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**FORM A**  
**(See Rule 3)**

Date:

Place: NOIDA

Promoter Details:

1. Name: UNITECH LTD.
2. Registered Address: 6, COMMUNITY CENTRE, SAKET, NEW DELHI - 110017
3. Local/Postal Address: UGCC PAVILLION, SECTOR-96, EXPRESSWAY, NEAR AMITY MANAGEMENT SCHOOL, NOIDA, U.P.
4. Date of Incorporation(if applicable)
5. Name/Designation of Authorised Signatory: S.C. Bahuguna (DGM)

The Declarant hereby solemnly states the following:

**FIRST:** The promoter owns/hold 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	SUNBREEZE APARTMENT
2.	Sanctioning Authority of the plan	GHAZIABAD DEVELOPMENT AUTHORITY
3.	Date of sanction	JUNE 1991
4.	Municipal No. of the property	GHAZIABAD MUNICIPAL
5.	Municipal Ward of the property	N.A.
6.	Postal address of the property	PLOT NO. 3 TOWER A&B, SECTOR-V, VAISHALI, GHAZIABAD
7.	Name of Architect/Structural Engineer	C.P. KUKREJA ASSOCIATE
8.	Height of the building	39.90 ( TERRACE LVL )
9.	Scheme whether residential or commercial (other than multiplex or mall)	RESIDENTIAL
10.	No. of floors	BLOCK A :- GROUND + 12 FLOORS + MUMTY & MECHINERY ROOM BLOCK B :- GROUND + 11 FLOORS + MUMTY & MECHINERY ROOM

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**THIRD:** That the said property consists of the apartment 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 right 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 as to 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 of 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 area of 26516.949 square meters on all floors, of which 19998.75 square meters will constitute the apartment and remaining 2284.489 square meters will constitute the 'common area and facilities' and 4233.71 square meters constitute 'limited common areas and facilities' which have been detailed in Annexure 'C' hereto.

**FIFTH:** That the condominium shall be known as "SUNBREEZE APARTMENT" (insert the name of the building/scheme as given above) and that the 'common area and facilities'(as defined in S 3(i) of the Act), 'limited common area and facilities' of the building (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 area and facilities'(as defined in S 3(i) of the Act)	As per Annexure 'D'
2.	'Limited common area and 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 profit 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 the Apartment Owners of the SUNBREEZE APARTMENT Condominium is based on the proportionate value of each apartment to the total value of all apartments.

**SEVENTH:** That the administration of SUNBREEZE APARTMENT Condominium consisting as aforesaid of the building and the parcel of land described above shall be in accordance with the provision of this deed and with the provisions of the bye-laws of the association of the apartment owners. The promoters shall be responsible for full quality control of the materials and workmanship at site. The specification of construction details in 'Schedule-A' hereto.

**EIGHTH:** That for the purpose of the 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 the apartments of the building is equivalent to the total value of 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 area and facilities' as well as '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 '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 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 the apartment at such sale or his successors or assign 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 the Apartment

owners would be entitle 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 provision 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 entitle to collect the maintenance charges @ N.A. per month from the owner of each apartment.

( NOTE :- Project is handed over to R.W.A. in the year 2001 )

IN WITNESS WHEREOF, Shri S.C. Bahuguna for on and behalf of M/s UNITECH LTD. (the promoter) hereto set his hand this JUNE day of 13 of year 2014

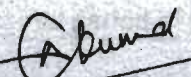
  
Signed and delivered by

(Seal of the Promoter)



In the presence of:-

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

**Annexure 'A'**

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

SI No.	Items		
1.	Location of the land of the building	Revenue Village	Sector - 5, Vaishali, Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Specify No.	Plot No. - 3
3.	Date of last document of title under which the promoter claims the land	Specify date	SITE PLAN ATTACHED WITH SALE DEED DATED, 24.07.89 SALE DEED DATED, 06.02.1998
4.	Details of Registration of the above title document	Book No.	1
		Vol. No	25
		Page Nos.	355 - 376
		SI No.	3061 - 62
		Date of Regn.	07.07.98
		5.	Boundaries of the land
South	PLOT - 4		
East	45 FEET ROAD		
West	10 FEET ROAD		
6.	Land whether freehold or leasehold		FREE HOLD
7.	If land is leasehold, the unexpired period of the lease		N.A.

