

July 31, 2015

To

Sh. Shriprakash Gupta
The Special Officer
Ghaziabad Development Authority
Ghaziabad, U.P.

प्रधान ~~अधीन~~ प्रमोरी ~~ऑन~~ 6.
Zone 6.

Subject: Submission of declaration in Form 'A'.

Dear Sir,

As desired by your office, please find attached herewith declaration in Form-A with Annexures 'A' to 'F' as per sub-section (1) of Section 12 of U.P. Apartment Act, 2010 r/w rule 3 of U.P. Apartment rules 2011 for our project 'G.C. Centrum' situated at Plot No. GH-07, Mall Road, Ahinsa Khand-2, Indirapuram, Ghaziabad, U.P.

Kindly acknowledge the receipt of the same and oblige.

Thanking you,

For M/s Gulshan Homz Pvt. Ltd.

Manoj

(Authorised Signatory)

01/8/15
गजिवाबाद
गजिवाबाद

Gulshan Homz Pvt. Ltd.

Regd. Office: 121, Hargovind Enclave, Delhi-110092, Telefax: + 91 11 22375246, 22375247

CIN:- U70109DL1997PTC084494, Email: info@gulshanhomz.com,

1

The Uttar Pradesh Apartment (Promotion of Construction, Ownership and
Maintenance) Rules, 2011

INDEX

Sl. No.	Particulars	Page No.
1.	The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011	2
	Rule 1 Short Title and Commencement	2
	Rule 2 Definitions	2
	Rule 3 Form of Declaration	2
	Rule 4 Amendment of Declaration	3
	Rule 5 Grant of permission for prosecution.	4
	Rule 6 Undertaking to be filed by the person acquiring Apartment.	4
2.	<u>Form "A"</u> —Declaration by promoter under section 12 of the Act with Annexures 'A' to 'F' and schedule-'A'.	5-18
3.	<u>Form "B"</u> — Undertaking by the person acquiring the apartment.	19

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

UTTAR PRADESH SHASHAN
AWAS EVAM SAHARI NIYOJAN ANUBHAG-1

In pursuance of the provisions of clause (3) of article.348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 3975/8-1-11-115D.A./02T.C.-I dated 16 November, 2011

NOTIFICATION

No. 3975/8-1-11-115D.A./02T.C.-I

Luck now : Dated 16 November, 2011

In exercise of the powers conferred by section 30 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, the Governor of Uttar Pradesh hereby makes the following rules, namely:—

The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011

Short Title and commencement

- 1. (1) These rules may be called The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011.
- (2) They shall come into force with effect from the date of their publication in the Gazette.

Definitions

- 2. (1) In these rules, unless the context otherwise requires,—
 - (a) "Act" means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.
 - (b) "Form" means a Form appended to these rules;
 - (c) "Competent Authority" means the Vice-Chairman of the Development Authority in whose development area the building is situated or the Collector of the district where no such Development Authority exists.
 - (d) "Section" means a section of the Act.

(2) Words and expressions used in these rules but not defined shall have the meanings respectively assigned to them in the Act.

Form Declaration of (sub section-1 of section 12)

- 3. The declaration shall be submitted by a promoter under sub-section (1) of section 12 in Form 'A' which shall be submitted by the promoter within a period of 12 months from the date of approval of the plans. Where the building has been constructed or is under

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement.

Amendment
Declaration
(sub section-2
section 12)

Of 4. (1)
of

The declaration submitted by a promoter under rule 3 may be amended at any time, by the promoter, if,-

- (a) the declaration suffers from any clerical or arithmetical mistake or error arising therein from any accidental slip or omission; or
- (b) the amendment is necessitated by reason of any revision in the sanctioned plan of the building; or
- (c) the proposed amendment is just and reasonable;

provided that the amendment made by the Promoter shall not violate the building bye-laws, sanctioned building plan or the contractual obligation of the promoter.


(2) For making amendment in the declaration referred to in sub-rule (1) the promoter shall move a written application to the Competent Authority with such fees as may be determined by the Competent Authority, specifying therein the circumstances and reasons for amending it and such application shall be supported by an affidavit of the promoter or of a person authorized on his behalf along with the necessary documents.

