


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

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For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory

**UTTAR PRADESH SHASHAN**  
**AWAS EVAM SAHARI NIYOJAN ANUBHAG-**

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

Lucknow: 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   | 1)     | These rules may be called The Uttar Pradesh commencement 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 of Declaration<br>(sub section-1 of<br>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 construction prior to the commencement of these rules, the declaration shall be submitted within 90 days from the date of such commencement. |




Amendment of Declaration

(sub section-2 of section 12) 4. (1)

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 Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory

Grant of permission for prosecution  
(sub section-4 of section 25)

5. (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 subsection (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, along with 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 Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory



**FORM A**  
**(See Rule 3)**  
**FORM OF DECLARATION**

Date:

Place: GHAZIABAD

Promoter Details:

1. Name of Builder M/s Nipun Builders & Developers Pvt. Ltd.  
Registered Address:-Office:- 501, Nipun Tower. Plot No-15. Community center Karkardooma,  
Delhi-110092
2. Date of Incorporation (if applicable): .....
3. Name/designation of Authorized Signatory:- Mr. Rakesh Singla ( 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	"Nipun Saffron Valley"
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	22/5/07
4.	Municipal No. of the property	102,138, North, Sahibabad
5.	Municipal Ward of the property	63
6.	Postal address of the property	KH. NO. 1126 M/1, 1725 M/2, 1724M, 1056M, 1058M, 1060/1 VILLAGE PASONDA PARGANA LONI, GHAZIABAD
7.	Name of Architect / Structural Engineer	AR. ANUJ AGARWAL / SH. SADANAND OJHA
8.	Height of the building	46.650 MT. including machine room
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential Group Housing
10.	No. of Floors	2 Basement + stilt/ground+13 floor



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 87282.20 square meters on all floors, of which 52879.90 square meters will constitute the apartments and remaining 9156.14 square meters will constitute the 'common areas and facilities' and 9595.87 square meters constitute 'limited common areas and facilities', remaining 15650.29 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 "**NIPUN SAFFRON VALLEY 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 "**NIPUN SAFFRON VALLEY GROUP HOUSING**" Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "**NIPUN SAFFRON VALLEY 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.

For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory

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. Rakesh Singla (Director) for on and behalf of M/s. Nipun Builder & Developers Pvt. Ltd.

5. The promoter) hereto set his hand this 11 day of July of year 2014

Signed and delivered by  
(Seal of the Promoter)

In the presence of:-

For Nipun Builders & Developers Pvt. Ltd

  
Authorised Signatory



**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	Pasonda Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area		1725/M/2 – 6500.00 sq.mt. 1726/M/1 – 1110.00 sq.mt. 1055M – 30.00 sq.mt. 1056M - 100.00 sq.mt. 1058M - 510.00 sq.mt. 1060/1 - 190.00 sq.mt. 1724M - 1450.00sq.mt. 1725M/2 - 5370.00 sq.mt. 1726M/1 – 1870.00 sq.mt. <b>17100.00 sq.mt.</b>
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	<i>Attach Next Page</i>
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. –	
5.	Boundaries of the land	East	OTHER PROPERTY
		West	OTHER PROPERTY
		North	OWNER LAND
		South	75.00 MT. WIDE G.T. ROAD
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-

Date:-


Signature of declarant  
with designation and seal

Annexure-'A'

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

S. No.	Item		
4. A	Details of Registration of the above title document	Area	<b>1110 Sq Mtr.</b>
		Book No.	1
		Vol.No.	3986
		Page Nos.	245 to 303
		SI. No.	12912
		Date of Regn.	29/11/2006
4. A	Details of Registration of the above title document	Area	<b>2050</b>
		Book No.	1
		Vol.No.	3811
		Page Nos.	63 to 257
		SI. No.	8978
		Date of Regn.	11/8/2006
4. A	Details of Registration of the above title document	Area	<b>6640</b>
		Book No.	1
		Vol.No.	3878
		Page Nos.	30 to 141
		SI. No.	8922
		Date of Regn.	7/8/2006
4. D	Details of Registration of the above title document	Area	<b>7330</b>
		Book No.	1
		Vol.No.	3975
		Page Nos.	116 to 209
		SI. No.	12648
		Date of Regn.	22/11/2006
		<b>Total Area</b>	<b>17130</b>

