

FORM A

(See Rule 3)

FORM OF DECLARATION

Date 17-01-2015

Place:- | Ghaziabad

Promoter Details: Millenia Promoters Pvt. Ltd

- 1 Name: Dalvir Singh
- 2 Registered Office: B-23/25 Kailash Colony New Delhi-48
- 3 Local/Postal Address: makanpur, pocket-01, sector-07, Vaishali, Ghaziabad
- 4 Date of Incorporation:
- 5 Name/Designation of Authorised Signatory:  
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 Hpousing scheme, detailed below:

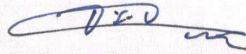
S.No.	Description	Particulars
(I.)		
1	Name of the building/ Group Housing scheme	MILLENIUM EMERALD HEIGHT
2	Sanctioning Authority of the Plan	GDA
3	Date of sanctioning	25-10-99
4	Municipal No. of the Property	VILL-MAKAPUR
5	Municipal ward of the Property	SECTOR-07, VAISHALI
6	Postal address of the property	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/G+15

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		3900 sqmt.
3	Date of last document of title under which the promoter claims the land		
4	Details of registration of the above title document	Book no.	
		Vol. no.	
		Page nos.	
		Sl. No.	
		Date of Regn.	
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



Signature of declarant

with designation and seal

Date

Annexure 'B'

(Details of Apartment)

Name of Condominium

MILLENIU EMERALD HEIGHT

Value of Condominium  
TOWER-5

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	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		002	3	110.928	0.95	0.95		
		003	0	136.755	1.17	1.17		
		004	0	136.755	1.17	1.17		
		005	3	110.928	0.95	0.95		
		006	4	106.368	0.91	0.91		
		S01	1	7.698	0.07	0.07		
		S02	1	7.698	0.07	0.07		
2	First Floor	101	3	110.928	0.95	0.95		
		102	3	110.928	0.95	0.95		
		103	4	136.755	1.17	1.17		
		104	4	136.755	1.17	1.17		
		105	3	110.928	0.95	0.95		
		106	3	110.928	0.95	0.95		
		S101	1	7.698	0.07	0.07		
		S102	1	7.698	0.07	0.07		
3	2nd floor	201	3	110.928	0.95	0.95		
		202	3	110.928	0.95	0.95		
		203	4	136.755	1.17	1.17		
		204	4	136.755	1.17	1.17		
		205	3	110.928	0.95	0.95		
		206	3	110.928	0.95	0.95		
		S201	1	7.698	0.07	0.07		
		S202	1	7.698	0.07	0.07		
4	3rd floor	301	3	110.928	0.95	0.95		
		302	3	110.928	0.95	0.95		
		303	4	136.755	1.17	1.17		
		304	4	136.755	1.17	1.17		
		305	3	110.928	0.95	0.95		
		306	3	110.928	0.95	0.95		
		S301	1	7.698	0.07	0.07		
		S302	1	7.698	0.07	0.07		
5	4th floor	401	3	110.928	0.95	0.95		
		402	3	110.928	0.95	0.95		
		403	4	136.755	1.17	1.17		
		404	4	136.755	1.17	1.17		
		405	3	110.928	0.95	0.95		
		406	3	110.928	0.95	0.95		
		S401	1	7.698	0.07	0.07		
		S402	1	7.698	0.07	0.07		
6	5th floor	501	3	110.928	0.95	0.95		
		502	3	110.928	0.95	0.95		
		503	4	136.755	1.17	1.17		
		504	4	136.755	1.17	1.17		
		505	3	110.928	0.95	0.95		

