

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 16/04/2016

Place: Ghaziabad

Promoter Details:

1. Name Saya Buildcon Consortium Pvt. Ltd.
2. Registered Address B 7/45, Safdarjung Enclave Extension, New Delhi – 29.
3. Local / Postal Address Corporate Office, GH-11,AhinsaKhand-II Indrapuram, Ghaziabad.
4. Name / designation of Authorized Signatory Mr. Vikas Bhasin / 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	SAYA ZENITH
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of Sanction	21/06/2011
4.	Municipal No. of the Property	NA
5.	Municipal Ward of the Property	49
6.	Postal Address of the Property	Gh-11,Ahinsa Khand-II Indrapuram,Ghaziabad
7.	Name of Architect / Structural Engineer.	Shivendra Nath / Optimum Design Pvt. Ltd.
8.	Height of the Building	77.200 MT. .
9.	Scheme whether residential or commercial (other than multiplex or mall)	RESIDENTIAL (along with partly Commercial)
10.	No. of Floors	2 Basement + Ground +18 th & 23 RD

For Saya Buildcon Consortium 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 force in the State (hereinafter referred to as the 'Apartment') and also in 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 **79249.266** square meters on all floors, of which **53268.490** square meters will constitute the apartments and remaining **18026.106** square meters will constitute the 'common areas and facilities' and **7954.67** square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "**SAYA ZENITH** " 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 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 **SAYA ZENITH** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **SAYA ZENITH** 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. 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 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 shares 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;

FOURTHEENTH: 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' for 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 @1.75 RS per sq.ft. of flat per month from the owners of each apartment.

IN WITNESS WHEREOF, Mr. Vikas Bhasin for on and behalf of M/s. Saya Buildcon Consortium Pvt. Ltd., hereto set his hand this 16th day of April of year 2016.

Signed and delivered by

In the presence of:

1. Shri Manoj Jain

Manoj
(MANOJ KUMAR JAIN)

For Saya Buildcon Consortium Pvt. Ltd.

Manoj
Director

2. Smt. Anita Kaushik

Anita Kaushik

Annexure 'A'

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

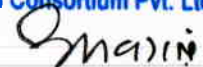
Sl. No.	Items		
1.	Location of the land of the building	Revenue village	Ahinsa Kh-II Indrapuram
		Tehsil	Sadar
		District	Ghaziabad
2.	Survey No. with area		GH-11 14060.580 Square Meters
3.	Date of last document of title under which the promoter claims the land.		-
4.	Details of Registration of the above title document	GH -11	
	GH-11	Book No.	1
		Vol.No	27329
		Page Nos.	63 TO 80
		Sl. No.	11164
		Date of Regn.	21/04/2014
	PL-10	Book No.	1
		Vol.No	18990
		Page Nos.	387 TO 958
		Sl. No.	26843
		Date of Regn.	08/11/2011
	Part of Gh-11 land	Book No.	1
		Vol.No	29584
		Page Nos.	49 TO 144
		Sl. No.	8687
		Date of Regn.	05/05/2015
5.	Boundaries oif the land	North	Plot GH 09
		South	Open Space
		East	Open Space
		West	150' Wide Road
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the unexpired period of the lease.		NA

Place: Ghaziabad

Date: 16/04/2016

Signature of the declarant

For Saya Buildcon Consortium Pvt. Ltd.



Director

Annexure - 'B'
(Details of Apartment)

Name of condominium:

SAYA ZENITH

Value of condominium:

TOWER A

Sl. No.	Floor	Identifiable No. Of the apartment	No. of Bed 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 the apartment owners	Approved Use Residential/ Commercial	Value of the Apartment
(1)	(2)	(3)		(4)	(5)	(6)	(7)	
1	Ground Floor	C3& C4		221.000	0.415	2.8	Commercial	As/ allotment
2		G02	3	109.800	0.206	1.4	Residential	7850000
3		G03	3	109.800	0.206	1.4	Residential	10,159,600
4		G04	4	159.710	0.300	2.0	Residential	11,259,000
5		G05	4	159.660	0.300	2.0	Residential	As/ allotment
6		G06	3	78.150	0.147	1.0	Residential	6,713,648
7		G07	3	79.130	0.149	1.0	Residential	8,225,550
8		C3& C4		121.000	0.227	1.5	Commercial	11,980,600
9	C2A		10.000	0.019	0.1	Commercial	As/ allotment	
10	First Floor	101	4	162.560	0.305	2.1	Residential	6,142,000
11		102	3	109.880	0.206	1.4	Residential	8,118,000
12		103	3	109.880	0.206	1.4	Residential	4,684,400
13		104	4	161.590	0.303	2.1	Residential	9,504,000
14		105	4	161.590	0.303	2.1	Residential	7,990,800
15		106	3	109.700	0.206	1.4	Residential	4,684,400
16		107	3	109.700	0.206	1.4	Residential	4,880,400
17		108	4	161.610	0.303	2.1	Residential	7,635,600
18	Second Floor	201	4	162.560	0.305	2.1	Residential	9,329,080
19		202	3	109.880	0.206	1.4	Residential	4,554,800
20		203	3	109.880	0.206	1.4	Residential	4,399,400
21		204	4	161.590	0.303	2.1	Residential	11,791,200
22		205	4	161.590	0.303	2.1	Residential	4,320,000
23		206	3	109.700	0.206	1.4	Residential	4,752,800
24		207	3	109.700	0.206	1.4	Residential	3,454,800
25		208	4	161.610	0.303	2.1	Residential	8,000,680
26	Third Floor	301	4	162.560	0.305	2.1	Residential	7,148,400
27		302	3	109.880	0.206	1.4	Residential	4,784,200
28		303	3	109.880	0.206	1.4	Residential	4,554,800
29		304	4	161.590	0.303	2.1	Residential	6,454,160
30		305	4	161.590	0.303	2.1	Residential	4,320,000
31		306	3	109.700	0.206	1.4	Residential	4,673,200
32		307	3	109.700	0.206	1.4	Residential	4,723,200
33		308	4	161.610	0.303	2.1	Residential	6,096,000
34	Fourth Floor	401	4	162.560	0.305	2.1	Residential	4,328,000
35		402	3	109.880	0.206	1.4	Residential	4,545,600
36		403	3	109.880	0.206	1.4	Residential	6,611,680
37		404	4	161.590	0.303	2.1	Residential	7,648,320
38		405	4	161.590	0.303	2.1	Residential	6,096,000
39		406	3	109.700	0.206	1.4	Residential	4,545,600
40		407	3	109.700	0.206	1.4	Residential	4,671,430
41		408	4	161.610	0.303	2.1	Residential	10,203,600

