify	Specify	Specify	Residential	
		003		Specify	Specify	Specify	Residential	
2.	First Floor	Onwards		Specify	Specify	Specify	Residential	
		101		Specify	Specify	Specify	Residential	
		102		Specify	Specify	Specify	Residential	
3.	Onward Floors	103		Specify	Specify	Specify	Residential	
		Onwards		Specify	Specify	Specify	Residential	
		201		Specify	Specify	Specify	Residential	
		202		Specify	Specify	Specify	Residential	
		203		Specify	Specify	Specify	Residential	
		Onwards		Specify	Specify	Specify	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 Exotica Housing & Infrastructure
Co. (P) Ltd

(For H.R. Buildcon Pvt. Ltd.

(Signature)

(Director/Auth. Signatory)

(Auth. Signatory/Director)

ANNEXURE- 'B'
(Detail of Apartments)

Name of Condominium : Exotica Elegance Block-1/A

Value of Condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	COVERED AREA (SqM)				Total	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
				UNIT AREA (FAR)	BALCONY AREA (NON FAR)	CUP BOARD (NON FAR)						
1	First Floor	A-101	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-102	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-103	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-104	4 BHK	121.431	24.846	3.47	149.747	0.3603				
2	Second Floor	A-201	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-202	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-203	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-204	4 BHK	121.431	24.846	3.47	149.747	0.3603				
3	Third Floor	A-301	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-302	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-303	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-304	4 BHK	121.431	24.846	3.47	149.747	0.3603				
4	Fourth Floor	A-401	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-402	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-403	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-404	4 BHK	121.431	24.846	3.47	149.747	0.3603				
5	Fifth Floor	A-501	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-502	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-503	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-504	4 BHK	121.431	24.846	3.47	149.747	0.3603				
6	Sixth Floor	A-601	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-602	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-603	4 BHK	121.431	24.846	3.47	149.747	0.3603				
		A-604	4 BHK	121.431	24.846	3.47	149.747	0.3603				

For Exotica Housing & Infrastructure
Co. (P) Ltd

For H.R. Buildcon Pvt.

(Signature)
(Auth. Signatory/Director)

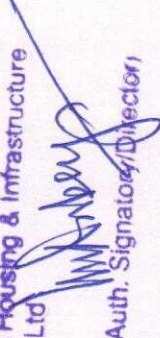
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(Director/Auth. Signatory)


ANNEXURE- 'B'
(Detail of Apartments)

Name of Condominium : Exotica Elegance Block-2/B

Value of Condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	COVERED AREA (SqM)				(IN Total)	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
				UNIT AREA (FAR)	BALCON Y AREA (NON FAR)	CUP BOARD (NON FAR)	Total					
1	First Floor	B-101	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-102	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-103	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-104	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-105	2 BHK	68.73	16.247	2.238	87.22	0.2098				
2	Second Floor	B-201	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-202	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-203	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-204	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-205	2 BHK	68.73	16.247	2.238	87.22	0.2098				
3	Third Floor	B-301	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-302	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-303	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-304	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-305	2 BHK	68.73	16.247	2.238	87.22	0.2098				
4	Fourth Floor	B-401	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-402	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-403	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-404	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-405	2 BHK	68.73	16.247	2.238	87.22	0.2098				
5	Fifth Floor	B-501	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-502	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-503	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-504	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-505	2 BHK	68.73	16.247	2.238	87.22	0.2098				
6	Sixth Floor	B-601	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-602	3 BHK	95.458	20.806	2.762	119.03	0.2864				
		B-603	2 BHK	69.252	15.887	2.238	87.38	0.2102				
		B-604	4 BHK	123.565	26.275	4.307	154.15	0.3709				
		B-605	2 BHK	68.73	16.247	2.238	87.22	0.2098				

For Exotica Housing & Infrastructure Co. (P) Ltd

 (Auth. Signatory/Director)

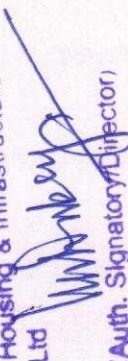
For H.R. Buildcon Pvt. Ltd.