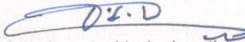
		506	3	110.928	0.95	0.95		
		S501	1	7.698	0.07	0.07		
		S502	1	7.698	0.07	0.07		SOLD AS
7	6th floor	601	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		602	3	110.928	0.95	0.95		
		603	4	136.755	1.17	1.17		
		604	4	136.755	1.17	1.17		
		605	3	110.928	0.95	0.95		
		606	3	110.928	0.95	0.95		
		S601	1	7.698	0.07	0.07		
		S602	1	7.698	0.07	0.07		
8	7th floor	701	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		702	3	110.928	0.95	0.95		
		703	4	136.755	1.17	1.17		
		704	4	136.755	1.17	1.17		
		705	3	110.928	0.95	0.95		
		706	3	110.928	0.95	0.95		
		S701	1	7.698	0.07	0.07		
		S702	1	7.698	0.07	0.07		
9	8th floor	801	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		802	3	110.928	0.95	0.95		
		803	4	136.755	1.17	1.17		
		804	4	136.755	1.17	1.17		
		805	3	110.928	0.95	0.95		
		806	3	110.928	0.95	0.95		
		S801	1	7.698	0.07	0.07		
		S802	1	7.698	0.07	0.07		
10	9th floor	901	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		902	3	110.928	0.95	0.95		
		903	4	136.755	1.17	1.17		
		904	4	136.755	1.17	1.17		
		905	3	110.928	0.95	0.95		
		906	3	110.928	0.95	0.95		
		S901	1	7.698	0.07	0.07		
		S902	1	7.698	0.07	0.07		
11	10th floor	1001	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1002	3	110.928	0.95	0.95		
		1003	4	136.755	1.17	1.17		
		1004	4	136.755	1.17	1.17		
		1005	3	110.928	0.95	0.95		
		1006	3	110.928	0.95	0.95		
		S1001	1	7.698	0.07	0.07		
		S1002	1	7.698	0.07	0.07		
12	11th floor	1101	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1102	3	110.928	0.95	0.95		
		1103	4	136.755	1.17	1.17		
		1104	4	136.755	1.17	1.17		
		1105	3	110.928	0.95	0.95		
		1106	3	110.928	0.95	0.95		
		S1101	1	7.698	0.07	0.07		
		S1102	1	7.698	0.07	0.07		
13	12th floor	1201	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1202	3	110.928	0.95	0.95		
		1203	4	136.755	1.17	1.17		
		1204	4	136.755	1.17	1.17		
		1205	3	110.928	0.95	0.95		
		1206	3	110.928	0.95	0.95		
		S1201	1	7.698	0.07	0.07		
		S1202	1	7.698	0.07	0.07		
14	13th floor	1301	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1302	3	110.928	0.95	0.95		
		1303	4	136.755	1.17	1.17		
		1304	4	136.755	1.17	1.17		

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14	13th floor	1305	3	110.928	0.95	0.95	Res	SOLD AS/AGREEMENT
		1306	3	110.928	0.95	0.95		
		S1301	1	7.698	0.07	0.07		
		S1302	1	7.698	0.07	0.07		
15	14th floor	1401	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1402	3	110.928	0.95	0.95		
		1403	4	136.755	1.17	1.17		
		1404	4	136.755	1.17	1.17		
		1405	3	110.928	0.95	0.95		
		1406	3	110.928	0.95	0.95		
		S1401	1	7.698	0.07	0.07		
		S1402	1	7.698	0.07	0.07		
16	15th floor	1501	3	110.928	0.95	0.95	Residential	SOLD AS/AGREEMENT
		1502	3	110.928	0.95	0.95		
		1503	4	136.755	1.17	1.17		
		1504	4	136.755	1.17	1.17		
		1505	3	110.928	0.95	0.95		
		1506	3	110.928	0.95	0.95		
		S1501	1	7.698	0.07	0.07		
		S1502	1	7.698	0.07	0.07		

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 aggregate of Column No. 4.

Place:

  
Signature of declarant with designation and seal

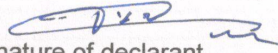
Date:

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	11717.37	x	x	x
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act)	x	1761.49	x	x
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	x	x	x	2350
(c)	Total covered area of the building { Total of (a), (b-1) & (b-2)}	x	x	x	15828.86
	Sum up	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. ©

Place

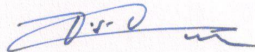
  
Signature of declarant  
with designation and seal

Date

## 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 2350 sqmt. For parking
(c)	Facilities in basement	Parking, storage
(d)	Parking facilities (as shown in exhibit 'A' attached hereto)	2350 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	172 SQMT.
	(vii) Lobby & facilities	50 sqmt lobby at ground
	(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 the ....upper floors.	NA
	(vii) No. of water tanks	3terrace & 2 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



(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 appratus & installation existing for common use	NA



Place

Signature of declarant  
with designation and seal

Date

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.

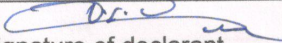


Annexure 'E'

Details of 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	2350 sqmt in basement and open 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 1761.49 SQMT. APPROX.

Place:

  
Signature of declarant  
With designation and seal

Date:

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'

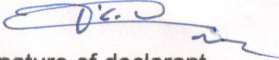
Details of the "independent areas" of the building to which the present declaration relates

"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	COMMERCIAL SPACE
(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:-

Date:-

  
Signature of declarant  
With designation and seal