42	Fifth Floor	501	4	162.560	0.305	2.1	Residential	5,832,000
43		502	3	109.880	0.206	1.4	Residential	3,800,000
44		503	3	109.880	0.206	1.4	Residential	3,726,000
45		504	4	161.590	0.303	2.1	Residential	5,670,000
46		505	4	161.590	0.303	2.1	Residential	11,291,000
47		506	3	109.700	0.206	1.4	Residential	4,762,640
48		507	3	109.700	0.206	1.4	Residential	4,614,000
49		508	4	161.610	0.303	2.1	Residential	6,062,600
50	Sixth Floor	601	4	162.560	0.305	2.1	Residential	11,016,000
51		602	3	109.880	0.206	1.4	Residential	4,486,400
52		603	3	109.880	0.206	1.4	Residential	6,983,000
53		604	4	161.590	0.303	2.1	Residential	8,714,638
54		605	4	161.590	0.303	2.1	Residential	11,016,000
55		606	3	109.700	0.206	1.4	Residential	4,584,400
56		607	3	109.700	0.206	1.4	Residential	5,942,400
57		608	4	161.610	0.303	2.1	Residential	4,225,000
58	Seaventh Floor	701	4	162.560	0.305	2.1	Residential	4,501,600
59		702	3	109.880	0.206	1.4	Residential	4,665,800
60		703	3	109.880	0.206	1.4	Residential	3,504,800
61		704	4	161.590	0.303	2.1	Residential	6,680,000
62		705	4	161.590	0.303	2.1	Residential	7,583,800
63		706	3	109.700	0.206	1.4	Residential	6,909,000
64		707	3	109.700	0.206	1.4	Residential	2,819,400
65		708	4	161.610	0.303	2.1	Residential	8,559,200
66	Eight Floor	801	4	162.560	0.305	2.1	Residential	6,526,000
67		802	3	109.880	0.206	1.4	Residential	4,155,200
68		803	3	109.880	0.206	1.4	Residential	4,155,200
69		804	4	161.590	0.303	2.1	Residential	8,192,000
70		805	4	161.590	0.303	2.1	Residential	4,719,186
71		806	3	109.700	0.206	1.4	Residential	4,229,200
72		807	3	109.700	0.206	1.4	Residential	5,799,000
73		808	4	161.610	0.303	2.1	Residential	9,180,000
74	Nineth Floor	901	4	162.560	0.305	2.1	Residential	7,378,000
75		902	3	109.880	0.206	1.4	Residential	4,025,600
76		903	3	109.880	0.206	1.4	Residential	4,125,600
77		904	4	161.590	0.303	2.1	Residential	8,630,480
78		905	4	161.590	0.303	2.1	Residential	8,186,200
79		906	3	109.700	0.206	1.4	Residential	2,667,700
80		907	3	109.700	0.206	1.4	Residential	6,650,000
81		908	4	161.610	0.303	2.1	Residential	5,750,000
82	TenthFloor	1001	4	162.560	0.305	2.1	Residential	4,012,000
83		1002	3	109.880	0.206	1.4	Residential	2,348,000
84		1003	3	109.880	0.206	1.4	Residential	4,440,000
85		1004	4	161.590	0.303	2.1	Residential	7,195,000
86		1005	4	161.590	0.303	2.1	Residential	1,13,82,000
87		1006	3	109.700	0.206	1.4	Residential	3,578,000
88		1007	3	109.700	0.206	1.4	Residential	3,578,000
89		1008	4	161.610	0.303	2.1	Residential	6,306,000
90	Eleventh Floor	1101	4	162.560	0.305	2.1	Residential	4,464,555
91		1102	3	109.880	0.206	1.4	Residential	4,146,000
92		1103	3	109.880	0.206	1.4	Residential	8,703,400
93		1104	4	161.590	0.303	2.1	Residential	5,446,000
94		1105	4	161.590	0.303	2.1	Residential	11,880,792
95		1106	3	109.700	0.206	1.4	Residential	4,271,480
96		1107	3	109.700	0.206	1.4	Residential	5,034,000
97		1108	4	161.610	0.303	2.1	Residential	4,530,000
98	Twelfth Floor	1201	4	162.560	0.305	2.1	Residential	5,586,000
99		1202	3	109.880	0.206	1.4	Residential	4,430,160
100		1203	3	109.880	0.206	1.4	Residential	2,796,000
101		1204	4	161.590	0.303	2.1	Residential	6,493,000
102		1205	4	161.590	0.303	2.1	Residential	6,586,800
103		1206	3	109.700	0.206	1.4	Residential	4,146,000
104		1207	3	109.700	0.206	1.4	Residential	4,212,816
105		1208	4	161.610	0.303	2.1	Residential	6,081,964
106		1301	4	162.560	0.305	2.1	Residential	6,480,000
107		1302	3	109.880	0.206	1.4	Residential	8,362,625
108		1303	3	109.880	0.206	1.4	Residential	3,996,000

