

(See Rule 3)

4

FORM OF DECLARATION

Date:

Place:

Promoter Details: .....

1. Name : Red Cee Construction Pvt. Ltd.
2. Registered Address :
3. Local/ Postal Address:
4. Date of Incorporation (if applicable):
5. Name/designation of Authorised 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	French Arcade
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	14/02/2011
4.	Municipal No. of the property	N.A.
5.	Municipal Ward of the property	Sector - 14 Kaushambi, Ghaziabad (U.P.)
6.	Postal address of the property	Group Housing Plot adjoining to hotel, Plot No. - H-4, Sector - 14, Kaushambi, Ghaziabad (U.P.)

8.	Height of the building	40.0m.
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	2B + S +12

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 16204.514 square meters on all floors, of which 10124.961square meters will constitute the apartments and remaining 2808.438square meters will constitute the 'common areas and facilities' and 3271.115square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "French Arcade" (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

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 French Arcade Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of French Arcade 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

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

IN WITNESS WHEREOF, Shri  
PRABHJIT SINGH ..... for on and behalf of M/s  
RED CEE CONSTRUCTION PVT. LTD (the promoter) hereto set his  
hand this 27<sup>th</sup> day of ... NOV ..... 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

Sl. No.	Items		
1	Location of the land of the building	Revenue village	Group Housing Plot adjoining to hotel, Plot No. - H-4, Sector - 14, Kaushambi
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		.3691.93 Sq.m.
3	Date of last document of title under which promoter claims the land		23/04/2005
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	5480
		Page Nos.	1-344
		Sl. No.	8894
		Date of Regn.	23/04/2005
5	Boundaries of the land	North	95.2M, Hotel Land
		South	95.2M, Other's Plot
		East	41.46M, Main Road
		West	36.28M, GDA Land
5	Land whether freehold or leasehold		Freehold
6	If land is leasehold, the unexpired period of the lease		NA
Place:	NEW DELHI.	Signature of declarant with designation and seal	
Date:	27.11.2014		

**Annexure 'B'**  
**(Details of Apartments)**

**Name of condominium:** FRENCH ARCADE  
**Value of condominium :** AS PER SALE DEED / AGREEMENT

Sl. No.	Floors	Identifiable No. of the Apartment	No. of Rooms	Covered area ( in sq. mts)	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	6	7	
1	Ground Floor	G01	4	80.332	0.793%	1.338	Residential	AS PER SALE DEED / AGREEMENT
		G02	4	79.618	0.786%	1.326	Residential	AS PER SALE DEED / AGREEMENT
		G04	3	60.023	0.593%	1.000	Residential	AS PER SALE DEED / AGREEMENT
		G05	3	60.023	0.593%	1.000	Residential	AS PER SALE DEED / AGREEMENT
		G09	3	60.144	0.594%	1.002	Residential	AS PER SALE DEED / AGREEMENT
		G10	3	60.396	0.597%	1.006	Residential	AS PER SALE DEED / AGREEMENT
2	1st Floor	101	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		102	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		103	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		104	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		105	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		106	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		107	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		108	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		109	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		110	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
3	2nd Floor	201	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		202	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		203	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		204	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		205	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		206	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		207	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		208	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		209	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		210	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
		301	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		302	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		303	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT

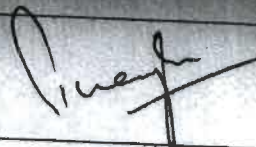
4	3rd Floor	304	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		305	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT		
		306	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT		
		307	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT		
		308	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		309	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT		
		310	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT		
		5	4th Floor	401	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
				402	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
				403	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
404	3			71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
405	3			71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT		
406	4			92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT		
407	4			92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT		
408	3			71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
409	3			71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT		
410	3			72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT		
6	5th Floor	501	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT		
		502	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT		
		503	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT		
		504	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		505	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT		
		506	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT		
		507	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT		
		508	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		509	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT		
		510	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT		
7	6th Floor	601	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT		
		602	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT		
		603	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT		
		604	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		605	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT		
		606	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT		
		607	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT		
		608	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT		
		609	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT		
		610	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT		
		701	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT		



