

FORM A
(SEE RULE 3)
FORM OF DISCLAIMER

Date: 09.12.2015

Place: Ghaziabad

Promoter Details:

1. Name: Ashok Kumar, Amit Kumar & Shipra Estate (P) Ltd.
2. Registered Address: Corporate Office, Shipra Mall, Plot No. 9, Vaihav Khand, Indirapuram, Ghaziabad.
3. Local / Postal Address: Shipra Krishna Azure Apartments, Behind Wave Cinema, Kaushambi, Ghaziabad
4. Date of Incorporation (if applicable) :
5. Name / designation of Authorized Signatory: Shri Durgesh Jha (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	Shipra Krishna 'Azure' Apartments
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of Sanction	Date of sanctioned - 16.03.1999 Date of completion - 03.02.2010
4.	Municipal No. of the Property	NA
5.	Municipal Ward of the Property	Kaushambi
6.	Postal Address of the Property	Shipra Krishna 'Azure' Apartments, Behind Wave Cinema, Kaushambi, Ghaziabad
7.	Name of Architect / Structural Engineer.	Jaiswal & Associates/ Anuj Agarwal Architects P. Ltd.
8.	Height of the Building	34.15 Mtrs. (Approx.)
9.	Scheme whether residential or commercial (other than multiplex or mall)	Commercial Cum Residential Complex
10.	No. of Floors	Basement + Ground + Upper Ground + 8 (as per Completion Plan)

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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 16251.94 square meters on all floors, of which 8751.86 (Residential)+ 3623.48 (Commercial) Total = 12375.34square meters will constitute the apartments and remaining 4146.60 square meters will constitute the 'common areas and facilities' and 0.00 square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

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

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(Signature)

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SEVENTH : That the Administration of Azure Apartments 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;

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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' 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 @ 1.50 per sq.ft. of flat per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri Durgesh Jha for on and behalf of M/s. Ashok Kumar, Amit Kumar & Shipra Estate (P) Ltd. hereto set his hand this __9th__ day of December of year 2015.

Signed and delivered by
(Seal of the Promoter)

In the presence of:

1.

Arvind
(ARVIND SHARMA)

2.

Anjana
(Anjana Baijwa).

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& SHIPRA ESTATE (P) LTD.

Durgesh Jha
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	Kaushambi
		Tehsil	Sadar
		District	Ghaziabad
2.	Survey No. with area		
3.	Date of last document of title under which the promoter claims the land.	31.03.2004	Sale Deed
4.	Details of Registration of the above title document	Book No.	1
		Vol. No.	4628
		Page Nos.	8
		Sl. No.	18682
		Date of Regn.	06.09.2004
5.	Boundaries of the land	North	Wave Cinema
		South	18 m wide road
		East	18 m wide road
		West	24 m wide road
6.	Land whether freehold or leasehold		Free Hold
7.	If land is leasehold, the unexpired period of the lease.		

Place: Ghaziabad

Signature of the declarant

Date: 09.12.2015

With Designation and seal

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Annexure-'B'

(Details of Apartments)

Name of condominium:

SHIPRA KRISHNA 'AZURE' APARTMENTS, KAUSHAMBI
GHAZIABAD (UTTAR PRADESH)

Value of condominium:

Sl. No.	Floor	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	Proportionate 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	-5.00	-6	-7	-8	-9
B+G+U.G.+8 (Shops +2BHK & 3BHK + PENT HOUSES)								
	BASEMENT	X	X	1674.06	X	X	Storage + Services	
1	GROUND	AAG-01	-	39.52	0.32	1	Commercial	
2	GROUND	AAG-02	-	32.91	0.27	1	Commercial	
3	GROUND	AAG-03	-	31.74	0.26	1	Commercial	
4	GROUND	AAG-04	-	50.94	0.41	2	Commercial	
5	GROUND	AAG-05	-	44.20	0.36	1	Commercial	
6	GROUND	AAG-06	-	30.08	0.24	1	Commercial	
7	GROUND	AAG-07	-	29.19	0.24	1	Commercial	
8	GROUND	AAG-08	-	31.25	0.25	1	Commercial	
9	GROUND	AAG-09	-	31.25	0.25	1	Commercial	
10	GROUND	AAG-10	-	29.19	0.24	1	Commercial	
11	GROUND	AAG-11	-	30.08	0.24	1	Commercial	
12	GROUND	AAG-12	-	44.20	0.36	1	Commercial	
13	GROUND	AAG-12A & 14	-	128.94	1.04	4	Commercial	
14	GROUND	AAG-15	-	19.76	0.16	1	Commercial	
15	GROUND	AAG-19	-	31.74	0.26	1	Commercial	
16	GROUND	AAG-20	-	33.11	0.27	1	Commercial	
17	GROUND	AAG-21	-	39.52	0.32	1	Commercial	
18	GROUND	Shop, ATM&Office	-	149.73	1.21	5	Commercial	
19	GROUND	REST-GRA	-	118.13	0.95	4	Commercial	
20	GROUND	REST-GRB	-	133.55	1.08	4	Commercial	
21	UPPER GROUND	AAF-01	-	58.86	0.48	2	Commercial	
22	UPPER GROUND	AAF-02	-	32.91	0.27	1	Commercial	
23	UPPER GROUND	AAF-03	-	31.74	0.26	1	Commercial	
24	UPPER GROUND	AAF-04	-	50.94	0.41	2	Commercial	
25	UPPER GROUND	AAF-05	-	44.20	0.36	1	Commercial	
26	UPPER GROUND	AAF-06	-	30.08	0.24	1	Commercial	
27	UPPER GROUND	AAF-07	-	29.19	0.24	1	Commercial	
28	UPPER GROUND	AAF-08	-	31.25	0.25	1	Commercial	
29	UPPER GROUND	AAF-09	-	31.25	0.25	1	Commercial	
30	UPPER GROUND	AAF-10	-	29.19	0.24	1	Commercial	
31	UPPER GROUND	AAF-11	-	30.08	0.24	1	Commercial	
32	UPPER GROUND	AAF-12	-	44.20	0.36	1	Commercial	
33	UPPER GROUND	AAF-12A	-	44.20	0.36	1	Commercial	
34	UPPER GROUND	AAF-14	-	44.20	0.36	1	Commercial	
35	UPPER GROUND	AAF-15	-	55.14	0.45	2	Commercial	
36	UPPER GROUND	AAF-16	-	97.55	0.79	3	Commercial	
37	UPPER GROUND	AAF-17	-	50.94	0.41	2	Commercial	
38	UPPER GROUND	AAF-18	-	50.94	0.41	2	Commercial	
39	UPPER GROUND	AAF-19	-	50.94	0.41	2	Commercial	
40	UPPER GROUND	AAF-20	-	31.74	0.26	1	Commercial	
41	UPPER GROUND	AAF-21	-	33.11	0.27	1	Commercial	
42	UPPER GROUND	AAF-22	-	39.52	0.32	1	Commercial	
43	UPPER GROUND	REST-UGA	-	118.13	0.95	4	Commercial	
44	UPPER GROUND	REST-UGB	-	133.55	1.08	4	Commercial	
45	FIRST FLOOR	AAC-01	-	164.50	1.33	5	Commercial	
46	FIRST FLOOR	AAC-02	-	124.25	1.00	4	Commercial	
47	FIRST FLOOR	AAC-03	-	120.03	0.97	4	Commercial	
48	FIRST FLOOR	AAC-04	-	126.82	1.02	4	Commercial	
49	FIRST FLOOR	AAC-05	-	120.03	0.97	4	Commercial	
50	FIRST FLOOR	AAC-06	-	126.89	1.03	4	Commercial	
51	FIRST FLOOR	AAC-07	-	120.03	0.97	4	Commercial	
52	FIRST FLOOR	AAC-08	-	126.89	1.03	4	Commercial	
53	FIRST FLOOR	AAC-09	-	162.57	1.31	5	Commercial	
54	FIRST FLOOR	AAC-10	-	158.56	1.28	5	Commercial	