109	Thirteen Floor	1304	4	161.590	0.303	2.1	Residential	7,517,400
110		1305	4	161.590	0.303	2.1	Residential	9,463,000
111		1306	3	109.700	0.206	1.4	Residential	4,466,000
112		1307	3	109.700	0.206	1.4	Residential	4,392,000
113		1308	4	161.610	0.303	2.1	Residential	10,946,000
114	Fourteen Floor	1401	4	109.880	0.206	1.4	Residential	6,000,000
115		1402	3	161.590	0.303	2.1	Residential	4,664,000
116		1403	3	161.590	0.303	2.1	Residential	2,994,000
117		1404	4	109.700	0.206	1.4	Residential	11,143,800
118		1405	4	109.700	0.206	1.4	Residential	8,629,240
119		1406	3	109.700	0.206	1.4	Residential	4,244,000
120		1407	3	109.700	0.206	1.4	Residential	4,244,000
121		1408	4	161.610	0.303	2.1	Residential	4,671,430
122	Fifteen Floor	1501	4	162.560	0.305	2.1	Residential	6,000,000
123		1502	3	109.880	0.206	1.4	Residential	4,318,000
124		1503	3	109.880	0.206	1.4	Residential	4,318,000
125		1504	4	161.590	0.303	2.1	Residential	11,889,000
126		1505	4	161.590	0.303	2.1	Residential	12,288,600
127		1506	3	109.700	0.206	1.4	Residential	4,051,000
128		1507	3	109.700	0.206	1.4	Residential	4,516,000
129		1508	4	161.610	0.303	2.1	Residential	6,456,000
130	Sixteen Floor	1601	4	162.560	0.305	2.1	Residential	7,058,000
131		1602	3	109.880	0.206	1.4	Residential	3,996,000
132		1603	3	109.880	0.206	1.4	Residential	3,996,000
133		1604	4	161.590	0.303	2.1	Residential	5,750,000
134		1605	4	161.590	0.303	2.1	Residential	10,535,600
135		1606	3	109.700	0.206	1.4	Residential	7,914,800
136		1607	3	109.700	0.206	1.4	Residential	6,691,600
137		1608	4	161.610	0.303	2.1	Residential	5,399,200
138	Seaventen Floor	1701	4	162.560	0.305	2.1	Residential	4,646,000
139		1702	3	109.880	0.206	1.4	Residential	3,139,360
140		1703	3	109.880	0.206	1.4	Residential	4,489,360
141		1704	4	161.590	0.303	2.1	Residential	6,156,000
142		1705	4	161.590	0.303	2.1	Residential	7,310,400
143		1706	3	109.700	0.206	1.4	Residential	4,067,170
144		1707	3	109.700	0.206	1.4	Residential	4,525,200
145		1708	4	161.610	0.303	2.1	Residential	6,658,400
146	Eighteen Floor	1801	4	162.560	0.305	2.1	Residential	7,652,000
147		1802	3	109.880	0.206	1.4	Residential	4,762,000
148		1803	3	109.880	0.206	1.4	Residential	3,996,000
149		1804	4	161.590	0.303	2.1	Residential	10,600,000
150		1805	4	161.590	0.303	2.1	Residential	6,322,000
151		1806	3	109.700	0.206	1.4	Residential	4,762,000
152		1807	3	109.700	0.206	1.4	Residential	4,440,000
153		1808	4	161.610	0.303	2.1	Residential	7,652,000

TOWER B

154	Ground Floor	G01	2	86.900	0.163	1.1	Residential	8,405,443
155		G02	2	86.900	0.163	1.1	Residential	6,120,000
156		G03	2	80.080	0.150	1.0	Residential	6,267,000
157		G04	2	86.900	0.163	1.1	Residential	5,712,000
158		G05	2	86.900	0.163	1.1	Residential	6,383,695
159		G06	2	86.900	0.163	1.1	Residential	5,888,501
160	First Floor	101	2	86.900	0.163	1.1	Residential	6,999,650
161		102	2	86.900	0.163	1.1	Residential	6,150,000
162		103	2	80.080	0.150	1.0	Residential	4,660,900
163		104	2	86.900	0.163	1.1	Residential	6,999,650
164		105	2	86.900	0.163	1.1	Residential	4,479,200
165		106	2	86.900	0.163	1.1	Residential	3,785,450
166	Second Floor	201	2	86.900	0.163	1.1	Residential	2,955,500
167		202	2	86.900	0.163	1.1	Residential	3,175,000
168		203	2	80.080	0.150	1.0	Residential	6,685,380
169		204	2	86.900	0.163	1.1	Residential	6,928,250
170		205	2	86.900	0.163	1.1	Residential	3,551,000
171		206	2	86.900	0.163	1.1	Residential	3,800,900
172		301	2	86.900	0.163	1.1	Residential	5,609,700
173		302	2	86.900	0.163	1.1	Residential	6,169,000