 (Director/Auth. Signatory)

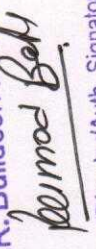
7	Seventh Floor	B-701	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-702	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-703	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-704	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-705	2 BHK	68.73	16.247	2.238	87.22	0.2098
8	Eighth Floor	B-801	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-802	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-803	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-804	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-805	2 BHK	68.73	16.247	2.238	87.22	0.2098
9	Ninth Floor	B-901	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-902	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-903	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-904	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-905	2 BHK	68.73	16.247	2.238	87.22	0.2098
10	Tenth Floor	B-1001	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1002	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1003	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-1004	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-1005	2 BHK	68.73	16.247	2.238	87.22	0.2098
11	Eleventh Floor	B-1101	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1102	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1103	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-1104	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-1105	2 BHK	68.73	16.247	2.238	87.22	0.2098
12	Twelfth Floor	B-1201	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1202	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1203	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-1204	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-1205	2 BHK	68.73	16.247	2.238	87.22	0.2098
13	Thirteenth Floor	B-1301	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1302	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1303	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-1304	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-1305	2 BHK	68.73	16.247	2.238	87.22	0.2098
14	Fourteenth Floor	B-1401	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1402	3 BHK	95.458	20.806	2.762	119.03	0.2864
		B-1403	2 BHK	69.252	15.887	2.238	87.38	0.2102
		B-1404	4 BHK	123.565	26.275	4.307	154.15	0.3709
		B-1405	2 BHK	68.73	16.247	2.238	87.22	0.2098
		TOTAL =		6334.48	1400.29	200.30	7935.07	19.0906

AS PER SALE DEED

RESIDENTIAL

AS PER RULE

For Exotica Housing & Infrastructure Co. (P) Ltd

 (Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

 (Director/Auth. Signatory)

ANNEXURE- 'B'
(Detail of Apartments)

Name of Condominium : Exotica Elegance Block-3/C

Value of Condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	COVERED AREA (IN SqM)				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
				UNIT AREA (FAR)	BALCONY AREA (NON FAR)	CUP BOARD (NON FAR)	Total				
1	First Floor	C-101	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-102	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-103	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-104	3 BHK	94.965	22.662	2.831	120.46	0.2898			
2	Second Floor	C-201	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-202	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-203	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-204	3 BHK	94.965	22.662	2.831	120.46	0.2898			
3	Third Floor	C-301	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-302	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-303	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-304	3 BHK	94.965	22.662	2.831	120.46	0.2898			
4	Fourth Floor	C-401	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-402	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-403	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-404	3 BHK	94.965	22.662	2.831	120.46	0.2898			
5	Fifth Floor	C-501	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-502	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-503	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-504	3 BHK	94.965	22.662	2.831	120.46	0.2898			
6	Sixth Floor	C-601	3 BHK	92.805	22.662	2.831	118.30	0.2846			
		C-602	3 BHK	94.545	22.662	2.831	120.04	0.2888			
		C-603	3 BHK	94.965	22.662	2.831	120.46	0.2898			
		C-604	3 BHK	94.965	22.662	2.831	120.46	0.2898			

For Exotica Housing & Infrastructure
Co. (P) Ltd

For H.R. Buildcon Pvt. Ltd.

(Signature)
(Director/Auth. Signatory)

(Signature)
(Auth. Signatory/Director)

ANNEXURE- 'B'
(Detail of Apartments)

Name of Condominium : Exotica Elegance Block-4/D

Value of Condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	COVERED AREA			(IN	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	Approved use Residential / Commercial	Value of the Apartment
				UNIT AREA (FAR)	BALCON Y AREA (NON FAR)	CUP BOARD (NON FAR)					
1	First Floor	D-101	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-102	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-103	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-104	3 BHK	94.965	22.662	2.831	120.46	0.2984			
2	Second Floor	D-201	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-202	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-203	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-204	3 BHK	94.965	22.662	2.831	120.46	0.2984			
3	Third Floor	D-301	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-302	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-303	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-304	3 BHK	94.965	22.662	2.831	120.46	0.2984			
4	Fourth Floor	D-401	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-402	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-403	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-404	3 BHK	94.965	22.662	2.831	120.46	0.2984			
5	Fifth Floor	D-501	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-502	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-503	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-504	3 BHK	94.965	22.662	2.831	120.46	0.2984			
6	Sixth Floor	D-601	3 BHK	94.965	22.662	2.831	120.46	0.2984			
		D-602	3 BHK	94.545	22.662	2.831	120.04	0.2974			
		D-603	3 BHK	92.805	22.662	2.831	118.30	0.2931			
		D-604	3 BHK	94.965	22.662	2.831	120.46	0.2984			

For Exotica Housing & Infrastructure Co. (P) Ltd

[Signature]
(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

[Signature]
(Director/Auth. Signatory)

ANNEXURE - 'B'
(Detail of Apartments)

Name of Condominium : Exotica Elegance Block-5/E

Value of Condominium :