Minimum - 2292720.00
Maximum - 13580630.00

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55	2nd FLOOR	ASK-301	3BHK	173.48	1.40	6	Residential
56	2nd FLOOR	ASK-302	3BHK	133.98	1.08	4	Residential
57	2nd FLOOR	ASK-303	2BHK	116.48	0.94	4	Residential
58	2nd FLOOR	ASK-304	2BHK	118.18	0.96	4	Residential
59	2nd FLOOR	ASK-305	2BHK	116.48	0.94	4	Residential
60	2nd FLOOR	ASK-306	2BHK	118.18	0.96	4	Residential
61	2nd FLOOR	ASK-307	2BHK	116.48	0.94	4	Residential
62	2nd FLOOR	ASK-308	2BHK	118.18	0.96	4	Residential
63	2nd FLOOR	ASK-309	3BHK	166.28	1.34	6	Residential
64	2nd FLOOR	ASK-310	3BHK	172.24	1.39	6	Residential
65	3RD FLOOR	ASK-401	3BHK	173.48	1.40	6	Residential
66	3RD FLOOR	ASK-402	3BHK	133.98	1.08	4	Residential
67	3RD FLOOR	ASK-403	2BHK	116.48	0.94	4	Residential
68	3RD FLOOR	ASK-404	2BHK	118.18	0.96	4	Residential
69	3RD FLOOR	ASK-405	2BHK	116.48	0.94	4	Residential
70	3RD FLOOR	ASK-406	2BHK	118.18	0.96	4	Residential
71	3RD FLOOR	ASK-407	2BHK	116.48	0.94	4	Residential
72	3RD FLOOR	ASK-408	2BHK	118.18	0.96	4	Residential
73	3RD FLOOR	ASK-409	3BHK	166.28	1.34	6	Residential
74	3RD FLOOR	ASK-410	3BHK	172.24	1.39	6	Residential
75	4TH FLOOR	ASK-501	3BHK	173.48	1.40	6	Residential
76	4TH FLOOR	ASK-502	3BHK	133.98	1.08	4	Residential
77	4TH FLOOR	ASK-503	2BHK	116.48	0.94	4	Residential
78	4TH FLOOR	ASK-504	2BHK	118.18	0.96	4	Residential
79	4TH FLOOR	ASK-505	2BHK	116.48	0.94	4	Residential
80	4TH FLOOR	ASK-506	2BHK	118.18	0.96	4	Residential
81	4TH FLOOR	ASK-507	2BHK	116.48	0.94	4	Residential
82	4TH FLOOR	ASK-508	2BHK	118.18	0.96	4	Residential
83	4TH FLOOR	ASK-509	3BHK	166.28	1.34	6	Residential
84	4TH FLOOR	ASK-510	3BHK	172.24	1.39	6	Residential
85	5TH FLOOR	ASK-601	3BHK	173.48	1.40	6	Residential
86	5TH FLOOR	ASK-602	3BHK	133.98	1.08	4	Residential
87	5TH FLOOR	ASK-603	2BHK	116.48	0.94	4	Residential
88	5TH FLOOR	ASK-604	2BHK	118.18	0.96	4	Residential
89	5TH FLOOR	ASK-605	2BHK	116.48	0.94	4	Residential
90	5TH FLOOR	ASK-606	2BHK	118.18	0.96	4	Residential
91	5TH FLOOR	ASK-607	2BHK	116.48	0.94	4	Residential
92	5TH FLOOR	ASK-608	2BHK	118.18	0.96	4	Residential
93	5TH FLOOR	ASK-609	3BHK	166.28	1.34	6	Residential
94	5TH FLOOR	ASK-610	3BHK	172.24	1.39	6	Residential
95	6TH FLOOR	ASK-701	3BHK	173.48	1.40	6	Residential
96	6TH FLOOR	ASK-702	3BHK	133.98	1.08	4	Residential
97	6TH FLOOR	ASK-703	2BHK	116.48	0.94	4	Residential
98	6TH FLOOR	ASK-704	2BHK	118.18	0.96	4	Residential
99	6TH FLOOR	ASK-705	2BHK	116.48	0.94	4	Residential
100	6TH FLOOR	ASK-706	2BHK	118.18	0.96	4	Residential
101	6TH FLOOR	ASK-707	2BHK	116.48	0.94	4	Residential
102	6TH FLOOR	ASK-708	2BHK	118.18	0.96	4	Residential
103	6TH FLOOR	ASK-709	3BHK	166.28	1.34	6	Residential
104	6TH FLOOR	ASK-710	3BHK	172.24	1.39	6	Residential
105	7TH FLOOR	ASK-801	3BHK	173.48	1.40	6	Residential
106	7TH FLOOR	ASK-802	3BHK	133.98	1.08	4	Residential
107	7TH FLOOR	ASK-803	2BHK	116.48	0.94	4	Residential
108	7TH FLOOR	ASK-804	2BHK	118.18	0.96	4	Residential
109	7TH FLOOR	ASK-805	2BHK	116.48	0.94	4	Residential
110	7TH FLOOR	ASK-806	2BHK	118.18	0.96	4	Residential
111	7TH FLOOR	ASK-807	2BHK	116.48	0.94	4	Residential
112	7TH FLOOR	ASK-808	2BHK	118.18	0.96	4	Residential
113	7TH FLOOR	ASK-809	3BHK	172.24	1.39	6	Residential
114	7TH FLOOR	ASK-810	3BHK	172.24	1.39	6	Residential
115	8TH FLOOR	PH-01	3BHK	173.48	1.40	6	Residential
116	8TH FLOOR	PH-02	3BHK	133.98	1.08	4	Residential
117	8TH FLOOR	PH-03	3BHK	172.24	1.39	6	Residential
118	8TH FLOOR	PH-04	3BHK	166.28	1.34	6	Residential
			TOTAL	12375.33	100.0		