Place: Noida

Date: 13/6/2014

*Chalugana*  
Signature of declarant

With designation and seal



## ANNEXURE - B (DETAIL OF APARTMENT)

Name of Condominium: SUNBREEZE APARTMENT (Block A)

Value of Condominium: 4.20 CRORES

Sl No.	Floor	Block	Identifiable No. of the Apartment	No. of Rooms	Covered area (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 association of apartment owners	Approved use Residential/Commercial	Value of the Apartment
1	2	3			4	5	6	7	8
1	Ground Floor	0A	001	1BHK	75.90	0.007	N.A.	Residential	
		0A	003	1BHK	75.90	0.007	N.A.	Residential	943500
		0A	005	1BHK	75.90	0.007	N.A.	Residential	896326
		0A	007	1BHK	75.90	0.007	N.A.	Residential	896326
2	1st Floor	0A	101	3BHK	139.83	0.012	N.A.	Residential	812743
		0A	102	3BHK	130.81	0.012	N.A.	Residential	772710
		0A	103	3BHK	139.83	0.012	N.A.	Residential	918100
		0A	104	1BHK	83.45	0.007	N.A.	Residential	503042
		0A	105	3BHK	139.88	0.012	N.A.	Residential	842845
		0A	106	1BHK	83.52	0.007	N.A.	Residential	687735
		0A	107	3BHK	139.82	0.012	N.A.	Residential	1152090
		0A	108	3BHK	131.36	0.012	N.A.	Residential	749372
3	2nd Floor	0A	201	3BHK	137.12	0.012	N.A.	Residential	1119140
		0A	202	3BHK	131.71	0.012	N.A.	Residential	751392
		0A	203	3BHK	137.10	0.012	N.A.	Residential	811657
		0A	204	2BHK	121.40	0.011	N.A.	Residential	718713
		0A	205	3BHK	137.10	0.012	N.A.	Residential	870687
		0A	206	2BHK	124.77	0.011	N.A.	Residential	738650
		0A	207	3BHK	137.87	0.012	N.A.	Residential	806108.8
		0A	208	3BHK	131.71	0.012	N.A.	Residential	842126
4	3rd Floor	0A	301	3BHK	135.86	0.012	N.A.	Residential	862822
		0A	302	3BHK	131.71	0.012	N.A.	Residential	765568.8
		0A	303	3BHK	137.87	0.012	N.A.	Residential	1500000
		0A	304	2BHK	124.77	0.011	N.A.	Residential	669313
		0A	305	3BHK	135.86	0.012	N.A.	Residential	848198
		0A	306	2BHK	121.42	0.011	N.A.	Residential	768811
		0A	307	3BHK	135.92	0.012	N.A.	Residential	1179140
		0A	308	3BHK	131.71	0.012	N.A.	Residential	878392

