

6

FORM A
(See Rule 3)
FORM OF DECLARATION

Date:

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s AHS JOINT VENTURE
Registered Address:- Regh off: -C-56/40, Sector -62 Noida U.P.
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory:- Sh. Anil Sharma (Director)

The Declaring 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 declare.

S.No.	Description	Particulars
1.	Name of the building /Group Housing Scheme	"AMRAPALI GREEN"
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	06/10/2004 & 30/06/2005
4.	Municipal No. of the property	-----
5.	Municipal Ward of the property	-----
6.	Postal address of the property	"AMRAPALI GREEN" Plot No. 1/3 Vaibhav Khand Indirapuram, Gzb.
7.	Name of Architect / Structural Engineer	AR. ANUJ AGARWAL / Er. Vikas Garg
8.	Height of the building	49.90.Mt
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	BASEMENT +GROUND+16

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 38302.42 square meters on all floors, of which 12434.65 square meters will constitute the apartments and 5502.41 square meters will constitute the 'common areas and facilities' and 7119.07 square meters constitute 'limited common areas and facilities', remaining 13246.29 sq.mt. will constitute the independent area as details in Annexure -F & all of which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "**AMRAPALI GREEN GROUP HOUSING**" (insert the name of the building / scheme as given above) and that the apartments and 'common areas and facilities' (as defined in 5. 3(i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in 5. 3(s) of the Act), and the 'independent areas' (as defined in 5. 3(p) of the Act), and shall be as follows -

S.No.	Item	Detail
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 "**AMRAPALI GREEN GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**AMRAPALI GREEN GROUP HOUSING**" 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.

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;

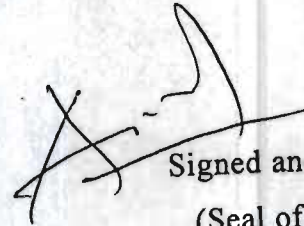
FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition 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 ©1.5Rs/Sft..... per month from the owners of each apartment.

4. IN WITNESS WHEREOF, Sh. Anil Sharma (Director) for on and behalf of M/s AHS JOINT VENTURE

5. The promoter) hereto set his hand thisday ofof year



Signed and delivered by
(Seal of the Promoter)

In the presence of:-

Annexure-'A'

Details of the land of the building to which the present declaration relates

S.No.	Item		
1.	Location of the land of the building	Revenue village	Indirapuram
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Plot No.	Plot No. 1/3 Vaibhav Khand Indirapuram, Gzb. Net Plot area:-12053.95 sq.mt.
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. I	-----
		Vol. No.	-----
		Page Nos.	-----
		Sl. No.	-----
		Date of Regn. -	-----
5.	Boundaries of the land	East	Other plot
		West	Road
		North	Other plot
		South	Road
6.	Land whether freehold or leasehold		-----
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:-


Signature of declarant
with designation and seal

Annexure-'B' (Details of Apartments)

Name of condominium :- **AMRAPALI GREEN GROUP HOUSING**
of condominium :- **BLOCK - A & C (BASEMENT + GROUND + 14TH FLOOR)**

SI.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	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)	(8)
	GROUND FLOOR TYPE-A	A-001, A-002	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-01, B-02, B03, B04	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-C	C-01, C-014	4 BHK	169.41	0.40%	169	Residential	As per sale deed
	FIRST FLOOR TYPE-A	A-101, A-102	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-101, B-102, B-103, B-104	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-C	C-101, C-102	4 BHK	169.41	0.40%	169	Residential	As per sale deed
	SECOND FLOOR TYPE-A	A-201, A-202	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-101, B-102, B-103, B-104	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-C	C-01, C-014	4 BHK	169.41	0.40%	169	Residential	As per sale deed
	THIRD FLOOR TYPE-A	A-301, A-302	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-301, B-302, B-303, B-304	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-C	C-301, C-302	4 BHK	169.41	0.40%	169	Residential	As per sale deed
	FOURTH FLOOR TYPE-A	A-401, A-402	3BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-401, B-402, B-403, B-404	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-C	C-401, C-402	4 BHK	169.41	0.40%	169	Residential	As per sale deed