(3) The Competent Authority, on receipt of the application under sub-rule (2) shall issue a written notice to the association of the apartment owners of the building and shall also cause the publication of a public notice in two daily newspapers circulating in that locality.

(4) On receipt of the objections, if any, received within 30 days from the date of publication of notice under sub-rules (3) the Competent Authority shall, after giving an opportunity of being heard to the objector, association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.

(5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Grant of permission for prosecution 5.

(sub section-4 of section 25)

(1) After majority decision by the Board, the President or the person authorized on its behalf may apply the Competent Authority for grant of the permission to file its written complaint under the provisions of sub-section (4) of section 25;

Provided that every such application shall be accompanied by a true attested copy of the decision of the Board;

Provided further that such application shall clearly specify the nature and extent of the violation of the provisions of the Act or the Bye-laws, as the case may be;

Provided also that such application shall also specify the steps taken and efforts made by the Board to ensure that the violation is set right by the concerned owner of the apartment or the promoter, as the case may be, alongwith necessary documents of the efforts made by the Board.

(2) The Competent Authority, on receipt of the Application, shall give notice to the erring apartment owner or the promoter, as the case may be and shall pass such order as he may deem fit.

Provided that no such order shall be passed by the Competent Authority unless the Competent Authority records his satisfaction in writing as to the violation of the provisions of the Act or the bye-laws after affording adequate opportunity of being heard to all concerned.

Undertaking to be filed by the person acquiring apartment.

(section 10)

6. Any person acquiring any apartment from any apartment owner by gift, exchange, purchase or otherwise, or taking lease of an apartment from an apartment owner under section 10 and shall execute an undertaking in Form 'B' to comply with the covenants, conditions and restrictions, subject to which such apartment is owned by the said apartment owner. Such undertaking shall be executed and registered within a period of 30 days from the date of acquiring the apartment.

For Gulshan Homiz Pvt. Ltd.

[Signature]
Authorised Signatory

FORM A

(See Rule 3)

FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name: Gulshan Homz Pvt Ltd
2. Registered Address: 121, Hargovind Enclave, Delhi-110092
3. Local/ Postal Address: G C Centrum, Group Housing At Khasra # 21/1, Village-Chajjarasi&khasra#527/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guatam Budh Nagar
4. Date of Incorporation (if applicable):
5. Name/designation of Authorized Signatory:

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	G C CENTRUM
2.	Sanctioning Authority of the plan	GDA
3.	Date of sanction	23-09-2005
4.	Municipal No. of the property	Housing At Khasra # 21/1, Village-Chajjarasi&khasra#527/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guatam Budh Nagar
5.	Municipal Ward of the property	Housing At Khasra # 21/1, Village-Chajjarasi&khasra#527/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guatam Budh Nagar
6.	Postal address of the property	Pit No GH.Mall Road Gulshan Homz Pvt. Ltd. Khand-2, Indira Puram, Ghaziabad

Authorised Signatory

		Chajjarasi&khasra#527/3,Village-Mahi Uddinpur,Kanawani,Pargana Loni,Tahsil-Dadri,Distt-Guatam Budh Nagar
7.	Name of Architect/ Structural Engineer	Mr.Anuj Agrawal & Associates
8	Height of the building	Tower-A and B, Height = 34400 MM
9	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10	No. of Floors	S+ 9 and S+8

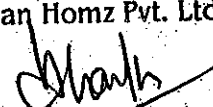
THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be sold to one or more persons, each person obtaining a particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as the 'Apartment') and also an undivided interest in the general and/or 'limited common areas and facilities' of the building/property scheme, as listed in this declaration deed, necessary for their adequate use and enjoyment, and referred to as:-

- (a) Common facilities for dwelling units of individual block
- (b) Limited common facilities for apartments, means those common areas and facilities which have been designated in writing by the promoter as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

FOURTH: That the aforesaid building has a total floor area of 17043.22 square meters on all floors, of which 16655.96 square meters will constitute the apartments and remaining 387.26 square meters will constitute the 'common areas and facilities' and 907.5 sq mt eters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "G C Centrum (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in S. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in S. 3(s) of the Act), and the 'independent areas' (as defined in S. 3(p) of the Act), and shall be as follows.

For Gulshan Homz Pvt. Ltd.