		0A	401	3BHK	137.17	0.012	N.A.	Residential	1261980
		0A	402	3BHK	131.71	0.012	N.A.	Residential	744303
		0A	403	3BHK	137.12	0.012	N.A.	Residential	1191870
		0A	404	2BHK	121.06	0.011	N.A.	Residential	684112
		0A	405	3BHK	137.87	0.012	N.A.	Residential	786520
		0A	406	2BHK	121.06	0.011	N.A.	Residential	755781
		0A	407	3BHK	135.86	0.012	N.A.	Residential	775077
		0A	408	3BHK	131.71	0.012	N.A.	Residential	751392
6	5th Floor	0A	501	3BHK	136.01	0.012	N.A.	Residential	752642
		0A	502	3BHK	133.40	0.012	N.A.	Residential	933316
		0A	503	3BHK	136.00	0.012	N.A.	Residential	849085
		0A	504	2BHK	124.77	0.011	N.A.	Residential	656097
		0A	505	3BHK	136.00	0.012	N.A.	Residential	936915
		0A	506	2BHK	121.42	0.011	N.A.	Residential	1503050
		0A	507	3BHK	136.01	0.012	N.A.	Residential	1760943
		0A	508	3BHK	133.40	0.012	N.A.	Residential	761011
7	6th Floor	0A	601	3BHK	137.87	0.012	N.A.	Residential	934920
		0A	602	3BHK	133.74	0.012	N.A.	Residential	1673557
		0A	603	3BHK	144.62	0.013	N.A.	Residential	980740
		0A	604	2BHK	121.05	0.011	N.A.	Residential	990280
		0A	605	3BHK	137.87	0.012	N.A.	Residential	1355402
		0A	606	2BHK	121.42	0.011	N.A.	Residential	619000
		0A	607	3BHK	144.62	0.013	N.A.	Residential	902903
		0A	608	3BHK	133.68	0.012	N.A.	Residential	949687
8	7th Floor	0A	701	3BHK	146.69	0.013	N.A.	Residential	1850000
		0A	702	3BHK	138.25	0.012	N.A.	Residential	788709
		0A	703	3BHK	146.69	0.013	N.A.	Residential	1700000
		0A	704	2BHK	121.05	0.011	N.A.	Residential	690590
		0A	705	3BHK	146.69	0.013	N.A.	Residential	868800
		0A	706	2BHK	121.42	0.011	N.A.	Residential	1600000
		0A	707	3BHK	137.87	0.012	N.A.	Residential	1050000
		0A	708	3BHK	136.47	0.012	N.A.	Residential,	1123785

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		0A	802	2BHK	126.25	0.011	N.A.	Residential	1077323
		0A	802	3BHK	135.87	0.012	N.A.	Residential	775146
		0A	803	2BHK	126.25	0.011	N.A.	Residential	950000
		0A	804	2BHK	121.05	0.011	N.A.	Residential	807860
		0A	805	2BHK	126.25	0.011	N.A.	Residential	1380000
		0A	806	2BHK	121.05	0.011	N.A.	Residential	1080645
		0A	807	2BHK	126.25	0.011	N.A.	Residential	660000
		0A	808	3BHK	135.92	0.012	N.A.	Residential	1579000
10	9th Floor	0A	901	2BHK	113.11	0.010	N.A.	Residential	776088
		0A	902	3BHK	124.82	0.011	N.A.	Residential	926907.18
		0A	903	2BHK	113.11	0.010	N.A.	Residential	727388
		0A	904	2BHK	121.05	0.011	N.A.	Residential	1172700
		0A	905	2BHK	113.15	0.010	N.A.	Residential	1265000
		0A	906	2BHK	121.05	0.011	N.A.	Residential	1107550
		0A	907	2BHK	113.06	0.010	N.A.	Residential	666514
		0A	908	3BHK	124.84	0.011	N.A.	Residential	712092
11	10th Floor	0A	1001	2BHK	123.75	0.011	N.A.	Residential	1669400
		0A	1002	3BHK	131.92	0.012	N.A.	Residential	844900
		0A	1004	2BHK	121.70	0.011	N.A.	Residential	1179000
		0A	1005	2BHK	116.03	0.010	N.A.	Residential	902015.45
		0A	1006	2BHK	121.70	0.011	N.A.	Residential	1002150
		0A	1008	3BHK	131.92	0.012	N.A.	Residential	841702.4
12	11th Floor	0A	1102	3BHK	205.96	0.018	N.A.	Residential	1256844
		0A	1104	3BHK	272.02	0.024	N.A.	Residential	2806800
		0A	1105	3BHK	272.02	0.024	N.A.	Residential	2124792
		0A	1108	3BHK	205.96	0.018	N.A.	Residential	1662000
					11352.65	1.00			86,441,791.63

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Name of Condominium: SUNBREEZE APARTMENT (Block B)