174	Third Floor	303	2	80.080	0.150	1.0	Residential	3,337,600
175		304	2	86.900	0.163	1.1	Residential	6,069,000
176		305	2	86.900	0.163	1.1	Residential	6,288,000
177		306	2	86.900	0.163	1.1	Residential	3,658,100
178	Fourth Floor	401	2	86.900	0.163	1.1	Residential	6,345,150
179		402	2	86.900	0.163	1.1	Residential	6,911,550
180		403	2	80.080	0.150	1.0	Residential	4,624,500
181		404	2	86.900	0.163	1.1	Residential	4,146,000
182		405	2	86.900	0.163	1.1	Residential	4,316,190
183		406	2	86.900	0.163	1.1	Residential	6,228,500
184	Fifth Floor	501	2	86.900	0.163	1.1	Residential	6,226,150
185		502	2	86.900	0.163	1.1	Residential	5,040,910
186		503	2	80.080	0.150	1.0	Residential	5,023,500
187		504	2	86.900	0.163	1.1	Residential	4,434,000
188		505	2	86.900	0.163	1.1	Residential	3,610,500
189		506	2	86.900	0.163	1.1	Residential	6,720,000
190	Sixth Floor	601	2	86.900	0.163	1.1	Residential	2,932,200
191		602	2	86.900	0.163	1.1	Residential	6,873,500
192		603	2	80.080	0.150	1.0	Residential	3,047,000
193		604	2	86.900	0.163	1.1	Residential	3,636,680
194		605	2	86.900	0.163	1.1	Residential	3,636,680
195		606	2	86.900	0.163	1.1	Residential	5,232,500
196	Seaventh Floor	701	2	86.900	0.163	1.1	Residential	4,060,900
197		702	2	86.900	0.163	1.1	Residential	6,280,900
198		703	2	80.080	0.150	1.0	Residential	3,474,400
199		704	2	86.900	0.163	1.1	Residential	5,477,650
200		705	2	86.900	0.163	1.1	Residential	4,207,900
201		706	2	86.900	0.163	1.1	Residential	5,525,250
202	Eight Floor	801	2	86.900	0.163	1.1	Residential	6,251,150
203		802	2	86.900	0.163	1.1	Residential	6,244,000
204		803	2	80.080	0.150	1.0	Residential	4,722,460
205		804	2	86.900	0.163	1.1	Residential	4,464,950
206		805	2	86.900	0.163	1.1	Residential	4,000,000
207		806	2	86.900	0.163	1.1	Residential	4,866,000
208	Ninth Floor	901	2	86.900	0.163	1.1	Residential	6,107,150
209		902	2	86.900	0.163	1.1	Residential	6,072,650
210		903	2	80.080	0.150	1.0	Residential	6,053,900
211		904	2	86.900	0.163	1.1	Residential	2,920,300
212		905	2	86.900	0.163	1.1	Residential	6,119,050
213		906	2	86.900	0.163	1.1	Residential	5,603,750
214	Tenth Floor	1001	2	86.900	0.163	1.1	Residential	3,482,000
215		1002	2	86.900	0.163	1.1	Residential	5,478,800
216		1003	2	80.080	0.150	1.0	Residential	3,406,000
217		1004	2	86.900	0.163	1.1	Residential	3,491,500
218		1005	2	86.900	0.163	1.1	Residential	3,367,456
219		1006	2	86.900	0.163	1.1	Residential	3,491,500
220	Eleventh Floor	1101	2	86.900	0.163	1.1	Residential	3,274,920
221		1102	2	86.900	0.163	1.1	Residential	3,624,000
222		1103	2	80.080	0.150	1.0	Residential	3,846,040
223		1104	2	86.900	0.163	1.1	Residential	4,607,800
224		1105	2	86.900	0.163	1.1	Residential	3,367,456
225		1106	2	86.900	0.163	1.1	Residential	4,282,322
226	Twelfth Floor	1201	2	86.900	0.163	1.1	Residential	5,381,250
227		1202	2	86.900	0.163	1.1	Residential	6,161,900
228		1203	2	80.080	0.150	1.0	Residential	2,862,000
229		1204	2	86.900	0.163	1.1	Residential	3,491,500
230		1205	2	86.900	0.163	1.1	Residential	3,541,510
231		1206	2	86.900	0.163	1.1	Residential	3,127,300
232	Thirteen Floor	1301	2	86.900	0.163	1.1	Residential	3,160,250
233		1302	2	86.900	0.163	1.1	Residential	5,267,000
234		1303	2	80.080	0.150	1.0	Residential	3,076,000
235		1304	2	86.900	0.163	1.1	Residential	5,236,000
236		1305	2	86.900	0.163	1.1	Residential	3,541,500
237		1306	2	86.900	0.163	1.1	Residential	3,878,607