Authorized Signatory

Sl. No.	Item	Details
1.	"Common areas & facilities" [as defined in S. 3(i) of the Act]	2596.53 Sq Mt
2.	"Limited common areas & facilities" [as defined in S. 3(s) of the Act]	987.5 Sq Mt
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

G C Centrum Condominium is based on the proportionate value of each apartment to the total value of all apartments.

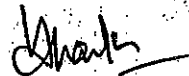
SEVENTH: That the Administration of G C Centrum Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

EIGHTH: That for the purpose of stamp duty and registration fees payable on the deed of apartments under S. 13 of the Act, the value of the

- (a) land of each apartment would be computed on the basis of the percentage of the undivided share so that the aggregate of the land component of all of the apartments of the building is equivalent to the total value of the land of the building;
- (b) the construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

NINTH: that the 'common areas and facilities' as well as the 'limited common areas and facilities' shall remain undivided and no apartment owner shall bring any action for their partition or division thereof.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

TENTH: that the percentage of the undivided interest in the "common areas and facilities" as well as the "limited common areas and facilities" established herein shall not be changed except with the unanimous consent of all the apartment owners and approval of Competent Authority expressed in amendment to this deed.

ELEVENTH: that the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument;

TWELTH: that neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by only registered instruments;

THIRTEENTH: that if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Act;

FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of the title by such acquirer but the association of apartment owners would be entitled to recover the amount subsequent to the date of acquisition of title by such acquirer.

FIFTEENTH: that the 'independent areas', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of S. 3(p) of the Act.

SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ _____ per month from the owners of each apartment.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

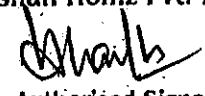
IN WITNESS WHEREOF, for on and behalf of
M/s Gulshan Homz Pvt Ltd, 121- Hargovind Enclave , Delhi-110092 (the promoter)
hereto set his hand this 12 day of June of year 2015 .

Signed and delivered by
(Seal of the Promoter)

In the presence of:-

- 1. _____
- 2. _____

For Gulshan Homz Pvt. Ltd.



Authorised Signatory



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	G C Centrum Housing At Khasra # 21/1, Village-Chajjarasi&khasra#52 7/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guatam Budh Nagar						
		Tehsil							
		District	Guatam Budh Nagar						
2.	Survey No. with area	Specify no.	G C Centrum Housing At Khasra # 21/1, Village-Chajjarasi&khasra#52 7/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guatam Budh Nagar						
3.	Date of last document of title under which the promoter claims the land	Specify date	<table border="1"> <tr> <td>1</td> <td></td> </tr> <tr> <td>5011 sq mt</td> <td>4103.5 sq mt</td> </tr> <tr> <td colspan="2">5.10.2004</td> </tr> </table>	1		5011 sq mt	4103.5 sq mt	5.10.2004	
1									
5011 sq mt	4103.5 sq mt								
5.10.2004									
4.	Details of Registration of the above title document	Book No.	<table border="1"> <tr> <td>1</td> <td>1</td> </tr> </table>	1	1				
1	1								
		Vol. No.	<table border="1"> <tr> <td>1239</td> <td>574</td> </tr> </table>	1239	574				
1239	574								
		Page Nos.	<table border="1"> <tr> <td>341-378</td> <td>655-780</td> </tr> </table>	341-378	655-780				
341-378	655-780								
		Sl. No.	<table border="1"> <tr> <td>5337</td> <td>6396/97</td> </tr> </table>	5337	6396/97				
5337	6396/97								
		Date of Regn.	14.10.2004						
5.	Boundaries of the land	North	other group housing plot						
		South	18 meter road						
		East	24 meter road						
		West	other group housing plot						
5.	Land whether freehold or leasehold		Free Hold For Gulshan Homz Pvt. Ltd.						

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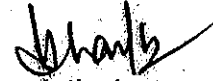
6.	If land is leasehold, the unexpired period of lease	the	N.A
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Place:

Signature of declarant
with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.



Authorised Signatory



Annexure-'C'

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

Sl. No.	Particulars				
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	17043.22 Sq Mt	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	2596.53 Sq Mt	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	907.5 Sq Mt	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	20547.25 Sq Mt
	Sum up	i.e.(a)	i.e.(b-1)	i.e.(b-2)	i.e.(c)

Place:

Signature of declarant
with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.