SI No.	Floor	Block	Identifiable No. of the Apartment	No. of Rooms	Covered area (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 association of apartment owners	Approved use Residential/Commercial	Value of the Apartment
1	2		3		4		6	7	8
1	Ground Floor	OB	001	2BHK	133.31	0.013	N.A.	Residential	1650250
		OB	003	2BHK	133.27	0.013	N.A.	Residential	1054364
		OB	005	2BHK	133.27	0.013	N.A.	Residential	1649685
		OB	007	2BHK	133.31	0.013	N.A.	Residential	1415089
2	1st Floor	OB	101	3BHK	138.33	0.013	N.A.	Residential	1637165
		OB	102	3BHK	130.50	0.012	N.A.	Residential	1376843
		OB	103	3BHK	138.36	0.013	N.A.	Residential	1530478
		OB	104	2BHK	119.43	0.011	N.A.	Residential	1414123
		OB	105	3BHK	138.42	0.013	N.A.	Residential	1417173
		OB	106	2BHK	119.47	0.011	N.A.	Residential	1181512
		OB	107	3BHK	138.36	0.013	N.A.	Residential	1116998
		OB	108	3BHK	130.43	0.012	N.A.	Residential	1290530
3	2nd Floor	OB	201	3BHK	138.36	0.013	N.A.	Residential	1414864
		OB	202	3BHK	130.50	0.012	N.A.	Residential	1229076
		OB	203	3BHK	138.36	0.013	N.A.	Residential	1438354
		OB	204	2BHK	119.47	0.011	N.A.	Residential	1350300
		OB	205	3BHK	138.36	0.013	N.A.	Residential	1327277
		OB	206	2BHK	119.43	0.011	N.A.	Residential	1285566
		OB	207	3BHK	138.36	0.013	N.A.	Residential	1528481
		OB	208	3BHK	130.50	0.012	N.A.	Residential	1251817
4	3rd Floor	OB	301	3BHK	138.36	0.013	N.A.	Residential	1386567
		OB	302	3BHK	130.50	0.012	N.A.	Residential	1474891
		OB	303	3BHK	138.36	0.013	N.A.	Residential	1327277
		OB	304	2BHK	119.43	0.011	N.A.	Residential	1156315
		OB	305	3BHK	138.36	0.013	N.A.	Residential	1327277
		OB	306	2BHK	119.47	0.011	N.A.	Residential	1478900
		OB	307	3BHK	138.36	0.013	N.A.	Residential	1265650
		OB	308	3BHK	130.50	0.012	N.A.	Residential	1251831
5	4th Floor	OB	401	3BHK	138.36	0.013	N.A.	Residential	1563798
		OB	402	3BHK	130.50	0.012	N.A.	Residential	

		OB	403	3BHK	138.36	0.013	N.A.	Residential	1516884
		OB	404	2BHK	119.43	0.011	N.A.	Residential	964175
		OB	405	3BHK	138.42	0.013	N.A.	Residential	1512220
		OB	406	2BHK	119.47	0.011	N.A.	Residential	1309791
		OB	407	3BHK	138.36	0.013	N.A.	Residential	1266517
		OB	408	3BHK	130.50	0.012	N.A.	Residential	877367
6	5th Floor	OB	501	3BHK	148.42	0.014	N.A.	Residential	1479807
		OB	502	3BHK	132.70	0.013	N.A.	Residential	1297372
		OB	503	3BHK	148.42	0.014	N.A.	Residential	1699609
		OB	504	2BHK	121.07	0.011	N.A.	Residential	1426395
		OB	505	3BHK	148.42	0.014	N.A.	Residential	1597632
		OB	506	2BHK	121.07	0.011	N.A.	Residential	1303227
		OB	507	3BHK	148.46	0.014	N.A.	Residential	1424122
		OB	508	3BHK	132.76	0.013	N.A.	Residential	1312894
7	6th Floor	OB	601	3BHK	146.60	0.014	N.A.	Residential	1406298
		OB	602	3BHK	134.98	0.013	N.A.	Residential	869868
		OB	603	3BHK	146.55	0.014	N.A.	Residential	1449302
		OB	604	2BHK	121.14	0.011	N.A.	Residential	1312150
		OB	605	3BHK	146.55	0.014	N.A.	Residential	1449301
		OB	606	2BHK	121.14	0.011	N.A.	Residential	1434400
		OB	607	3BHK	146.55	0.014	N.A.	Residential	1518315
		OB	608	3BHK	134.98	0.013	N.A.	Residential	1243371
8	7th Floor	OB	701	2BHK	125.26	0.012	N.A.	Residential	1599792
		OB	702	3BHK	137.40	0.013	N.A.	Residential	1774800
		OB	703	2BHK	125.26	0.012	N.A.	Residential	1599792
		OB	704	2BHK	121.14	0.011	N.A.	Residential	1366505
		OB	705	2BHK	125.26	0.012	N.A.	Residential	1347484
		OB	706	2BHK	121.14	0.011	N.A.	Residential	1434400
		OB	707	2BHK	125.23	0.012	N.A.	Residential	1580000
		OB	708	3BHK	137.34	0.013	N.A.	Residential	1552253
9	8th Floor	OB	801	2BHK	113.62	0.011	N.A.	Residential	1388200
		OB	802	3BHK	131.74	0.012	N.A.	Residential	1451678
		OB	803	2BHK	113.62	0.011	N.A.	Residential	1516638
		OB	804	2BHK	121.14	0.011	N.A.	Residential	1009296
		OB	805	2BHK	113.62	0.011	N.A.	Residential	1387309
		OB	806	2BHK	121.07	0.011	N.A.	Residential	1433550
		OB	807	2BHK	113.62	0.011	N.A.	Residential	1214676
		OB	808	2BHK	121.14	0.011	N.A.	Residential	1434400