FIFTH FLOOR TYPE-A	A-501, A-502	3 BHK	131.91	0.31%	132	Residential	As per sale deed
TYPE-B	B-501, B-502, B-503, B-504	3 BHK	128.10	0.30%	128	Residential	As per sale deed
TYPE-C	C-501, C-502	4 BHK	169.41	0.40%	169	Residential	As per sale deed
SIXTH FLOOR TYPE-A	A-601, A-602	3 BHK	131.91	0.31%	132	Residential	As per sale deed
TYPE-B	B-601, B-602, B-603, B-604	3 BHK	128.10	0.30%	128	Residential	As per sale deed
TYPE-C	C-601, C-602	4 BHK	169.41	0.40%	169	Residential	As per sale deed
SEVENTH FLOOR TYPE-A	A-701, A-702	3 BHK	131.91	0.31%	132	Residential	As per sale deed
TYPE-B	B-701, B-702, B-703, B-704	3 BHK	128.10	0.30%	128	Residential	As per sale deed
TYPE-C	C-701, C-702	4 BHK	169.41	0.40%	169	Residential	As per sale deed
EIGHT FLOOR TYPE-A	A-801 TO A-802	3 BHK	131.91	0.31%	132	Residential	As per sale deed
TYPE-B	B-801, B-802, B-803, B-804	3 BHK	128.10	0.30%	128	Residential	As per sale deed
TYPE-C	C-801, C-802	4 BHK	169.41	0.40%	169	Residential	As per sale deed
NINTH FLOOR TYPE-A	A-901, A-902	3 BHK	131.91	1.06%	132	Residential	As per sale deed
TYPE-B	B-901, B-902, B-903, B-904	3 BHK	128.10	1.03%	128	Residential	As per sale deed
TYPE-C"	C"-01, C"-02	2 BHK	136.43	0.32%	136	Residential	As per sale deed
TENTH FLOOR TYPE-A	A-1001, A-1002	3 BHK	131.91	1.06%	132	Residential	As per sale deed
TYPE-B	B-1001, B-1002, B- 1003, B-1004	3 BHK	128.10	1.03%	128	Residential	As per sale deed
TYPE-C"	C"-201, C"-202	2 BHK	136.43	0.32%	136	Residential	As per sale deed
ELEVENTH FLOOR TYPE-A	A-1101, A-1102	3 BHK	131.91	1.06%	132	Residential	As per sale deed
TYPE-B	B-1101, B-1102, B-1103	3 BHK	128.10	1.03%	128	Residential	As per sale deed
TYPE-C"	C"-301, C"-302	2 BHK	136.43	0.32%	136	Residential	As per sale deed

	TWELVE FLOOR TYPE-A	A-1201, A-1202	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-1201, B-1202, B-1203, B-1204	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	TYPE-D	D-01	3 BHK	214.38	0.50%	214	Residential	As per sale deed
	THIRTEEN FLOOR TYPE-A	A-1301, A-1302	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-1301, B-1302	3 BHK	128.10	0.30%	128	Residential	As per sale deed
	FOURTEENTH FLOOR TYPE-A	A-1401	3 BHK	131.91	0.31%	132	Residential	As per sale deed
	TYPE-B	B-1401	3 BHK	128.10	0.30%	128	Residential	As per sale deed

Annexure-'B' (Details of Apartments)

Name of condominium :- **AMRAPALI GREEN GROUP HOUSING**
of condominium :- **BLOCK - B (BASEMENT + GROUND + 16TH FLOOR)**

Sl.No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered Area (in sq. mtrs.) (EACH FLAT)	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)	(8)
	GROUND FLOOR TYPE-A	A-001, A-002, A-003, A-004	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-001, B-002, B-003	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-001	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	FIRST FLOOR TYPE-A	A-101, A-102, A-103, A-104	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-101, B-102, B-103	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-201	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	SECOND FLOOR TYPE-A	A-201, A-202, A-203, A-204	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-201, B-202, B-203	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-201	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	THIRD FLOOR TYPE-A	A-301, A-302, A-303, A-304	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-301, B-302, B-303	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-301	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	FOURTH FLOOR TYPE-A	A-401, A-402, A-403, A-404	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-401, B-402, B-403	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-401	2 BHK	90.61	0.21%	91	Residential	As per sale deed