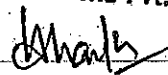

Authorised Signatory

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.	G C Centrum, 9114.50 Sq Mt
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	1469.12 sq. mtr. & its floor
(c)	Facilities in the basement	RWA office, L T Panel Room and stores
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	907.5 Sq mt
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
(i)	Garden lawns	1367.17 Sq Mt
(ii)	Children playing area.	Ground floor green area
(iii)	Swimming Pool	Yes
(iv)	Tennis Court	NO
(v)	Badminton Court	Ground floor green area
(vi)	Commercial areas & facilities	387.26 Sq Mt
(vi)	Lobby & facilities	Yes
(viii)	Any other facility	Zym, Community Hall, Table tennis and pool table
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit	(2596.53-907.5=1689.03 sq mt) 1689.03 Sq Mt

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

(i)	Elevator	10
(ii)	Area of shaft(s)	36.10 sq. mtrs.
(iii)	Elevator shaft extends from ground floor upto	9 th Floor and 8 th Floor
(iv)	No. of stairway 'A', which lead from the ground floor to the roof of the building	10 No, 161.7 Sq Mt
(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.	NA
(vii)	No. of Water tank(s)	5 no
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
(ix)	Plumbing network throughout the building	CPVC, UPVC and G I
(x)	Electric wiring net-work throughout the building	Copper Wiring
(xi)	Necessary light(s)	Available
(xii)	Telephone(s)	Guard Room
(xiii)	Public water connection(s)	GDA(Single Point)

For Gulshan Homz Pvt. Ltd.

Shank
Authorised Signatory

	(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	RCC
	(xv)	Tank(s)	1 UGT and 5 Over head
	(xvi)	Pump(s)	3
	(xvii)	Motor(s)	3
	(xviii)	Fans	NA
	(ixx)	Fire fighting equipment(s)	Jockey Pump, Hydraulic Pump, Sprinkler Pump, Main Pump
	(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	Yes, Hose Reel,

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.

FOR TRANSMIT TECHZ PVT. LTD;

[Signature]
Authorised Signatory

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')						
1) Store Detail						
A) Store In Basement						
Sr. No	Description	No of Store	Dimension		Area in Sqmt	Remarks
			Length	Width		
1	1 to 20	20	4.19	1.61	134.92	
2	21	1	6.44	3.91	25.18	
3	22 to 25	4	3.755	1.723	25.88	
4	26	1	3.755	3.446	12.94	
5	27 to 30	4	3.91	1.61	25.18	
6	31 to 33	3	3.755	1.723	19.41	
7	34 to 47	14	4.19	1.61	94.44	
8	48	1	8.4	1.859	15.62	
B) Parking In Stilt						
1	1	1	66	13.75	907.50	
C) Parking In Open Area						
1	1	1	115	13.75	1581.25	
2) Lobby, giving access to the elevator (s) to specify dwelling unit						N/A
3) Corridor extending from the lobby to the stair way						N/A

Place: **For Gulshan Homz Pvt. Ltd.**

Signature of declarant

[Signature]
Authorised Signatory

with designation and seal

Date:

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

<u>"independent areas" (as defined in S. 3(P) of the Act)</u>		
(i)	Parking	181 no, 2488.75 sq Mt,
(ii)	Servant quarter	NA
(iii)	Club with independent access	1 no, 270 Sq mt
(iv)	Convenient shops	4 No, 387.26 Sq Mt,
(v)	Covered garage/store	In front Of Tower A, 1 No Store In Basement ,48 No
(vi)	Terrace attached to an apartment. (if applicable)	NA

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

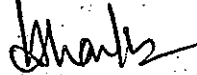
Place:

Signature of declarant

with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.


 Authorised Signatory

Schedule-A
[Specifications of Construction]


1. Foundation: R C C
2. Flooring: Vitrified Tile in Flats and in common area cheema pink granite and black granite stone
3. Doors and Hardware: Wooden Flush Door with hettich Fitting
4. Windows: UPVC
5. Internal Finish: Plastic Paint
6. External Finish: Apex Ultima
7. Sanitary ware and fittings: Hindware chinaware and cp fitting of ceramics and equivalent.
8. Electrical: Kallinga and equivalent.
9. Plumbing and water Line: Main line to fill tank in G I and internal piping of flat in CPVC, waste and sewer upvc.