For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory



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


Name of condominium:- **NIPUN SAFFRON VALLEY GROUP HOUSING**  
of condominium :- **BLOCK-A ( BASEMENT +GROUND + 13<sup>TH</sup> 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-01	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-02	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	FIRST FLOOR TYPE-A'	A-101, A-104	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-102, A-103	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	SECOND FLOOR TYPE-A'	A-201, A-204	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-202, A-203	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	THIRD FLOOR TYPE-A'	A-301, A-304	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-302, A-303	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	FORTH FLOOR TYPE-A'	A-401, A-404	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-402, A-403	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	FIFTH FLOOR TYPE-A'	A-501, A-504	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-502, A-503	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	SIXTH FLOOR TYPE-A'	A-601, A-604	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-602, A-603	3B+3T+1 DRESS	119.02	0.22%	119	Residential	
	SEVENTH FLOOR TYPE-A'	A-701, A-704	3B+3T+1 DRESS	118.85	0.22%	119	Residential	
	TYPE-A	A-702, A-703	3B+3T+1 DRESS	119.02	0.22%	119	Residential	



EIGHT FLOOR TYPE-A'	A-801, A-804	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-802, A-803	3B+3T+1 DRESS	119.02	0.22%	119	Residential
NINTH FLOOR TYPE-A'	A-901, A-904	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-902, A-903	3B+3T+1 DRESS	119.02	0.22%	119	Residential
TENTH FLOOR TYPE-A'	A-1001, A-1004	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-1002, A-1003	3B+3T+1 DRESS	119.02	0.22%	119	Residential
ELEVEN FLOOR TYPE-A'	A-1101, A-1104	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-1102, A-1103	3B+3T+1 DRESS	119.02	0.22%	119	Residential
TWELVE FLOOR TYPE-A'	A-1201, A-1204	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-1202, A-1203	3B+3T+1 DRESS	119.02	0.22%	119	Residential
THIRTEEN FLOOR TYPE-A'	A-1301, A-1304	3B+3T+1 DRESS	118.85	0.22%	119	Residential
	A-1302, A-1303	3B+3T+1 DRESS	119.02	0.22%	119	Residential

For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory



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

Name of condominium:- **NIPUN SAFFRON VALLEY GROUP HOUSING**  
of condominium :- **BLOCK-B ( BASEMENT +GROUND + 13<sup>TH</sup> 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-01, A-03	3B+3T	103.06	0.19%	104	Residential	
	GROUND FLOOR TYPE-B	B-01, B-08, B-04, B-05	2B+2T+STUDY	89.62	0.16%	90	Residential	
	FIRST FLOOR TYPE-A	A-102, A1-103,A-106, A-107	3B+3T	103.06	0.19%	104	Residential	
	FIRST FLOOR TYPE-B	B-101, B-108, B-104, B-105	2B+2T+STUDY	89.62	0.16%	90	Residential	
	SECOND FLOOR TYPE-A	A-202, A1-203,A-206, B-201, B-208, B-204, B-205	3B+3T	103.06	0.19%	104	Residential	
	SECOND FLOOR TYPE-B	B-201, B-208, B-204, B-205	2B+2T+STUDY	89.62	0.16%	90	Residential	
	THIRD FLOOR TYPE-A	A-302, A1-303,A-306, B-301, B-308, B-304, B-305	3B+3T	103.06	0.19%	104	Residential	
	THIRD FLOOR TYPE-B	B-301, B-308, B-304, B-305	2B+2T+STUDY	89.62	0.16%	90	Residential	
	FORTH FLOOR TYPE-A	A-402, A1-403,A-406, B-401, B-408, B-404, B-405	3B+3T	103.06	0.19%	104	Residential	
	FORTH FLOOR TYPE-B	B-401, B-408, B-404, B-405	2B+2T+STUDY	89.62	0.16%	90	Residential	
	FIFTH FLOOR TYPE-A	A-502, A1-503,A-506, B-501, B-508, B-504, B-505	3B+3T	103.06	0.19%	104	Residential	
	FIFTH FLOOR TYPE-B	B-501, B-508, B-504, B-505	2B+2T+STUDY	89.62	0.16%	90	Residential	
	SIXTH FLOOR TYPE-A	A-602, A1-603,A-606,	3B+3T	103.06	0.19%	104	Residential	

TYPE-B	B-601, B-608, B-604, B-605	2B+2T+STUDY	89.62	0.16%	90	Residential
SEVENTH FLOOR TYPE-A	A-702, A1-703, A-706,	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-701, B-708, B-704, B-705	2B+2T+STUDY	89.62	0.16%	90	Residential
EIGHT FLOOR TYPE-A	A-802, A1-803, A-806, A-107	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-801, B-808, B-804, B-805	2B+2T+STUDY	89.62	0.16%	90	Residential
NINTH FLOOR TYPE-A	A-902, A1-903, A-906, A-107	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-901, B-908, B-904, B-905	2B+2T+STUDY	89.62	0.16%	90	Residential
TENTH FLOOR TYPE-A	A-1002, A1-1003, A-1006, A-1007	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-1001, B-1008, B-1004, B-1005	2B+2T+STUDY	89.62	0.16%	90	Residential
ELEVEN FLOOR TYPE-A	A-1102, A1-1103, A-1106, A-1107	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-1101, B-1108, B-1104, B-1105	2B+2T+STUDY	89.62	0.16%	90	Residential
TWELVE FLOOR TYPE-A	A-1202, A1-1203, A-1206, A-107	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-1201, B-1208, B-1204, B-1205	2B+2T+STUDY	89.62	0.16%	90	Residential
THIRTEEN FLOOR TYPE-A	A-1302, A1-1303, A-1306, A-1307	3B+3T	103.06	0.19%	104	Residential
TYPE-B	B-1301, B-1308, B-1304, B-1305	2B+2T+STUDY	89.62	0.16%	90	Residential