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	COVERED AREA (SqM)				(IN)	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
				UNIT AREA (FAR)	BALCONY AREA (NON FAR)	CUP BOARD (NON FAR)	Total					
1	First Floor	E-101	3 BHK	99.018	11.756	2.061	112.835	0.2715				
		E-102	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-103	3 BHK	99.018	11.756	2.061	112.835	0.2715				
		E-104	2 BHK	71.141	18.042	2.849	92.032	0.2214				
2	Second Floor	E-105	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-106	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-201	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-202	2 BHK	69.451	17.071	2.289	88.811	0.2137				
3	Third Floor	E-203	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-204	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-205	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-206	2 BHK	71.141	18.042	2.849	92.032	0.2214				
4	Fourth Floor	E-301	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-302	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-303	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-304	2 BHK	71.141	18.042	2.849	92.032	0.2214				
5	Fifth Floor	E-305	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-306	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-401	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-402	2 BHK	69.451	17.071	2.289	88.811	0.2137				
6	Sixth Floor	E-403	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-404	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-405	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-406	2 BHK	71.141	18.042	2.849	92.032	0.2214				
7	Seventh Floor	E-501	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-502	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-503	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-504	2 BHK	71.141	18.042	2.849	92.032	0.2214				
8	Eighth Floor	E-505	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-506	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-601	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-602	2 BHK	69.451	17.071	2.289	88.811	0.2137				
9	Ninth Floor	E-603	2 BHK	74.347	18.224	2.85	95.421	0.2296				
		E-604	2 BHK	71.141	18.042	2.849	92.032	0.2214				
		E-605	2 BHK	69.451	17.071	2.289	88.811	0.2137				
		E-606	2 BHK	71.141	18.042	2.849	92.032	0.2214				

For Exotica Housing & Infrastructure Co. (P) Ltd
 (Auth. Signatory/Director)
 For H.R. Buildcon Pvt. Ltd.
 (Director/Auth. Signatory)
[Signatures]

TOTAL COVERED AREA OF ALL APARTMENTS	
BLOCK-A	8984.82 Sqm
BLOCK-B	7935.074 Sqm
BLOCK-C	6709.528 Sqm
BLOCK-D	6709.528 Sqm
BLOCK-E	7770.22 Sqm
TOTAL	38109.17 Sqm
COVERED AREA OF CLUB	371.15 Sqm
G. TOTAL	38480.32 Sqm

TOTAL LAND	14,427.00 SQM		
LAND SHARE OF COMMERCIAL	674.27 SQM	4.6737	%
LAND SHARE OF APARTMENTS	13,752.73 SQM	95.3263	%

For Exotica Housing & Infrastructure
Co. (P) Ltd

[Signature]
(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd:

[Signature]
(Director/Auth. Signatory)

Annexure-'C'

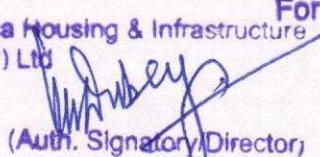
Details of covered area of apartments and total covered area of
common areas and
facilities /limited common areas and facilities

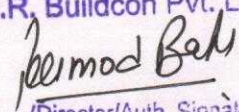
Sl. No.	Particulars				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	38480.32	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	11239.195	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	1919.53	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	51639.045
	Sum up	38480.32	11239.195	1919.53	51639.045

Place:

Signature of declarant
with designation and seal

Date:

For Exotica Housing & Infrastructure Co. (P) Ltd

(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

(Director/Auth. Signatory)

Annexure 'D'

Detailsofthecommonareaandfacilitiesofthebuildingto which
thepresentdeclarationrelates

Sl. No.	Name of the common areas & facilities	Its description /area
(a)	The parcel of land described in paragraph First of this Deed.	14427.00 SQM
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	7169.73 sq. mtr. & one Floor.
(c)	Facilities in the basement	Storage & Parking
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	409 Ecs.
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	3908.834 sq. mtrs.
	(ii) Children playing area	431.71 sq. mtrs.
	(iii) Swimming Pool	372.39 sq. mtrs.
	(iv) Tennis Court	Nil.
	(v) Badminton Court	82.49 sq. mtrs.
	(vi) Commercial areas & facilities	N/A
	(vi) Lobby & facilities	269.92 area in sq. mtrs.
	(viii) Any other facility	a) Maintenance & Security Room 47.60 Sqm. b) Basket Ball court 106.16 Sqm c) SPA, Gym, Table Tennis Room, Billiards Room, Community Hall & Reception Lobby 371.150 Sqm.
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	

For H. R. BUILDCON (P) LTD.

Jeemod Bala

Director / Auth. Signatory

For Exotica Housing & Infrastructure
Co. (P) Ltd.