Place:

Signature of declarant
with designation and seal

Date:

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

FORM "B"

(See Rule 6)

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

Office of the Competent Authority at.....

.....
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.

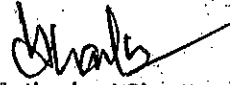
Signature

In presence of

1.

2.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

~~NOT APPLICABLE~~

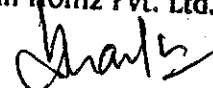
GC Centrum

S No		area	no	floor	Sq mt
	Stair Case	16.17	6	10	970.2
	lift	3.61	6	10	216.6
	community	270	1	1	270
	mummy	112.23	1	1	112.23
	machine room	120	1	1	120
	parking	13.75	66	1	907.5
					2596.53
		Area			
		Total Common area	Stilt Parking		Common Area(Sq mt)
	Common area	2596.53	907.5	1	1689.03

1) Store Detail

A) Store In Basement						
Sr. No	Description	No of Store	Dimention		Area in Sqmt	Remarks
			Length	Width		
1	1 to 20	20	4.19	1.61	134.92	
2	21	1	6.44	3.91	25.18	
3	22 to 25	4	3.755	1.723	25.88	
4	26	1	3.755	3.446	12.94	
5	27 to 30	4	3.91	1.61	25.18	
6	31 to 33	3	3.755	1.723	19.41	
7	34 to 47	14	4.19	1.61	94.44	
8	48	1	8.4	1.859	15.62	
Total Store Area					353.57	

For Gulshan Homz Pvt. Ltd.


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Annexure: B

Detail Of Apartment : G C Centrum, Housing At Khasra # 21/1, Village-Chajjarasi&khasra#527/3, Village-Mahi Uddinpur, Kanawani, Pargana Loni, Tahsil-Dadri, Distt-Guafam Badli Nagar, Ghaziabad.

Name Of Condominium
Value Of Condominium

Tower: A

S. No	Floor	Identifiable No. of the Apartment	No. of Room	Covered Area (In Sq. Mt.) Floor area-15%/Floor area	Percentage of undivided share in land on the basis of covered area of the apartment	Proportionate representation for voting purpose in the meeting of the association of apartment owners	Approved use Residential/Commercial	Value of the Apartment
1	Shift Floor			1199.26		1		
		101	3	84.97	0.600	0.645	Residential	
		102	3	84.97	0.600	0.645	Residential	
		103	3	84.97	0.600	0.645	Residential	
		104	3	84.97	0.600	0.645	Residential	
		105	3	84.97	0.600	0.645	Residential	
		106	3	84.97	0.600	0.645	Residential	
		107	3	84.97	0.600	0.645	Residential	
		108	3	84.97	0.600	0.645	Residential	
		109	3	84.97	0.600	0.645	Residential	
		110	3	84.97	0.600	0.645	Residential	
		111	3	84.97	0.600	0.645	Residential	
		112	3	84.97	0.600	0.645	Residential	
		201	5	166.99	1.179	0.645	Residential	
		202	3	83.49	0.590	0.645	Residential	
		203	3	83.49	0.590	0.645	Residential	
		204	3	83.49	0.590	0.645	Residential	
		205	3	83.49	0.590	0.645	Residential	
		206	3	83.49	0.590	0.645	Residential	
		207	3	83.49	0.590	0.645	Residential	
		208	3	83.49	0.590	0.645	Residential	
		209	3	83.49	0.590	0.645	Residential	
		210	3	83.49	0.590	0.645	Residential	
		211	3	83.49	0.590	0.645	Residential	
		301	3	83.49	0.590	0.645	Residential	
3	First Floor						Residential	