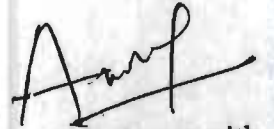
	FIFTH FLOOR TYPE-A	A-001, A-002, A-003, A-004	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-501, B-502, B-503	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-501	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	SIXTH FLOOR TYPE-A	A-601, A-602, A-603, A-604	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-601, B-602, B-603	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-601	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	SEVENTH FLOOR TYPE-A	A-701, A-702, A-703, A-704	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-701, B-702, B-703	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-701	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	EIGHT FLOOR TYPE-A	A-801, A-802, A-803, A-804	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-801, B-802, B-803	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-801	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	NINTH FLOOR TYPE-A	A-901, A-902, A-903, A-904	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-901, B-902, B-903	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-901	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	TENTH FLOOR TYPE-A	A-1001, A-1002, A-1003, A-1004	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-1001, B-1002, B-1003	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-1001	2 BHK	90.61	0.21%	91	Residential	As per sale deed
	ELEVENTH FLOOR TYPE-A	A-1101, A-1102, A-1103, A-1104	2 BHK	96.01	0.22%	96	Residential	As per sale deed
	TYPE-B	B-1101, B-1102, B-1103	2 BHK	85.60	0.20%	86	Residential	As per sale deed
	TYPE-C	C-1101	2 BHK	90.61	0.21%	91	Residential	As per sale deed

TWELVE FLOOR TYPE-A	A-1201, A-1202, A-1203, A-1204	2 BHK	96.01	0.22%	96	Residential	As per sale deed
TYPE-B	B-1201, B-1202, B-1203	2 BHK	85.60	0.20%	86	Residential	As per sale deed
TYPE-C	C-1201	2 BHK	90.61	0.21%	91	Residential	As per sale deed
THIRTEEN FLOOR TYPE-A	A-1301, A-1302, A-1303, A-1304	2 BHK	96.01	0.22%	96	Residential	As per sale deed
TYPE-B	B-1301, B-1302, B-1303	2 BHK	85.60	0.20%	86	Residential	As per sale deed
TYPE-C	C-1301	2 BHK	90.61	0.21%	91	Residential	As per sale deed
FOURTEEN FLOOR TYPE-A	A-1401, A-1402, A-1403, A-1404	2 BHK	96.01	0.22%	96	Residential	As per sale deed
TYPE-B	B-1401, B-1402, B-1403	2 BHK	85.60	0.20%	86	Residential	As per sale deed
TYPE-C	C-1401	2 BHK	90.61	0.21%	91	Residential	As per sale deed
FIFTEEN FLOOR TYPE-A	A-1501, A-1502, A-1503, A-1504	2 BHK	96.01	0.22%	96	Residential	As per sale deed
TYPE-B	B-1501, B-1502, B-1503	2 BHK	85.60	0.20%	86	Residential	As per sale deed
TYPE-C	C-001	2 BHK	90.61	0.21%	91	Residential	As per sale deed
SIXTEEN FLOOR TYPE-A	A-1601, A-002, A-1603, A-1604	2 BHK	96.01	0.22%	96	Residential	As per sale deed
TYPE-B	B-1601, B-1602, B-1603	2 BHK	85.60	0.20%	86	Residential	As per sale deed
TYPE-C	C-1601	2 BHK	90.61	0.21%	91	Residential	As per sale deed

Annexure-'C'11

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

S. No.	Particulars	(3)	(4)	(5)	(6)
1	(2)				
(a)	Total covered area of apartments at various floors	42084.91 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	5502.41 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	7119.07 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	54706.39 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)



Signature of declarant with
designation and seal

Place:

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 (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	12053.95 m ²
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	Lower- 1817.69 m ² Upper- 6850.51 m ²
c.	Facilities in the basement	Ramp, lift, parking, staircase
d.	Parking facilities (as shown in Exhibit 'A' attached hereto)	N/A
e.	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	1474.00 m ²
	(ii) Children playing area	N/A
	(iii) WATER BODY	
	(iv) Tennis Court	N/A
	(v) Badminton Court	N/A
	(vi) Convenient Shops	N/A
	(vii) Lobby & facilities	N/A
	(viii) PARTY LAWN	N/A
f.	(i) Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	5502.41 m ²
	(ii) Elevator	N/A
	(iii) Area of shaft(s)	N/A
	(iv) Elevator shaft extends from ground floor upto	Terrace floor
	(v) No. of stairway 'A', which lead from the ground floor to the roof of the building	N/A
	(vi) No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	(vii) 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 the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	(viii) No. of Water tank(s)	10 nos.
	(ix) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	(x) Plumbing network throughout the building	Through shaft
	(xi) Electric wiring net-work throughout the building	Through shaft ramp along the corridor to flat

(xii)	Necessary light(s)	Corridor staircase main gate boundary wall green area. Through L.V. shaft
(xiii)	Telephone(s)	N/A
(xiv)	Public water connection(s)	RCC raft foundation main wall -1 st brick work column & beams RCC
(xv)	Foundations and main walls, columns, girders, beams and roofs of the building	Domestic over head & under ground water tank
(xvi)	Tank (s)	Domestic & summers able pump
(xvii)	Pump (s)	AS PER NBC
(xviii)	Motor (s)	AS PER NBC
(xix)	Fans	Installed as per fire norms
(xx)	Fire fighting equipment (s)	AS PER NBC
(xxi)	Compressor (s)	For ventilation
(xxii)	Duct (s)	N/A
(xxiii)	Central Air Conditioning Equipment (s)	N/A
(xxiv)	Heating Equipment	All the necessary equipments installed
(xxv)	General all apparatus & installation existing for common use	

Signature of declarant with designation and seal

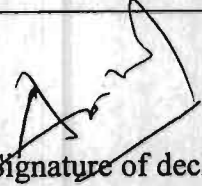
Place:

Date:-

Note:- Section 3(i) of the Act has defined the term "common areas and facilities" and the above common areas and facilities are illustrative and not exhaustive.

Annexure 'E'
Details of the limited common area and facilities of the building to
which the present declaration relates

"Limited Common areas & Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')		
	Parking	N/A
	Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
	Corridor extending from the lobby to the stairway	3349.82m ²


Signature of declarant
with designation and seal

Date:


Place:

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 5. 3(P) of the Act)	
Parking	Open - 1249.23 m ² Lower Basement - 1817.69 m ² Upper basement - 4578.36 m ²
Servant quarter	N/A
Community	500.30 m ²
Convenient shops	655.62 m ²
Store	1116.97
Terrace	3328.12 m ²
Total	13246.29 m ²


Signature of declarant
with designation and seal

Date:

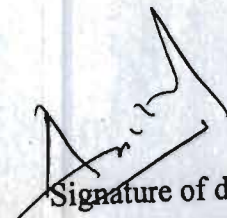
Place:

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.

Schedule-A
[Specifications of Construction]

1. Foundation: Raft
2. Flooring: Vitrified tiles or equivalent flooring.
3. Doors and Hardware: Wooden doors having Mortice lock and designer door with hardware at Main Entrance.
4. Windows: Wooden windows with glass shutters.
5. Internal Finish: All walls plastered, P.O.P. & painted with OBD Paint, Ceiling white, P.O.P Cornice in Drawing/Dinning and all bedrooms.
6. External Finish: All weather texture paint.
7. Sanitary ware and fittings: Sanitary - Vitreous ceramic sanitary ware of reputed make. Fittings – Hot & Cold water supply (without geyser) with CP fittings of reputed make.
8. Electrical: Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV & Telephone points in all bedrooms & drawing/dinning.
9. 9. Plumbing and water Line: As per NBC.

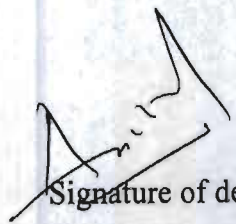
Place:


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Place:


Signature of declarant
with designation and seal

(B)