8	7th Floor	702	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		703	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		704	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		705	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		706	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		707	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		708	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		709	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		710	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
		9	8th Floor	801	4	100.846	0.996%	1.680
802	4			100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
803	3			69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
804	3			71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
805	3			71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
806	4			92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
807	4			92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
808	3			71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
809	3			71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
810	3			72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
10	9th Floor	901	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		902	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		903	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		904	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		905	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		906	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		907	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		908	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		909	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		910	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
11	10th Floor	1001	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		1002	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		1003	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		1004	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1005	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		1006	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		1007	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		1008	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1009	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT

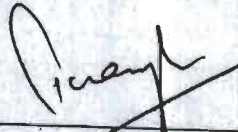
11	11th Floor	1010	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
		1101	4	100.846	0.996%	1.680	Residential	AS PER SALE DEED / AGREEMENT
		1102	4	100.729	0.995%	1.678	Residential	AS PER SALE DEED / AGREEMENT
		1103	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		1104	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1105	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		1106	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		1107	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		1108	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1109	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		1110	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
12	12th Floor	1201	4	85.904	0.848%	1.431	Residential	AS PER SALE DEED / AGREEMENT
		1202	4	85.788	0.847%	1.429	Residential	AS PER SALE DEED / AGREEMENT
		1203	3	69.099	0.682%	1.151	Residential	AS PER SALE DEED / AGREEMENT
		1204	3	71.398	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1205	3	71.712	0.708%	1.195	Residential	AS PER SALE DEED / AGREEMENT
		1206	4	92.378	0.912%	1.539	Residential	AS PER SALE DEED / AGREEMENT
		1207	4	92.135	0.910%	1.535	Residential	AS PER SALE DEED / AGREEMENT
		1208	3	71.413	0.705%	1.190	Residential	AS PER SALE DEED / AGREEMENT
		1209	3	71.112	0.702%	1.185	Residential	AS PER SALE DEED / AGREEMENT
		1210	3	72.037	0.711%	1.200	Residential	AS PER SALE DEED / AGREEMENT
		Grand Total				10124.961	100.000%	1.200

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 :	NEW DELHI	Signature of declarant with designation and seal	
Date :	27.11.2014		

**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	(In sq.m)	(In sq.m)	(In sq.m)	(In sq.m)
1)	2)	3)	4)	5)	6)
(a)	Total covered area of apartments at various floors	10124.961	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	2808.438	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	3271.115	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	16204.514
	Sum up	10124.961	2808.438	3271.115	16204.514
Place:		Signature of declarant with designation and seal 			
Date:					

## Annexure 'D'

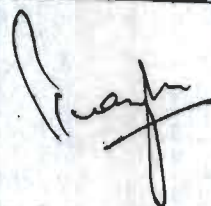
## Details of the common area and facilities of the building to which the present declaration relates

Sl. No.	Name of the common areas & facilities	Its description /area
(a)	The parcel of land described in paragraph First of this Deed	3691.93 Sq.m.
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	2728.458 Sq.m.
(c)	Facilities in the basement	Car parking consisting of limited common area
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	Car parking consisting of limited common area
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	610.075 Sq.m.
	(ii) Children playing area	Facility included in Garden Lawns
	(iii) Swimming Pool	N.A.
	(iv) Tennis Court	N.A.
	(v) Badminton Court	N.A.
	(vi) Commercial areas and facilities	N.A.
	(vii) Lobby & facilities	N.A.
	(viii) Any other facility (Guard Room)	12.5 Sq.m.
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	3 Elevators
	(ii) Area of Shaft(s)	12.823 Sq.m.
	(iii) Elevator shaft extends from ground floor upto	Twelfth Floor
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	Main Staircase - 1 No. Area = 200.73 Sq.m.
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors.	Fire Staircase - 1 No. Area = 245.85 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.	NA