Minimum - 37,60,900.00
Maximum - 89,82,000.00

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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	8751.86 (Residential) 3623.48 (Commercial) Total – 12375.34	x	x	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act.	x	4146.60	x	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act.	x	x	0.00	x
(c)	Total covered area of the building (Total of (a), (b-1) & (b-2)	x	x	x	16251.94
	Sum up	12375.34	4146.60	0.00	16251.94

Place: Ghaziabad

Signature of the declarant

Date: 09.12.2015

With Designation and seal

ASHOK KUMAR AMIT KUMAR
& SHIPRA ESTATE (P) LTD.

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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.	Shipra Krishna 'Azure' Apartments Plot Area – 5146.57
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	Total Basement Area- 1674.06 Sqm. Total Common Area in Basement – 1201.99 Sqm.
(c)	Facilities in the basement	1201.99 Sqm. - Pump room, Panel room, Services & Circulation etc.o
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	Lobby, Lifts, Staircases, Reception etc. D.G. sets, Transformers, Guard Rooms & Underground tank are provided
	(i) Garden Lawns	265.60 Sqm.(Green Area)
	(ii) Children playing area	NA
	(iii) Swimming Pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	NA
	(vii) Lobby & facilities	NA
	(viii) Any other facility	NA
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	2 Nos. of Passenger Lifts & A Service Lift
	(ii) Area of shaft(s)	Passenger Lifts shaft size – 8.58 Sqm. each & Service Lift shaft size 7.89 Sqm.
	(iii) Elevator shaft extends from ground floor upto	Up to 8 th Floor
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	2 Nos. of staircases from Basement to Terrace floor 18.63 Sqm. & 13.66 Sqm.
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	04 nos. from open ground to ground floor, 04 nos. open ground to basement floor.

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(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)	Underground Tank: - Domestic - 02 nos. (Capacity - 35000 Ltrs Each) Fire - 01 no. (Capacity - 100000 Ltrs.) Overhead Tank: - Domestic - 02 nos. (Capacity - 15000 Ltrs. Each) Domestic - 02 nos. (Capacity - 25000 Ltrs. Each) Fire - 01 no. (Capacity - 20000 Ltrs.)
(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	NA
(ix) Plumbing network throughout the building	Basement to Top Floor
(x) Electric wiring net-work throughout the building	Basement to Top Floor
(xi) Necessary light(s)	Provided
(xii) Telephone(s)	Intercoms :63 nos in residence ,Main Gate 01nos , Exit gate 01, Commercil gate 01 Nos,Lift 03nos & facility office 01 Nos.
(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 with tie beams connecting the columns RCC slabs & beams with brick walls in between
(xv) Tank(s)	Underground Tank: - Domestic - 02 nos. (Capacity - 35000 Ltrs Each) Fire - 01 no. (Capacity - 100000 Ltrs.) Overhead Tank: - Domestic - 02 nos. (Capacity - 15000 Ltrs.

