

Oasis Realtors Pvt. Ltd.

A-21/1, Naraina, Industrial Area, Phase-II
New Delhi-110028 Phone.: 011-41417887

CIN: UB1909DL2004PTC129971

Dated: September 21, 2016

To,

Sh. Dayanand
OSD, Zone-6,
Ghaziabad Development Authority,
Ghaziabad

Sub.: Submission of DOD for OEH, Pocket 1, Sector-7, Vaishali, Ghaziabad.


Dear Sir,

As desired we are submitting DOD for our project Oasis Emerald Heights, Pocket-1, Sector-7, Vaishali, Ghaziabad, Uttar Pradesh, kindly acknowledge receipt for the same.

Thanking You,

Yours Sincerely

For Oasis Realtors Pvt. Ltd.



Director

Encl: DOD for Oasis Emerald Heights, Ghaziabad.

FORM A

(See Rule 3)

FORM OF DECLARATION

Date 21-09-2016

Place:- Ghaziabad

Promoter Details: OASIS RELATORS PVT. LTD.

- 1 Name: Dinesh Bagga
- 2 Registered Office: A-21/1, Narayna Ind. Area, Ph-2, New Delhi-28
- 3 Local/Postal Address: Makanpur, Pocket-01, Sector-07, Vaishali, Ghaziabad
- 4 Date of Incorporation: 15.10.2004
- 5 Name/Designation of Authorised Signatory: Dinesh Bagga Director

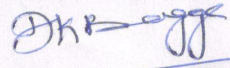
The Declarant hereby solemnly states that the following:


First: The promoter owners/ holds the land as lessee which is fully described and detailed in Annexure "A" to this declaration.

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

S.No. (I.)	Description	Particulars
1	Name of the building/ Group Housing scheme	OASIS EMERALD HEIGHT
2	Sanctioning Authority of the Plan	GDA
3	Date of sanctioning	25-10-99
4	Municipal No. of the Property	VILL-MAKAPUR
5	Municipal ward of the Property	SECTOR-07, VAISHALI
6	Postal address of the property	POCKET-1,SECTOR-7, VAISHALI, GZB.
7	Name of Architect/ Structural Engineer	Nivedita & Uday Pande Consultants, B-23/25 Kailash Colony, New Delhi-110048
8	Height of the building	48
9	Scheme whether residential or commercial(other than multiplex or mall)	Residential
10	No. of floors.	B+S+15

For Oasis Realtors Pvt. Ltd.


Director

Received copy.

OASIS RWA

Annexure'A'

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

S.No.	Items		
1	Location of land of the building	Revenue village	Makanpur
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		3812 sqmt.
3	Date of last document of title under which the promoter claims the land		30.04.2005 & 10.08.2005
4	Details of registration of the above title document	Book no.	5608
		Vol. no.	113/394
		Page nos.	11394
		Sl. No.	
		Date of Regn.	28.05.2005
5	Booundaries of the land	North	ROAD
		South	HOUSING
		East	ROAD
		West	OTHER PLOT
6	Land whether freehold or leasehold		FREE HOLD
7	If land is leasehold, the unexpired period of the lease		

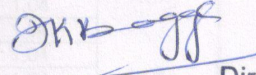
Place Ghaziabad

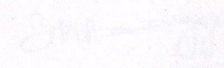
Signature of declarant

with designation and seal

Date 21.09.2016

For Oasis Realtors Pvt. Ltd.


Director

For Oasis Realtors Pvt. Ltd.

Director


Annexure 'B'
(Details of Apartment)

