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FORM A

(See Rule 3)

FORM OF DECLARATION

Date 11/7/2014

Place:- Ghaziabad

Promoter Details:

- 1 Name: M/s Ramprastha Builders Pvt. Ltd.
- 2 Registered Office: b-23/25, kailash colony, new delhi-48
- 3 Local/Postal Address:
- 4 Date of Incorporation:
- 5 Name/Designation of Authorised Signatory: DALVIR DABAS

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	PARK SAPHIRE
2	Sanctioning Authority of the Plan	GDA
3	Date of sanctioning	23-04-2008
4	Municipal No. of the Property	KH.316,317,318,313,312,310,309,308,311,314,219&220
5	Municipal ward of the Property	Vill-Pehladgarhi, makanpur,sec-9, Vaishali, ghaziabad
6	Postal address of the property	Vill-Pehladgarhi, makanpur,sec-9, Vaishali, ghaziabad
7	Name of Architect/ Structural Engineer	Designers Guild Associates, D-2, Sector-7, Noida
8	Height of the building	44.85
9	Scheme whether residential or commercial(other than multiplex or mall)	Residential
10	No. of floors.	B+S/G/+14

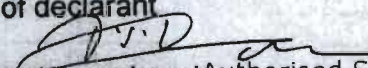
Annexure'A'

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		37310 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	others plot
		South	ROAD
		East	ROAD
		West	others plot
6	Land whether freehold or leasehold		freehold
7	If land is leasehold, the unexpired period of the lease		

For Ramprastha Builders Pvt. Ltd.

Signature of declarant

with designation and seal  Authorised Signatory

Place

Date

Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium
TOWER-1, 2 & 3

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	Stilt/Ground Floor	001	3	101.46	0.14	0.14	Residential	
		002	3	108.81	0.15	0.15		
		003	3	108.81	0.15	0.15		
		004	3	101.46	0.14	0.14		
		005						
		006						
2	First Floor/typical	101	3	101.46	0.14	0.14		
		102	3	108.81	0.15	0.15		
		103	3	108.81	0.15	0.15		
		104	3	101.46	0.14	0.14		
		105						
		106						
3	12A/13th	12A01/1301	3	101.46	0.14	0.14		
		12A02/1302	3	108.81	0.15	0.15		
		12A03/1303	3	108.81	0.15	0.15		
		12A04/1304	3	101.46	0.14	0.14		
		12A05/1305						
		12A06/1306						
4	14th floor	1401	3	101.46	0.14	0.14		
		1402						
		1403						
		1404	3	101.46	0.14	0.14		
		1405						
		1406						

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 Ramprastha Builders Pvt. Ltd.
Signature of declarant with designation and seal

Date:

Authorised Signatory

Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium
TOWER-5,7

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	Still/Ground Floor	001	3	110.744	0.15	0.15	Residential	
		002	1	52.339	0.07	0.07		
		003	1	52.339	0.07	0.07		
		004	3	110.744	0.15	0.15		
		005						
		006						
2	First Floor/typical	101	3	110.744	0.15	0.15		
		102	3	109.704	0.15	0.15		
		103	3	109.704	0.15	0.15		
		104	3	110.744	0.15	0.15		
		105						
		106						
3	12A/13th	12A01/1301	3	110.744	0.15	0.15		
		12A02/1302	3	109.704	0.15	0.15		
		12A03/1303	3	109.704	0.15	0.15		
		12A04/1304	3	110.744	0.15	0.15		
		12A05/1305						
		12A06/1306						
4	14th floor	1401	4	135.095	0.18	0.18		
		1402						
		1403						
		1404	4	135.095	0.18	0.18		
		1405						
		1406						

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:

Date:

Signature of declarant with designation and seal
For Rampal Builders Pvt. Ltd.
Authorised Signatory

Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium

TOWER-6

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	Still/Ground Floor	001	2	79.16	0.11	0.11	Residential	
		002	0	79.16	0.11	0.11		
		003	0	100.098	0.14	0.14		
		004	0	79.16	0.11	0.11		
		005	2	79.16	0.11	0.11		
		006	2	79.16	0.11	0.11		
2	First Floor/typical	101	2	79.16	0.11	0.11		
		102	2	79.16	0.11	0.11		
		103	3	100.098	0.14	0.14		
		104	2	79.16	0.11	0.11		
		105	2	79.16	0.11	0.11		
		106	2	79.16	0.11	0.11		
3	12A/13th	12A01/1301	2	79.16	0.11	0.11		
		12A02/1302	2	79.16	0.11	0.11		
		12A03/1303	3	100.098	0.14	0.14		
		12A04/1304	2	79.16	0.11	0.11		
		12A05/1305	2	79.16	0.11	0.11		
		12A06/1306	2	79.16	0.11	0.11		
4	14th floor	1401	2	79.16	0.11	0.11		
		1402						
		1403						
		1404						
		1405	2	79.16	0.11	0.11		
		1406	2	79.16	0.11	0.11		

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
For Rampal Builders Pvt. Ltd.