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		Each) Domestic - 02 nos. (Capacity - 25000 Ltrs. Each) Fire - 01 no. (Capacity - 20000 Ltrs.)
	(xvi) Pump(s)	Water Transfer Pump: - Pump - 03 nos. Make - Kirloskar or similar Submersible Pump - 02 nos. (Capacity - 7.5 HP) Make- Kirloskar or similar Sum Pump - 04 nos. (Capacity - 3 HP) Make - Kirloskar or similar Fire Fighting Pump: - Jockey Pump- 01 nos. Make - Kirloskar or similar Main Hydrant Pump - 01 No. Make - Kirloskar or similar Main Sprinkler Pump - 01 No. Make - Kirloskar or similar Fire Engine Pump (Capacity-105HP) - 01 No. Make - Kirloskar or similar
	(xvii) Motor(s)	Water Transfer Motor: - Motor - 03 nos. (Capacity - 10 HP) Make - Kirloskar or similar Fire Fighting Motor: - Jockey - 01 nos. (Capacity - 10 HP) Make - Kirloskar or similar Main Hydrant - 01 No. (Capacity - 100 HP) Make - Kirloskar or similar Main Sprinkler - 01 No. (Capacity - 100 HP) Make - Kirloskar or similar
	(xviii) Fans	Exhaust Fan Exhaust Fan - 03 nos. (Capacity-360 Watt) Make-Havells or similar for LT Panel Exhaust Fan - 01 no. (Capacity - 360 Watt) Make-Havells or similar for Passenger Lift Machine Room Exhaust Fan - 01 no. (Capacity - 360 Watt) Make-Havells or similar for Service Lift Machine Room Lift Fan Fan - 02 nos at Lift no. 1 & 2 (Capacity - 70 Watt) Make - Crompton or similar for Passenger Lift Fan - 01 no. at Passenger Lift (Capacity - 70 Watt) Make - Crompton or similar for Passenger Lift
	(ixx) Fire fighting equipment(s)	Fire Sprinkler System for Ground floor, basement & Commercial Area Fire Alarm & Detection System (Addressable) for residential & commercial

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		<i>Public Address System for residential & commercial</i> <i>Fire Hydrant system for residential & commercial</i>
	<i>(xx) Compressor(s)</i>	<i>NA</i>
	<i>(xxi) Duct(s)</i>	<i>NA</i>
	<i>(xxii) Central Air Conditioning Equipment(s)</i>	<i>NA</i>
	<i>(xxiii) Heating Equipment</i>	<i>NA</i>
	<i>(xxiv) General all apparatus & installation existing for common use.</i>	<i>Provided</i>

Place: Ghaziabad

Signature of the declarant

Date: 09.12.2015

With Designation and seal

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.

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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	Surface Parking – 67 Nos.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	NA
(iii)	Corridor extending from the lobby to the stairway	NA

Place: Ghaziabad

Date: 09.12.2015

Signature of the declarant

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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	
(ii)	Servant Quarter	NA
(iii)	Club with Independent Access	NA
(iv)	Convenient shops	NA
(v)	Covered garage / store	511.82 Sqm.(Store)
(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: Ghaziabad

Signature of the declarant

Date: 09.12.2015

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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:** *Powder coated aluminum windows with glass*
5. **Internal Finish:** *Branded Plastic Emulsion at wall –Asian make or similar & OBD at ceiling*
6. **External Finish:** *External paint ACE with textured or similar*
7. **Sanitary Ware and Fittings:** *EWC / wash basin -Parry ware or similar ,CP fittings-loret make or similar*
8. **Electrical:-** *MCB- hevals or similar , DB,s slandered make or similar, Wire- polaycab or similar, Batra or similar, switches- SG Manashar or similar*
9. **Plumbing and Water Line:** *Internal plumbing Line-PPR / External line-*

Place: Ghaziabad

Signature of the declarant

Date: 09.12.2015

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