(vii)	No. of Water tank(s)	1 Nos. UG Tank & 1 Nos. OH Tank
(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	Area -67.48 Sq.m. Location - Terrace Total Nos. - 2
(ix)	Plumbing network throughout the building	Yes
(x)	Electric wiring net-work throughout the building	Yes
(xi)	Necessary light(s)	Yes
(xii)	Telephone(s)	Yes
(xiii)	Public water connection(s)	N.A.
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	Yes
(xv)	Tank(s)	UG Tank (Cap. - 150000 Ltr. For Fire & Cap. - 75000 Ltr. For Domestic) & OH Tank (Cap. - 25000 Ltr. For Fire & 7500 Ltr. For Domestic)
(xvi)	Pump(s)	60 HP Pump with 70m. Head 2Nos. (Cap. - 2280Lpm), 25 HP Pump with 70m. Head 1No. (Cap. - 1180Lpm), 12.5 HP Pump with 40m. Head 1No. (Cap. - 900Lpm), 15 HP Pump with 70m. Head 1No. (Cap. - 900Lpm),
(xvii)	Motor(s)	
(xviii)	Fans	6 Fans in Basements & 2 Fan in Lifts
(ixx)	Fire fighting equipment(s)	Hose Reel 2 Nos. on Each Floor, Branch Pipe 2 Nos. on Each Floor, Manual Alarm System on Ground Floor, Hooter on Each Floor, Sprinklers in Basements
(xx)	Compressor(s)	
(xxi)	Duct(s)	No
(xxii)	Central Air Conditioning Equipment(s)	No
(xxiii)	Heating Equipment	No
(xxiv)	General all apparatus & installation existing for common use	D.G. Set (320 KVA & 180 KVA) etc.

Place: **NEW DELHI**

Signature of declarant with designation and seal



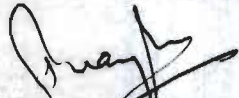
Date: **27.11.2014**

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 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 : 139 Nos., 1911.25 Sq.m.
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	N.A.
(iii)	Corridor extending from the lobby to the stairway	Area - 1359.865 Sq.m. Location - On All Floors Nos. - 13
Place:	NEW DELHI	Signature of declarant with designation and seal 
Date :	27.11.2014	


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**

<b>"independent areas" (as defined in S. 3(P) of the Act)</b>		
(i)	Parking	N.A.
(ii)	Servant quarter	N.A.
(iii)	Club with independent access	N.A.
(iv)	Convenient shops	Area - 45 Sq.m. Location - Ground Floor
(v)	Covered garage/store	Nos. - 3 N.A.
(vi)	Terrace attached to an apartment (if applicable)	N.A.
(vii)	Stilt Area	302.693 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 of apartments and may be sold by the promoter without the interference of other apartment owners.

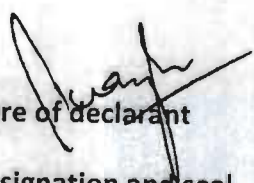
Place:	NEW DELHI	Signature of declarant with designation and seal 
Date:	27.11.2014	

**Schedule-A**  
**[specifications of construction]**

- |                                |  |
|--------------------------------|--|
| 1. Foundation:                 | RCC Raft                                 |
| 2. Flooring:                   | Vitrified Tiles                          |
| 3. Door and Hardware:          | Flush Door and MS Powder Coated Hardware |
| 4. Windows:                    | UPVC                                     |
| 5. Internal Finish:            | OBD                                      |
| 6. External Finish:            | Texture                                  |
| 7. Sanitary ware and fittings: | Hindustan / Hindware                     |
| 8. Electrical:                 | Copper wire in PVC Conduit               |
| 9. Plumbing and water Line:    | CPVC Pipe                                |

Place: NEW DELHI

Date: 27.11.2014

  
Signature of declarant

with designation and seal