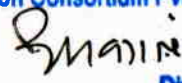
238	Fourteen Floor	1401	2	86.900	0.163	1.1	Residential	5,530,000
239		1402	2	86.900	0.163	1.1	Residential	2,667,540
240		1403	2	80.080	0.150	1.0	Residential	5,743,900
241		1404	2	86.900	0.163	1.1	Residential	3,580,750
242		1405	2	86.900	0.163	1.1	Residential	5,267,000
243		1406	2	86.900	0.163	1.1	Residential	5,217,000
244	Fifteen Floor	1501	2	86.900	0.163	1.1	Residential	3,432,000
245		1502	2	86.900	0.163	1.1	Residential	5,990,500
246		1503	2	80.080	0.150	1.0	Residential	3,292,000
247		1504	2	86.900	0.163	1.1	Residential	3,432,000
248		1505	2	86.900	0.163	1.1	Residential	3,432,000
249		1506	2	86.900	0.163	1.1	Residential	3,374,500
250	Sixteen Floor	1601	2	86.900	0.163	1.1	Residential	6,609,350
251		1602	2	86.900	0.163	1.1	Residential	5,906,000
252		1603	2	80.080	0.150	1.0	Residential	3,933,000
253		1604	2	86.900	0.163	1.1	Residential	5,990,500
254		1605	2	86.900	0.163	1.1	Residential	5,990,500
255		1606	2	86.900	0.163	1.1	Residential	5,267,000
256	Seaventeen Floor	1701	2	86.900	0.163	1.1	Residential	5,217,000
257		1702	2	86.900	0.163	1.1	Residential	4,475,670
258		1703	2	80.080	0.150	1.0	Residential	6,160,000
259		1704	2	86.900	0.163	1.1	Residential	5,961,980
260		1705	2	86.900	0.163	1.1	Residential	2,951,000
261		1706	2	86.900	0.163	1.1	Residential	3,115,900
262	Eighteen Floor	1801	2	86.900	0.163	1.1	Residential	3,503,400
263		1802	2	86.900	0.163	1.1	Residential	3,652,150
264		1803	2	80.080	0.150	1.0	Residential	2,700,000
265		1804	2	86.900	0.163	1.1	Residential	2,681,900
266		1805	2	86.900	0.163	1.1	Residential	3,848,500
267		1806	2	86.900	0.163	1.1	Residential	3,840,250
268	Nineteen Floor	1901	2	86.900	0.163	1.1	Residential	5,678,750
269		1902	2	86.900	0.163	1.1	Residential	5,831,000
270		1903	2	80.080	0.150	1.0	Residential	6,506,400
271		1904	2	86.900	0.163	1.1	Residential	6,113,100
272		1905	2	86.900	0.163	1.1	Residential	6,159,500
273		1906	2	86.900	0.163	1.1	Residential	4,728,629
274	Twenty Floor	2001	2	86.900	0.163	1.1	Residential	3,789,000
275		2002	2	86.900	0.163	1.1	Residential	6,571,250
276		2003	2	80.080	0.150	1.0	Residential	6,331,000
277		2004	2	86.900	0.163	1.1	Residential	2,824,500
278		2005	2	86.900	0.163	1.1	Residential	5,384,750
279		2006	2	86.900	0.163	1.1	Residential	5,146,750
280	Twenty one Floor	2101	2	86.900	0.163	1.1	Residential	6,660,500
281		2102	2	86.900	0.163	1.1	Residential	3,455,800
282		2103	2	80.080	0.150	1.0	Residential	3,880,000
283		2104	2	86.900	0.163	1.1	Residential	6,571,250
284		2105	2	86.900	0.163	1.1	Residential	3,451,000
285		2106	2	86.900	0.163	1.1	Residential	5,827,500
286	Twenty two Floor	2201	2	86.900	0.163	1.1	Residential	4,520,850
287		2202	2	86.900	0.163	1.1	Residential	5,850,040
288		2203	2	80.080	0.150	1.0	Residential	6,502,000
289		2204	2	86.900	0.163	1.1	Residential	6,918,950
290		2205	2	86.900	0.163	1.1	Residential	3,745,000
291		2206	2	86.900	0.163	1.1	Residential	4,331,600
292	Twenty three Floor	2301	2	86.900	0.163	1.1	Residential	6,685,600
293		2302	2	86.900	0.163	1.1	Residential	5,845,280
294		2303	2	80.080	0.150	1.0	Residential	6,395,900
295		2304	2	86.900	0.163	1.1	Residential	6,322,560
296		2305	2	86.900	0.163	1.1	Residential	4,963,490
297		2306	2	86.900	0.163	1.1	Residential	5,117,000
TOWER A1								
298		C1& C2		368.000	0.691	4.7	Commercial	As/ allotment