		OB	901	2BHK	122.82	0.012	N.A.	Residential	1511126
		OB	902	3BHK	133.02	0.013	N.A.	Residential	1116866
		OB	904	2BHK	121.07	0.011	N.A.	Residential	1453750
		OB	905	2BHK	122.82	0.012	N.A.	Residential	1634224
		OB	906	2BHK	121.07	0.011	N.A.	Residential	1453750
		OB	908	3BHK	133.02	0.013	N.A.	Residential	1217097
11	10th Floor	OB	1002	3BHK	185.06	0.018	N.A.	Residential	1932450
		OB	1004	3BHK	253.16	0.024	N.A.	Residential	1650000
		OB	1006	3BHK	253.16	0.024	N.A.	Residential	2728800
		OB	1008	3BHK	185.06	0.018	N.A.	Residential	1400000
					10554.90	1.00			109,677,549.00

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: Noida

Date: 13/6/2014

Signature of declarant with designation and seal



**Annexure- 'C'**

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

Sl. No.	Particulars	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	19998.75 Sq.m.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	2284.489 Sq.m.	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	4233.71 Sq.m.	X
(c)	Total covered area of the building [ Total of (a), (b-1) & (b-2)]	X	X	X	26516.949 Sq.m.
	<b>Sum Up</b>	<b>19998.75 Sq.m.</b>	<b>2284.489 Sq.m.</b>	<b>4233.71 Sq.m.</b>	<b>26516.949 Sq.m.</b>

Place: *Noida*

Date: *13/6/2014*

*[Signature]*  
Signature of declarant

with designation and seal



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	8000 Sq.m.
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	2194.124 Sq.mtr.& its floor A = 1, B = 1,
(c)	Facilities in the basement	Parking, Generator Room, Pump Room,
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	2100 Sq.mtr. in Basement, 420 Sq.mtr. Stilt, 1820 Sq.m. Open parking Area,
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	I	Garden lawns 836 Sq. mtrs.
	li	Children playing area N.A.
	lii	Swimming Pool 226.87 Sq.m.
	iv	Tennis Court N.A.
	v	Badminton Court N.A.
	vi	Commercial areas and facilities N.A.
	vii	Lobby & facilities 161.5 Sq.m.
	viii	Any other facility N.A.
(f)	Common areas & facilities located throughout the building(as shown in exhibit 'A')	
	i.	Elevator A = 3, B = 3,
	ii.	Area of shafts 70.72 Sq.mtrs.
	iii.	Elevator shaft extends from ground floor upto Block A = 12 floor, Block B = 11 floor
	iv.	No. of stairway 'A' (if any), which lead from the ground floor to the Block A = 2, Area = 24 Sq.m., Block B = 2, Area = 24 Sq.m.