Name of Condominium

TOWER-4 OASIS

Value of Condominium
TOWER-4

S.No.	Floors	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	Proportinate 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	0	0	0.00	0.00	Residential	Sold cost as/agreement
		002	0	0	0.00	0.00		
		003	0	0	0.00	0.00		
		004	0	0	0.00	0.00		
		005	0	0	0.00	0.00		
		006	0	0	0.00	0.00		
2	First Floor	101	3	114.15	1.04	1.04		
		102	3	114.15	1.04	1.04		
		103	4	138.213	1.26	1.26		
		104	4	138.213	1.26	1.26		
		105	3	114.15	1.04	1.04		
		106	3	114.15	1.04	1.04		
3	2nd floor	201	3	114.15	1.04	1.04		
		202	3	114.15	1.04	1.04		
		203	4	138.213	1.26	1.26		
		204	4	138.213	1.26	1.26		
		205	3	114.15	1.04	1.04		
		206	3	114.15	1.04	1.04		
4	3rd floor	301	3	114.15	1.04	1.04		
		302	3	114.15	1.04	1.04		
		303	4	138.213	1.26	1.26		
		304	4	138.213	1.26	1.26		
		305	3	114.15	1.04	1.04		
		306	3	114.15	1.04	1.04		
5	4th floor	401	3	114.15	1.04	1.04		
		402	3	114.15	1.04	1.04		
		403	4	138.213	1.26	1.26		
		404	4	138.213	1.26	1.26		
		405	3	114.15	1.04	1.04		
		406	3	114.15	1.04	1.04		
6	5th floor	501	3	114.15	1.04	1.04		
		502	3	114.15	1.04	1.04		
		503	4	138.213	1.26	1.26		
		504	4	138.213	1.26	1.26		
		505	3	114.15	1.04	1.04		
		506	3	114.15	1.04	1.04		
7	6th floor	601	3	114.15	1.04	1.04		
		602	3	114.15	1.04	1.04		
		603	4	138.213	1.26	1.26		
		604	4	138.213	1.26	1.26		
		605	3	114.15	1.04	1.04		

For Oasis Realtors

 Director

8	7th floor	606	3	114.15	1.04	1.04	Residential	Sold cost as/agreemer
		701	3	114.15	1.04	1.04		
		702	3	114.15	1.04	1.04		
		703	4	138.213	1.26	1.26		
		704	4	138.213	1.26	1.26		
		705	3	114.15	1.04	1.04		
		706	3	114.15	1.04	1.04		
9	8th floor	801	3	114.15	1.04	1.04		
		802	3	114.15	1.04	1.04		
		803	4	138.213	1.26	1.26		
		804	4	138.213	1.26	1.26		
		805	3	114.15	1.04	1.04		
		806	3	114.15	1.04	1.04		
10	9th floor	901	3	114.15	1.04	1.04		
		902	3	114.15	1.04	1.04		
		903	4	138.213	1.26	1.26		
		904	4	138.213	1.26	1.26		
		905	3	114.15	1.04	1.04		
		906	3	114.15	1.04	1.04		
11	10th floor	1001	3	114.15	1.04	1.04		
		1002	3	114.15	1.04	1.04		
		1003	4	138.213	1.26	1.26		
		1004	4	138.213	1.26	1.26		
		1005	3	114.15	1.04	1.04		
		1006	3	114.15	1.04	1.04		
12	11th floor	1101	3	114.15	1.04	1.04		
		1102	3	114.15	1.04	1.04		
		1103	4	138.213	1.26	1.26		
		1104	4	138.213	1.26	1.26		
		1105	3	114.15	1.04	1.04		
		1106	3	114.15	1.04	1.04		
13	12th floor	1201	3	114.15	1.04	1.04		
		1202	3	114.15	1.04	1.04		
		1203	4	138.213	1.26	1.26		
		1204	4	138.213	1.26	1.26		
		1205	3	114.15	1.04	1.04		
		1206	3	114.15	1.04	1.04		
14	13th floor	1401	3	114.15	1.04	1.04		
		1402	3	114.15	1.04	1.04		
		1403	4	138.213	1.26	1.26		
		1404	4	138.213	1.26	1.26		
		1405	3	114.15	1.04	1.04		
		1406	3	114.15	1.04	1.04		
15	14th floor	1501	3	114.15	1.04	1.04		
		1502	3	114.15	1.04	1.04		
		1503	4	138.213	1.26	1.26		
		1504	4	138.213	1.26	1.26		
		1505	3	114.15	1.04	1.04		
		1506	3	114.15	1.04	1.04		
16	15th floor	1601	3	114.15	1.04	1.04		
		1602	3	114.15	1.04	1.04		
		1603	4	138.213	1.26	1.26		
		1604	4	138.213	1.26	1.26		
		1605	3	114.15	1.04	1.04		
		1606	3	114.15	1.04	1.04		

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

Place: Ghaziabad

Signature of declarant with designation and seal

Date: 21.09.2016

For Oasis Realtors Pvt. Ltd.

J.K.P. - off

Director

Annexure 'C'

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

Sl. No.	Particulars	(3)	(4)	(5)	(6)
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartment at various floors	10995.39	x	x	x
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act)	x	2627	x	x
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	x	x	x	2653
(c)	Total covered area of the building { Total of (a), (b-1) & (b-2)}	x	x	x	16275.39
	Sum up	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. ©

Place Ghaziabad

Signature of declarant
with designation and seal

Date 21.09.2016

For Oasis Realtors Pvt. Ltd.