299	Ground Floor	G02	2	81.780	0.154	1.0	Residential	6906560
300		G05	4	159.280	0.299	2.0	Residential	11756487
301		G06	3	109.880	0.206	1.4	Residential	7864720
302		G07	3	109.880	0.206	1.4	Residential	7873600
303		C1A		10.000	0.019	0.1	Commercial	As/ allotment
304	First Floor	101	4	161.220	0.303	2.1	Residential	9264000
305		102	3	109.790	0.206	1.4	Residential	5381040
306		103	3	109.990	0.206	1.4	Residential	8195600
307		104	4	161.220	0.303	2.1	Residential	11400000
308		105	4	161.220	0.303	2.1	Residential	12416080
309		106	3	110.170	0.207	1.4	Residential	7748000
310		107	3	109.970	0.206	1.4	Residential	6380800
311		108	4	161.220	0.303	2.1	Residential	11648000
312	Second Floor	201	4	161.220	0.303	2.1	Residential	9860760
313		202	3	109.790	0.206	1.4	Residential	8241000
314		203	3	109.990	0.206	1.4	Residential	6885000
315		204	4	161.220	0.303	2.1	Residential	12378280
316		205	4	161.220	0.303	2.1	Residential	10584000
317		206	3	110.170	0.207	1.4	Residential	5429000
318		207	3	109.970	0.206	1.4	Residential	6100760
319		208	4	161.220	0.303	2.1	Residential	9979240
320	Third Floor	301	4	161.220	0.303	2.1	Residential	10368000
321		302	3	109.790	0.206	1.4	Residential	8241000
322		303	3	109.990	0.206	1.4	Residential	3484600
323		304	4	161.220	0.303	2.1	Residential	6268320
324		305	4	161.220	0.303	2.1	Residential	9223200
325		306	3	110.170	0.207	1.4	Residential	6566000
326		307	3	109.970	0.206	1.4	Residential	6504800
327		308	4	161.220	0.303	2.1	Residential	12566000
328	Fourth Floor	401	4	161.220	0.303	2.1	Residential	12244800
329		402	3	109.790	0.206	1.4	Residential	5761200
330		403	3	109.990	0.206	1.4	Residential	6901120
331		404	4	161.220	0.303	2.1	Residential	9596000
332		405	4	161.220	0.303	2.1	Residential	11674200
333		406	3	110.170	0.207	1.4	Residential	5911480
334		407	3	109.970	0.206	1.4	Residential	3929600
335		408	4	161.220	0.303	2.1	Residential	9297600
336	Ffifth Floor	501	4	162.560	0.305	2.1	Residential	12396000
337		502	3	109.880	0.206	1.4	Residential	6599520
338		503	3	109.880	0.206	1.4	Residential	8463000
339		504	4	161.220	0.303	2.1	Residential	12396000
340		505	4	109.790	0.206	1.4	Residential	12384920
341		506	3	109.990	0.206	1.4	Residential	5728000
342		507	3	161.220	0.303	2.1	Residential	4701800
343		508	4	161.220	0.303	2.1	Residential	12055000
344	Sixth Floor	601	4	110.170	0.207	1.4	Residential	4846000
345		602	3	109.970	0.206	1.4	Residential	7503800
346		603	3	161.220	0.303	2.1	Residential	8463000
347		604	4	161.220	0.303	2.1	Residential	11142080
348		605	4	109.790	0.206	1.4	Residential	12601840
349		606	3	109.990	0.206	1.4	Residential	7575000
350		607	3	161.220	0.303	2.1	Residential	7138240
351		608	4	161.220	0.303	2.1	Residential	7296720
352	Seaventh Floor	701	4	110.170	0.207	1.4	Residential	11016000
353		702	3	109.970	0.206	1.4	Residential	5396440
354		703	3	161.220	0.303	2.1	Residential	8389000
355		704	4	161.220	0.303	2.1	Residential	11716200
356		705	4	109.790	0.206	1.4	Residential	9763200
357		706	3	109.990	0.206	1.4	Residential	6253200
358		707	3	161.220	0.303	2.1	Residential	7404800
359		708	4	161.220	0.303	2.1	Residential	7452000