	roof of the building.	
v.	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	Block A = 5, Area = 28 Sq.m., Block B = 2, Area = 26 Sq.m.
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	Block A = 1, Block B = 1,
vii.	No. of water tank(s)	OHT = 2+2, UGT = 2
viii.	Elevator pent- house with corresponding elevator equipment located on the roof of the building.	N.A.
ix.	Plumbing network throughout the building	G.I.
x.	Electric wiring net-work throughout the building	Copper
xi.	Necessary light(s)	Common Area
xii.	Telephone(s)	Door phone only
xiii.	Public water Connection(s)	N.A.
xiv.	Foundations and main walls, columns, girders, beam and roofs of the building	Foundation and Roofs = RCC. Column, girders, beam = RCC. Walls = brick walls
xv.	Tank(s)	UGT = 2 X 20 KLD OHT = 4 X 12.6 KLD
xvi.	Pump(s)	N.A.
xvii.	Motor(s)	N.A.
xviii	Fans	N.A.

xix	Fire fighting equipment(s)	F.H.C, F.H:R. etc.
xx.	Compressor(s)	N.A.
xxi.	Duct(s)	N.A
xxii.	Central Air Conditioning Equipments(s)	N.A
xxiii.	Heating Equipment	N.A
xxiv	General all apparatus & installation existing for common use.	Pump Room Mechanical Room

Place: Noida

Date: 13/6/2014

Signature of declarant with designation and seal



Note: Section 3(i) of the Act defined the term "common areas and facilities" and the above common areas and facilities are illustrative and exhaustive.

Annexure 'E'

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

"Limited Common areas & facilities" (as defined in S.3(C) of the act and shown in Exhibit 'A')		
i	Parking	Basement 2100 Sq.mtr. and No. 70 , Stilt 420 Sq.mtr. and No. 14, Open parking Area 1820 Sq.m. and No. 91,
ii	Lobby, giving access to the elevator(s) to specified dwelling unit	Block = A ( 11 floor, 84 Sq.m. ), Block = B ( 10 floor, 90.81 Sq.m. )
iii	Corridor extending from the lobby to the stairway	

Place: *Noida*

Date: *13/6/2014*

Signature of declarant with designation and seal



Note: Section 3(s) of the act has defined the term Limited Common areas and facilities means "these 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" if the building to which the present declaration relates

"Independent areas" (as defined in S.3(P) of the At		
I	Parking	N.A.
ii	Servant quarter	N.A.
iii	Club with independent access	N.A.
iv	Convenient shops	N.A.
V	Covered garage/store	N.A.
Vi	Terrace attached to an apartment.(if applicable)	Block = A, 2 Pent House Area 78 Sq. m. Block = B, 2 Pent House Area 63.6 Sq.m.

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 apartments and may be sold by the without the interference of other apartment owners.

Place: *Noida*

Date: *13/6/2014*

Signature of declarant with designation and seal



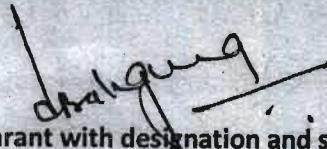
*[Handwritten Signature]*

Schedule-A

1. Foundation: RCC.
2. Flooring: Marble, Tiles, PCC.
3. Doors and Hardware: Hardwood, Aluminum Doors,
4. Windows: Aluminum Windows.
5. Internal Finish: OBD. Distemper, Paint.
6. External Finish: Greet wash.
7. Sanitary ware and fittings: Stoneware, G.I.
8. Electrical: - Copper.
9. Plumbing and water Line: G.I.

Place: Noida

Date: 13/6/2014

  
Signature of declarant with designation and seal



Form "B"

N.A

(See Rule 6)

Undertaking by the person acquiring apartment (Under Section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Office of the Competent Authority at Ghaziabad

I S/o \_\_\_\_\_ R/o \_\_\_\_\_ acquired apartment No. \_\_\_\_\_ in the property \_\_\_\_\_ by way of gift, exchange, purchase or otherwise or taking lease of an apartment from Shri \_\_\_\_\_.

I hereby undertake to comply with the covenants, conditions and restrictions subject to which said apartment was owned by the aforesaid Shri \_\_\_\_\_ before the date of transfer.

Further, I shall be subject to the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010

Place:

Signature of declarant with designation and seal

Date:

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