Date:

Authorised Signatory

Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium
TOWER-8,9

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	Still/Ground Floor	001	3	103.939	0.14	0.14	Residential	
		002	2	69.421	0.09	0.09		
		003	2	70.024	0.10	0.10		
		004	3	103.939	0.14	0.14		
		005	3	103.939	0.14	0.14		
		006						
2	First Floor/typical	101	3	103.939	0.14	0.14		
		102	2	69.421	0.09	0.09		
		103	2	70.024	0.10	0.10		
		104	3	103.939	0.14	0.14		
		105	3	103.939	0.14	0.14		
		106						
3	12A/13th	12A01/1301	3	103.939	0.14	0.14		
		12A02/1302	2	69.421	0.09	0.09		
		12A03/1303	2	70.024	0.10	0.10		
		12A04/1304	3	103.939	0.14	0.14		
		12A05/1305	3	103.939	0.14	0.14		
		12A06/1306						
4	14th floor	1401	3	103.939	0.14	0.14		
		1402	2	69.421	0.09	0.09		
		1403	2	70.024	0.10	0.10		
		1404	3	103.939	0.14	0.14		
		1405	3	103.939	0.14	0.14		
		1406						

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:

For Ramprastha Builders Pvt. Ltd.
Authorised Signatory

Annexure 'B'

(Details of Apartment)


Name of Condominium

Value of Condominium
TOWER-10,12

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	Stilt/Ground Floor	001	3	121.887	0.17	0.17	Residential	
		002	3	122.339	0.17	0.17		
		003	3	122.339	0.17	0.17		
		004	3	121.887	0.17	0.17		
		005						
		006						
2	First Floor/typical	101	3	121.887	0.17	0.17		
		102	3	122.339	0.17	0.17		
		103	3	122.339	0.17	0.17		
		104	3	121.887	0.17	0.17		
		105						
		106						
3	12A/13th	12A01/1301	3	127.765	0.17	0.17		
		12A02/1302	3	151.442	0.21	0.21		
		12A03/1303	3	151.442	0.21	0.21		
		12A04/1304	3	127.765	0.17	0.17		
		12A05/1305						
		12A06/1306						
4	14th floor	1401	3	127.765	0.17	0.17		
		1402						
		1403						
		1404	3	127.765	0.17	0.17		
		1405						
		1406						

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 Ltd. aggregate of Column No. 4.

Place:


 Signature of declarant with designation and seal
 Authorised Signatory

Date:

Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium
TOWER-11

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	Still/Ground Floor	001	2	80.448	0.11	0.11	Residential	
		002	3	122.339	0.17	0.17		
		003	3	122.339	0.17	0.17		
		004	3	108.145	0.15	0.15		
		005	2	80.448	0.11	0.11		
		006						
2	First Floor/typical	101	2	80.448	0.11	0.11		
		102	3	122.339	0.17	0.17		
		103	3	122.339	0.17	0.17		
		104	3	108.145	0.15	0.15		
		105	2	80.448	0.11	0.11		
		106						
3	12A/13th	12A01/1301	2	80.448	0.11	0.11		
		12A02/1302	3	145.413	0.20	0.20		
		12A03/1303	3	145.413	0.20	0.20		
		12A04/1304	3	108.145	0.15	0.15		
		12A05/1305	2	80.448	0.11	0.11		
		12A06/1306						
4	14th floor	1401	2	80.448	0.11	0.11		
		1402						
		1403						
		1404	3	108.145	0.15	0.15		
		1405	2	80.448	0.11	0.11		
		1406						

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:

For Ramprastha Builders Pvt. Ltd.
Signature of declarant with designation and seal

Date:


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	(3)	(4)	(5)	(6)
(1)	(2)				
(a)	Total covered area of apartment at various floors	73173.14	x	x	x
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act)	x	0	x	x
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	x	x	x	37628
(c)	Total covered area of the building { Total of (a), (b-1) & (b-2)}	x	x	x	110801.14
	Sum up	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. ©

Place


Signature of declarant Builders Pvt. Ltd.
 with designation and seal

Date

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	
(b)	Basement (if any) (as shown in exhibit 'A' attached hereto)	Single basement of area 20277 sqmt
©	Facilities in basement	Parking, storage & electrical services
(d)	Parking facilities (as shown in exhibit 'A' attached hereto)	20250 sqmt-basement, 485sqmt-stilt, 6980 sqmt- in open
(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	Provided
	(iv) Tennis Court	Provided
	(v) Badminton Court	Provided
	(vi) Commercial areas & facilities	Provided
	(vii) Lobby & facilities	Provided
	(viii) Any other facility	NA
(f)	Common areas & facilities located throughout the building (as shown in exhibit 'A')	
	(i) Elevator	22. no. of elevator
	(ii) Area of shaft	105 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	22 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 theupper floors.	NA
	(vii) No. of water tanks	33 Terrace+3 UG
	(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)	Provisions made
(xiii) Public water connection(s)	Provided
(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) Compressors	NA
(xxi) Duct(s)	Cut-outs in basement roof for light & ventilation
(xxii) Central Air Conditioning Equipments	NA
(xxiii) Heating equipment	NA
(xxiv) General all apparatus & installation existing for common use	NA

Place

Signature of declarant
with designation and seal

Date

 J. L.
For Ramprastha Builders Pvt. Ltd.

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.

Authorised Signatory

Annexure 'E'

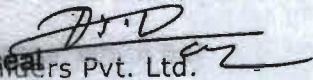
Details of limited common areas and facilities of the building to which present declaration relates

"Limited common areas & Facilities " (as defined in S.3© of the Act and shown in Exhibit 'A')		
(i)	Parking	STILT-485 sqmt and basement-20250 sqmt, OPEN PARKING-6980 SQMT
(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 9913 SQMT. APPROX.

TOTAL AREA-30648 SQMT

Place:

Signature of declarant

With designation and seal 
For Rajprastha Builders Pvt. Ltd.

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." Authorised Signatory

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	PROVIDED APPROX 535 SQMT
(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.

For Ramprastha Builders Pvt. Ltd.

Signature of declarant

With designation and seal

Authorised Signatory

Place:-

Date:-

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