360	Eight Floor	801	4	110.170	0.207	1.4	Residential	7939662
361		802	3	109.970	0.206	1.4	Residential	4403000
362		803	3	161.220	0.303	2.1	Residential	8231800
363		804	4	161.220	0.303	2.1	Residential	9936000
364		805	4	109.790	0.206	1.4	Residential	10734100
365		806	3	109.990	0.206	1.4	Residential	7723000
366		807	3	161.220	0.303	2.1	Residential	4718000
367		808	4	161.220	0.303	2.1	Residential	11648000
368	Nine Floor	901	4	110.170	0.207	1.4	Residential	9828000
369		902	3	109.970	0.206	1.4	Residential	8144800
370		903	3	161.220	0.303	2.1	Residential	8255800
371		904	4	161.220	0.303	2.1	Residential	11960125
372		905	4	109.790	0.206	1.4	Residential	10800000
373		906	3	109.990	0.206	1.4	Residential	7649000
374		907	3	161.220	0.303	2.1	Residential	7651800
375		908	4	161.220	0.303	2.1	Residential	11170000
376	Tenth Floor	1001	4	110.170	0.207	1.4	Residential	10858400
377		1002	3	109.970	0.206	1.4	Residential	8278000
378		1003	3	161.220	0.303	2.1	Residential	5901120
379		1004	4	161.220	0.303	2.1	Residential	10791432
380		1005	4	109.790	0.206	1.4	Residential	11991425
381		1006	3	109.990	0.206	1.4	Residential	6886800
382		1007	3	161.220	0.303	2.1	Residential	6169000
383		1008	4	161.220	0.303	2.1	Residential	12072000
384	Eleventh Floor	1101	4	110.170	0.207	1.4	Residential	9288000
385		1102	3	109.970	0.206	1.4	Residential	5665800
386		1103	3	161.220	0.303	2.1	Residential	8319800
387		1104	4	161.220	0.303	2.1	Residential	9223200
388		1105	4	109.790	0.206	1.4	Residential	12210125
389		1106	3	109.990	0.206	1.4	Residential	6886800
390		1107	3	161.220	0.303	2.1	Residential	6886800
391		1108	4	161.220	0.303	2.1	Residential	9761040
392	Twelfth Floor	1201	4	110.170	0.207	1.4	Residential	7806000
393		1202	3	109.970	0.206	1.4	Residential	8402000
394		1203	3	161.220	0.303	2.1	Residential	6364000
395		1204	4	161.220	0.303	2.1	Residential	10600000
396		1205	4	109.790	0.206	1.4	Residential	10584000
397		1206	3	109.990	0.206	1.4	Residential	6556600
398		1207	3	161.220	0.303	2.1	Residential	7603800
399		1208	4	161.220	0.303	2.1	Residential	10600000
400	Thirteen Floor	1201A	4	110.170	0.207	1.4	Residential	10859000
401		1202A	3	109.970	0.206	1.4	Residential	7300000
402		1203A	3	161.220	0.303	2.1	Residential	8326520
403		1204A	4	161.220	0.303	2.1	Residential	10600000
404		1205A	4	109.790	0.206	1.4	Residential	10631500
405		1206A	3	109.990	0.206	1.4	Residential	8212400
406		1207A	3	161.220	0.303	2.1	Residential	8268000
407		1208A	4	161.220	0.303	2.1	Residential	9448200
408	Fourteen Floor	1401	4	110.170	0.207	1.4	Residential	9288000
409		1402	3	109.970	0.206	1.4	Residential	7926020
410		1403	3	161.220	0.303	2.1	Residential	8217000
411		1404	4	161.220	0.303	2.1	Residential	10600000
412		1405	4	109.790	0.206	1.4	Residential	10600000
413		1406	3	109.990	0.206	1.4	Residential	7651800
414		1407	3	161.220	0.303	2.1	Residential	7619400
415		1408	4	161.220	0.303	2.1	Residential	10759000
416	Fifteen Floor	1501	4	110.170	0.207	1.4	Residential	10600000
417		1502	3	109.970	0.206	1.4	Residential	7252000
418		1503	3	161.220	0.303	2.1	Residential	8395920
419		1504	4	161.220	0.303	2.1	Residential	10600000
420		1505	4	109.790	0.206	1.4	Residential	11065125

421		1506	3	109.990	0.206	1.4	Residential	7601800
422		1507	3	161.220	0.303	2.1	Residential	5446760
423		1508	4	161.220	0.303	2.1	Residential	10600000
424	Sixteen Floor	1601	4	110.170	0.207	1.4	Residential	10600000
425		1602	3	109.970	0.206	1.4	Residential	7373560
426		1603	3	161.220	0.303	2.1	Residential	4294000
427		1604	4	161.220	0.303	2.1	Residential	10600000
428		1605	4	109.790	0.206	1.4	Residential	11548000
429		1606	3	109.990	0.206	1.4	Residential	4615000
430		1607	3	161.220	0.303	2.1	Residential	4615000
431		1608	4	161.220	0.303	2.1	Residential	9152000
432	Seaventen Floor	1701	4	110.170	0.207	1.4	Residential	10600000
433		1702	3	109.970	0.206	1.4	Residential	7400000
434		1703	3	161.220	0.303	2.1	Residential	7288008
435		1704	4	161.220	0.303	2.1	Residential	11813400
436		1705	4	109.790	0.206	1.4	Residential	11597400
437		1706	3	109.990	0.206	1.4	Residential	7280320
438		1707	3	161.220	0.303	2.1	Residential	6243000
439		1708	4	161.220	0.303	2.1	Residential	10600000
440	Eighteen Floor	1801	4	110.170	0.207	1.4	Residential	10600000
441		1802	3	109.970	0.206	1.4	Residential	8405750
442		1803	3	161.220	0.303	2.1	Residential	7300000
443		1804	4	161.220	0.303	2.1	Residential	11907840
444		1805	4	109.790	0.206	1.4	Residential	10600000
445		1806	3	109.990	0.206	1.4	Residential	8283600
446		1807	3	161.220	0.303	2.1	Residential	8390520
447		1808	4	161.220	0.303	2.1	Residential	10600000
TOTAL COVERED AREA OF APPARTMENT				53268.490				
Note:	The Percentage of undived 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 Coloum No. 4.							
Place:	Ghaziabad							
Date:	16/04/2016							Signature of the Declarant

For Saya Buildcon Consortium Pvt. Ltd.