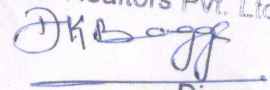
Director

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
(a)	The parcel of land described in paragraph first of this Deed	
(b)	Basement (if any) (as shown in exhibit 'A' attached hereto)	Basement of 3120 sqmt. Area out of which 1920 sqmt. For parking
(c)	Facilities in basement	Parking, storage
(d)	Parking facilities (as shown in exhibit 'A' attached hereto)	1920 sqmt in basement and open parking
(e)	Facilities on the ground floor (as shown in exhibit 'A' attached hereto)	
	(i) Garden lawns	Provided
	(ii) Children playing area	Provided
	(iii) Swimming pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	Provided
	(vi) Commercial areas & facilities	NA
	(vii) Lobby & facilities	LOBBY AT STILT LVL
	(viii) Any other facility	NA
(f)	Common areas & facilities located throughout the building (as shown in exhibit 'A')	
	(i) Elevator	2 no. of elevator
	(ii) Area of shaft	10.5 sqmt.
	(iii) Elevator shafts extends from ground floor upto Terrace lvl.	
	(iv) No. of stairways 'A', which lead from the ground floor to the roof of the building	2 Nos.
	(v) (iv) No. of stairways 'B', which lead from the open court to the upper floors.	NA
	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hooper door in each one of the.....Upper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of theupper floors.	NA
	(vii) No. of water tanks	3 terrace & 1 under ground
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the	Machine rooms provided
	(ix) Plumbing network throughout the building.	Provided
	(x) Electric wiring net-work, throughout the building	Provided
	(xi) Necessary light(s).	Provided

For Oasis Realtors Pvt. Ltd.



Director

(xii) Telephone(s)	NA
(xiii) Public water connection(s)	NA
(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	As per IS code
(xv) Tanks(s)	Provided
(xvi) Pump(s)	Provided
(xvii) Motor(s)	Provided
(xviii) Fans	Provided
(xix) Fire fighting equipments.	As/NBC
(xx) Compressers	NA
(xxi) Duct(s)	Cut-outs in basement roof for light & ventilation
(xxii) Central Air Conditioniing Equipments	NA
(xxiii) Heating equipment	NA
(xxiv) General all appratu & installation existing for common use	NA

Place Ghaziabad

Date 21.09.2016

Note:-

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

Signature of declarant
with designation and seal

Oasis Realtors Pvt. Ltd.

DKP

Director

Annexure 'E'

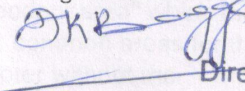
Details of limited common areas and facilities of the building to which present declaration relates

"Limited common areas & Facilities " (as defined in S.3© of the Act and shown in Exhibit 'A'		
(i)	Parking	1920 sqmt in basement and 733 IN STILT parking
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit.	PROVIDED
(iii)	Corridor extending from the lobby to the stairway	WELL CONNECTED CORRIDORS AT EVERY FLOOR AREA- PROVIDED 1428 SQMT. APPROX.

Place: Ghaziabad

Signature of declarant
For Oasis Realtors Pvt. Ltd.
With designation and seal

Date: 21.09.2016


Director

Note:- Section 3(s) of the Act has defined the "Limited common areas and facilities" means "those 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	NA
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient Shops	NA
(v)	Covered garage/store	NA
(vi)	Terrace attached to an apartment. (if applicable)	NA

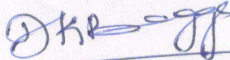
Note:- Section 3(P) of the Act has defined the term "independent area" which the areas which have been declared but not included as common areas for the joint use of apartment and may be sold by the promoter without the interference of other apartment owners.

Place:- Ghaziabad

Date:- 21.09.2016

Signature of declarant

With designation and seal
Sasis Realtors Pvt. Ltd.


Director

	UNIT NO.						FLOORS	TOTAL AREA OF UNITS	COMMON AREA/FLR	TOTAL OF CIRCU
	101	102	103	104	105	106				
OWER-5										
GROUND	114.15	114.15	138.213	138.213	114.15	114.15	0	733.026	105.497	0
TYPICAL	114.15	114.15	138.213	138.213	114.15	114.15	15	10995.39	95.153	1427.295
								10995.39		1427.295
										90

TOTAL PLOT AREA- 3812

LAND SHARING PERCENTAGE FACTOR

0.346691

733.026

17262.685

VOTING FACTOR

1.111111

122.171

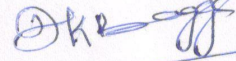
733.026

BASEMENT AREA

3117.19 SQMT.

15714.685

For Oasis Realtors Pvt. Ltd.



Director