Resident Welfare Committee

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4	Second Floor	302	3	83.49	0.590	0.645	Residential
		303	3	83.49	0.590	0.645	Residential
		304	3	83.49	0.590	0.645	Residential
		305	3	83.49	0.590	0.645	Residential
		306	3	83.49	0.590	0.645	Residential
		307	3	83.49	0.580	0.645	Residential
		308	3	83.49	0.590	0.645	Residential
		309	3	83.49	0.590	0.645	Residential
		310	3	83.49	0.590	0.645	Residential
		311	3	83.49	0.590	0.645	Residential
		312	3	83.49	0.590	0.645	Residential
		5	Third Floor	401	3	83.49	0.590
402	3			83.49	0.590	0.645	Residential
403	3			83.49	0.590	0.645	Residential
404	3			83.49	0.590	0.645	Residential
405	3			83.49	0.590	0.645	Residential
406	3			83.49	0.590	0.645	Residential
407	3			83.49	0.590	0.645	Residential
408	3			83.49	0.590	0.645	Residential
409	3			83.49	0.590	0.645	Residential
410	3			83.49	0.590	0.645	Residential
411	3			83.49	0.590	0.645	Residential
412	3			83.49	0.590	0.645	Residential
6	Fourth Floor	501	3	83.49	0.590	0.645	Residential
		502	3	83.49	0.590	0.645	Residential
		503	3	83.49	0.590	0.645	Residential
		504	3	83.49	0.590	0.645	Residential
		505	3	83.49	0.590	0.645	Residential
		506	3	83.49	0.590	0.645	Residential
		507	3	83.49	0.590	0.645	Residential
		508	3	83.49	0.590	0.645	Residential
		509	3	83.49	0.590	0.645	Residential
		510	3	83.49	0.590	0.645	Residential
		511	3	83.49	0.590	0.645	Residential
		512	3	83.49	0.590	0.645	Residential

For Gulshan Homz Pvt. Ltd.

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7	Fifth Floor	601	5	166.99	1.179	0.645	Residential
		602	3	83.49	0.590	0.645	Residential
		603	3	83.49	0.590	0.645	Residential
		604	3	83.49	0.590	0.645	Residential
		605	3	83.49	0.590	0.645	Residential
		606	3	83.49	0.590	0.645	Residential
		607	3	83.49	0.590	0.645	Residential
		608	3	83.49	0.590	0.645	Residential
		609	3	83.49	0.590	0.645	Residential
		610	3	83.49	0.590	0.645	Residential
		611	3	83.49	0.590	0.645	Residential
		701	5	166.99	1.179	0.645	Residential
8	Sixth Floor	702	3	83.49	0.590	0.645	Residential
		703	3	83.49	0.590	0.645	Residential
		704	3	83.49	0.590	0.645	Residential
		705	3	83.49	0.590	0.645	Residential
		706	3	83.49	0.590	0.645	Residential
		707	3	83.49	0.590	0.645	Residential
		708	3	83.49	0.590	0.645	Residential
		709	3	83.49	0.590	0.645	Residential
		710	3	83.49	0.590	0.645	Residential
		711	3	83.49	0.590	0.645	Residential
		801	3	83.49	0.590	0.645	Residential
		9	Seventh Floor	802	3	83.49	0.590
803	3			83.49	0.590	0.645	Residential
804	3			83.49	0.590	0.645	Residential
805	3			83.49	0.590	0.645	Residential
806	3			83.49	0.590	0.645	Residential
807	3			83.49	0.590	0.645	Residential
808	3			83.49	0.590	0.645	Residential
809	3			83.49	0.590	0.645	Residential
810	3			83.49	0.590	0.645	Residential
811	3			83.49	0.590	0.645	Residential
812	3			83.49	0.590	0.645	Residential
901	5			144.70	1.022	0.645	Residential

Plot: Gulshan Homz Pvt. Ltd.

Authorised Signatory



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक प्रवर्तन जोन-6/2015
सेवा में

दिनांक 13/11/2015

श्री श्री श्री डा. प्रो. ए. सी. सिन्हा
श्री श्री श्री सी. टी. रिपम, स्वसरा 40-527/39, 39/11, दि. आर. ए.
डा. रिपम, उज्जैन, म.प्र.