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	Area in Sqm.	Area in Sqm.	Area in Sqm.	Area in Sqm.
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments of various floors	53268.49	x	x	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act.	x	18026.106	x	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act.	x	x	7954.67	x
(c)	Total covered area of the building (Total of (a), (b-1) & (b-2)	x	x	x	79249.266
	Sum up	53268.49	18026.106	7954.67	79249.266

Place: Ghaziabad

Signature of the declarant

Date: 16/04/2016

For Saya Buildcon Consortium 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 / areas
(a)	The parcel of land described in paragraph first of this deed.	SAYA ZENITH Plot Area – 14060.580 Sq. Mt.
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	Lower Basement & Upper Basement (12380.20 sq. mt.)
(c)	Facilities in the basement	Water Tank, Pump Room, etc.
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	NA
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden Lawns	1517.02 Sq.Mt.
	(ii) Children playing area	
	(iii) Swimming Pool	209 sq.mt.
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	NA
	(vii) Lobby & facilities	NA
	(viii) Any other facility/Community	NA
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	2 Nos. of Passenger Lifts IN All 3 Tower (A,B,and A1)
	(ii) Area of shaft(s)	Passenger Lifts shaft size – 10.14 Sq.mt. 10.816 Sqm.
	(iii) Elevator shaft extends from ground floor up to	2 level Basement + Ground +18 TH / 23 rd Floor
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	2 Nos. of staircases, 1 staircase is from Basement to Terrace floor & other is from Ground to Terrace floor in each tower
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	NA

	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one of the upper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	Garbage Shute 2.65 sq. mt. in each Tower
	(vii) No. of water tank(s)	Underground Fire Tank – 100 KL Underground Raw Water Tank – 135 KL Treated Water Tank – 190 KL Overhead Fire, Domestic and Flushing Tanks provided on top of all towers
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
	(ix) Plumbing network throughout the building	YES
	(x) Electric wiring net-work throughout the building	Basement to Top Floor
	(xi) Necessary light(s)	Provided
	(xii) Telephone(s)	NA
	(xiii) Public Water connection(s)	Provided
	(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	Earthquake resistant structure designed, RCC framed structure., Brick Wall ,R.c.c
	(xv) Tank(s)	Underground Fire Tank – 100 KL Underground Raw Water Tank – 135 KL Treated Water Tank – 190 KL Overhead Fire, Domestic and Flushing Tanks provided on top of all towers
	(xvi) Pump(s)	1 No. Fire Sprinkler Pump, 1 No. Fire Hydrant Pump, 1 No. Diesel Fire Pump, 2 Nos. Jockey Pumps, 1 No. Diesel Pump, Domestic water transfer hydro-pneumatic Pump for filling overhead domestic tanks, Filter feed pumps,

		Flushing water transfer hydro-pneumatic pumps for filling overhead flushing tanks
	(xvii) Motor(s)	Shall be as per requirement of Pump duties
	(xviii) Fans	As/ Norms
	(ixx) Fire fighting equipment(s)	As/Norms
	(xx) Compressor(s)	NA
	(xxi) Duct(s)	NA
	(xxii) Central Air Conditioning Equipment(s)	NA
	(xxiii) Heating Equipment	NA
	(xxiv) General all apparatus & installation existing for common use.	Provided

Signature of the Declarant

Place: Ghaziabad

Date: 16/04/2016

For Sava Buildcon Consortium Pvt. Ltd.


Director

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	Parking Areas at Lower & Upper Basement Lvl. (7925.00 Sq. mt.)
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	29.67 Sq.Mt. in each Tower A and Tower A1
(iii)	Corridor extending from the lobby to the stairway	NA

Place: Ghaziabad

Signature of the declarant

Date: 16/04/2016

For Saya Buildcon Consortium 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 S. 3 (p) of the Act)		
(i)	Parking	Open Parking- 1283.40 Sq.Mt.
(ii)	Servant Quarter	NA
(iii)	Club with Independent Access	228.85 Sq. Mt.
(iv)	Convenient shops	--
(v)	Covered garage / Store/Open Parking	--
(vi)	Terrace attached to an apartment. (if applicable)	Lawn at Ground Floor

Sl. No.	Floor	Identifiable No. Of the apartment	No. Of Bed rooms	Lawn Area In sq. mt.	Use Residential/ Commercial
1	GR. Floor	Tower A			
		G02	3	43.66	Residential
		G03	3	43.66	Residential
		G04	4	34.84	Residential
		G06	2	21.83	Residential
		G07	3	20.44	Residential
2	GR. Floor	Tower B			
		G01	2	56.20	Residential
		G02	2	64.75	Residential
		G03	2	31.77	Residential
		G04	2	61.97	Residential
		G05	2	60.76	Residential
3	GR. Floor	Tower A1			
		G02	2	21.83	Residential
		G05	4	34.84	Residential
		G06	3	44.12	Residential
		G07	3	44.13	Residential

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: Ghaziabad

Signature of the Declarant

Date: 16/04/2016

For Saya Buildcon Consortium Pvt. Ltd.


Director

SCHEDULE –A
(Specifications of Construction)

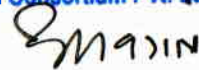
1. Foundation: RCC Raft foundation
2. Flooring: Tiles flooring
3. Doors and Hardware: Wooden moulded door Shutters With hardware fittings
4. Windows: All External UPVC
5. Internal Finish: Branded Plastic Emulsion al wall –Asian make & OBD at ceiling
6. External Finish: External paint Weather Coat
7. Sanitary Ware and Fittings: EWC / wash basin -Parry ware ,CP fittings- loreet make
8. Electrical:- MCB- hevals , DB,s slandered make, Wire- polaycab , Batra, switches- SG Manashar
9. Plumbing and Water Line: Internal Water Supply – CPVC SDR-11, Terrace, shafts and basement – GI Class 'C', Municipal Water Supply – CI 'LA' Class. Internal Soil, Waste, Drain Piping – UPVC SWR.

Place: Ghaziabad

Signature of the declarant

Date: 16/04/2016

For Saya Buildcon Consortium Pvt. Ltd.


Director