[Signature]
Auth Signatory/Director

(i)	Elevator	10 nos.
(ii)	Area of shaft(s) (G.F to roof)	1568.614 sq. mtrs.
(iii)	Elevator shaft extends from ground floor upto	B+S+14 & B+S+15
(iv)	No. of stairway 'A', which lead from the ground floor to the roof of the building	Fire s/case-5 Nos..& 733.98 Sqm
(v)	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	Main s/case- 5 Nos.. & 761.50 Sqm.
(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 theupper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the ..upper floors.	N/A
(vii)	No. of Water tank(s)	13 Nos..
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
(ix)	Plumbing network throughout the building	Available.
(x)	Electric wiring net-work throughout the building	Available.
(xi)	Necessary light(s)	Available.
(xii)	Telephone(s)	Available.
(xiii)	Public water connection(s)	Available.

For Exotica Housing & Infrastructure
Co. (P) Ltd

(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

(Director/Auth. Signatory)

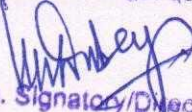
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	As per Drg. Attached.
(xv)	Tank(s)	O.H , 13 NOS., TOTAL CAPACITY 205600 LTRS.
(xvi)	Pump(s)	As per list attached.
(xvii)	Motor(s)	-do-
(xviii)	Fans	-do-
(ixx)	Fire fighting equipment(s)	As per norms.
(xx)	Compressor(s)	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	As per list attached.

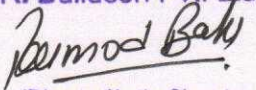
Place:

Signature of declarant

Date:

For Exotica House with designation and seal of H.R. Buildcon Pvt. Ltd.
Co. (P) Ltd


(Auth. Signatory/Director)


(Director/Auth. Signatory)

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

Annexure 'E'Detailsofthelimitedcommonareaandfacilitiesofthebuildingto
whichthepresentdeclarationrelates

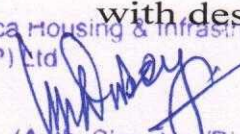
"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit 'A')		
(i)	Parking	Nil.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	380.94 Sqm, in Block 1,2,3,4 & 5 F.F to top floor & 71 in Nos.
(iii)	Corridor extending from the lobby to the stairway	1538.59 Sqm, in Block 1,2,3,4 & 5 F.F to top floor & 71 in Nos
(iv)	Terrace attached to an apartment. (if applicable)	2771.88 Sqm, (Block 1,2,3,4 & 5), 5 Nos

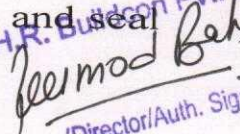
Place:

Signature of declarant

Date:

with designation and seal

For Exotica Housing & Infrastructure Co. (P) Ltd. 
(Auth. Signatory/Director)

For H.R. Bhubaneswar Pvt. Ltd. 
(Director/Auth. Signatory)

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

Annexure 'F'

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

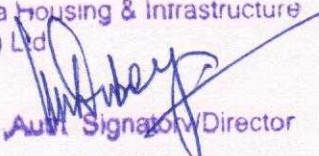
"independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking	Basement , 192 Nos Slot. Stilt , 81 Nos. Slot. Open , 136 No. slot.
(ii)	Servant quarter	N/A
(iii)	Club with independent access	Nil
(iv)	Convenient shops	1348.532 Sqm, G.F & Basement and Land Area = 1070.77 Sqm
(v)	Covered store	621.767 Sqm, store In basement

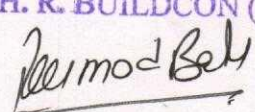
Note:—Section 3(p) of the Act has defined the term "independent area" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by the promoter without the interference of other apartment owners.

Place:

Signature of declarant
with designation and seal

Date:

For Exotica Housing & Infrastructure
Co. (P) Ltd.

Auth. Signatory/Director

For H. R. BUILDCON (P) LTD.

Director / Auth. Signatory

Schedule-A
[Specifications of Construction]

1. Foundation: RCC Raft in Foundation.
2. Flooring: Drawing /Dining Room- Designer Indo-Italian marble with modern designs. Vitrified/Ceramic tiles in one bed room, and wooden flooring in remaining bed rooms.
3. Doors and Hardware: European style designer flush doors with hardwood frame and polish/paint, with brass hardware.
4. Windows: Aluminium composite powder coated with anodized aluminium hardware.
5. Internal Finish: Plastered and painted with Plastic paint and one wall in Master bed room duly textured finish.
6. External Finish: Weather proof Texture paint rustic finish.
7. Sanitary ware and fittings: European style WC with wash basin (Hindware Make) and CP Fitting (Jaquar Make).
8. Electrical: Fire resistat wiring in PVC concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with protective MCB's.
9. Plumbing and water Line:PVC soil & waste line and PPR & GI fitting, water tanks for adequate water supply.

Place:

Signature of declarant
with designation and seal

Date:

For Exotica Housing & Infrastr.
Co. (P) Ltd

(Auth. Signatory/Director)

For H.R. Buildcon Pvt. Ltd.

Bermud Bah
(Director/Auth. Signatory)