विषय- श्री श्री सी. टी. रिपम स्वसरा 40-527/39, 39/11, दि. आर. ए. डा. रिपम, उज्जैन, म.प्र. पर निर्मित/निर्माणाधीन गुप हाउसिंग परिसर का उत्तर प्रदेश अपार्टमेंट (निर्माण, स्थापित और अनुरक्षण का संवर्धन) अधिनियम-2010 एवं उत्तर प्रदेश अपार्टमेंट (निर्माण, स्थापित और अनुरक्षण का संवर्धन) नियमावली-2011 एवं याचिका संख्या 33826/12 मैसर्स डिजाइन आर्च इंफ्रास्ट्रक्चर प्रा० लि० व अन्य बनाम गाजियाबाद विकास प्राधिकरण में पारित आदेश दिनांक 14-11-2013 के अनुपालन में घोषणा पत्र प्रस्तुत किये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक प्रकरण में इस कार्यालय द्वारा आपको प्रेषित पत्र संख्या-113/प्रवर्तन जोन-6/14-15 दिनांक 25-4-14 एवं अनुसूचित पत्र संख्या-98/प्रवर्तन जोन-6/14-15 दिनांक 27-14 का संदर्भ ग्रहण करने का कष्ट करें। उत्तर प्रदेश अपार्टमेंट अधिनियम-2010, उत्तर प्रदेश अपार्टमेंट नियमावली-2011 के क्रम में उत्तर प्रदेश सरकार द्वारा जारी अधिसूचना दिनांक 16-11-2011 के अनुसार अधिनियम की धारा-12 एवं नियमावली के नियम-3 के अनुसार मानचित्र स्वीकृति से 12 माह एवं ऐसे प्रकरण जिनमें मानचित्र अधिसूचना से पूर्व ही स्वीकृत हो चुके हैं, उन प्रकरणों में अधिसूचना जारी किये जाने की तिथि 16-11-2011 से 90 दिन में घोषणा पत्र प्रस्तुत किये जाने की व्यवस्था है।

उपरोक्त क्रम में माननीय उच्च न्यायालय द्वारा याचिका संख्या 33826/12 मैसर्स डिजाइन आर्च इंफ्रास्ट्रक्चर प्रा० लि० बनाम जी०डी०ए० में पारित आदेश दिनांक 14-11-2013 के अनुसार माननीय न्यायालय द्वारा पारित आदेश के उपरान्त स्वीकृत होने वाले मानचित्रों में एक माह व अधिनियम व नियमावली लागू होने से पूर्व स्वीकृत मानचित्र के प्रकरणों में न्यायालय के विणय पारित होने की तिथि से 90 दिन के अन्तर्गत नियमावली के साथ संलग्न प्रारूप-क पर घोषणा प्रस्तुत करने के निर्देश जारी किये गये हैं।

प्राधिकरण उक्त सन्दर्भ में समाचार पत्र में सूचना प्रकाशित कर अवगत करा चुका है, परन्तु अभी तक आपके द्वारा सन्दर्भित गुप हाउसिंग परिसर के सन्दर्भ में निर्धारित प्रारूप पर घोषणा प्रस्तुत नहीं की गयी है। इसके अतिरिक्त आपको पूर्व में घोषणा पत्र प्रस्तुत करने हेतु नोटिस भी जारी किये गये।

अतः आपको अन्तिम अवसर प्रदान करते हुए अपेक्षा की जाती है कि इस पत्र प्राप्ति के 10 दिन के अन्दर अधोहस्ताक्षरी के सक्षम स्वयं उपस्थित होकर अथवा अपने प्रतिनिधि के माध्यम से लिखित में अवगत कराया जाना सुनिश्चित करें अन्यथा प्राधिकरण में उपलब्ध मानचित्र/अभिलेख के आधार पर घोषणा पत्र वाह्य एजेंसी के माध्यम से घोषणा पत्र तैयार करवा लिया जायेगा तथा इस मद में व्यय किये गये शुल्क की वसूली से राजस्व की बकाया भाति आप से की जायेगी, जिसकी समस्त जिम्मेदारी आपकी होगी।

पृष्ठांक- / प्रवर्तन जोन-6/2015
प्रतिलिपि-

दिनांक- / /2015

(सक्षम अधिकारी)
प्रभारी प्रवर्तन जोन-6

1. उपाध्यक्ष महोदय को सादर अवलोकनार्थ प्रेषित।
2. श्री प्रेसिडेंट आर०डब्ल्यू०ए०/अपार्टमेंट ऑनर्स एसोसियेशन उ०प्र० अपार्टमेंट अधिनियम 2010 के अन्तर्गत आवश्यक सूचना उपलब्ध कराये जाने हेतु प्रेषित।

प्रभारी प्रवर्तन जोन-6