For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory



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

Name of condominium:- **NIPUN SAFFRON VALLEY GROUP HOUSING**  
of condominium :- **BLOCK-C ( 2BASEMENT +GROUND +13<sup>TH</sup> 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-06, A-07	3B+3T	117.63	0.22%	118	Residential	
	TYPE-B	B-01, B-08, B-04, B-05	2B+2T+STUDY	99.82	0.18%	100	Residential	
	FIRST FLOOR TYPE-A	A-102, A-103, A-106, A-107	3B+3T	117.63	0.22%	118	Residential	
	TYPE-B	B-201, B-208, B-204, B-205	2B+2T+STUDY	99.82	0.18%	100	Residential	
	SECOND FLOOR TYPE-A	A-202, A-203, A-206, A-207	3B+3T	117.63	0.22%	118	Residential	
	TYPE-B	B-201, B-208, B-204, B-205	2B+2T+STUDY	99.82	0.18%	100	Residential	
	THIRD FLOOR TYPE-A	A-302, A-303, A-306, A-307	3B+3T	117.63	0.22%	118	Residential	
	TYPE-B	B-301, B-308, B-304, B-305	2B+2T+STUDY	99.82	0.18%	100	Residential	
	FORTH FLOOR TYPE-A	A-402, A-403, A-406, A-407	3B+3T	117.63	0.22%	118	Residential	
	TYPE-B	B-401, B-408, B-404, B-405	2B+2T+STUDY	99.82	0.18%	100	Residential	
	FIFTH FLOOR TYPE-A	A-502, A-503, A-506, A-507	3B+3T	117.63	0.22%	118	Residential	



TYPE-B	B-501, B-508, B-504, B-505	2B+2T+STUDY	99.82	0.18%	100	Residential
SIXTH FLOOR TYPE-A	A-602, A-603, A-606, A-607	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-601, B-608, B-604, B-605	2B+2T+STUDY	99.82	0.18%	100	Residential
SEVENTH FLOOR TYPE-A	A-702, A-703, A-706, A-707	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-701, B-708, B-704, B-705	2B+2T+STUDY	99.82	0.18%	100	Residential
EIGHT FLOOR TYPE-A	A-802, A-803, A-806, A-807	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-801, B-808, B-804, B-805	2B+2T+STUDY	99.82	0.18%	100	Residential
NINTH FLOOR TYPE-A	A-902, A-903, A-906, A-907	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-901, B-908, B-904, B-905	2B+2T+STUDY	99.82	0.18%	100	Residential
TENTH FLOOR TYPE-A	A-1002, A-1003, A- 1006, A-1007	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-1001, B-1008, B- 1004, B-1005	2B+2T+STUDY	99.82	0.18%	100	Residential
ELEVEN FLOOR TYPE-A	A-1102, A-1103, A- 1106, A-1107	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-1101, B-1108, B- 1104, B-1105	2B+2T+STUDY	99.82	0.18%	100	Residential
TWELVE FLOOR TYPE-A	A-1202, A-1203, A- 1206, A-1207	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-1201, B-1208, B- 1204, B-1205	2B+2T+STUDY	99.82	0.18%	100	Residential



THIRTEEN FLOOR TYPE-A	A-1302, A-1303, A- 1306, A-1307	3B+3T	117.63	0.22%	118	Residential
TYPE-B	B-1301, B-1308, B- 1304, B-1305	2B+2T+STUDY	99.82	0.18%	100	Residential

For Nipun Builders & Developers Pvt. Ltd.

  
Authorized Signatory

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

Name of condominium:- **NIPUN SAFFRON VALLEY GROUP HOUSING**  
of condominium :- **BLOCK-D ( 2BASEMENT +GROUND + 13<sup>TH</sup> 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-03, A-04, A-07, A-08	3B+2T	103.23	0.19%	103	Residential	
	TYPE-BI	BI-05, BI-06	1B+2T+1 STUDY	73.41	0.13%	74	Residential	
	TYPE-CI	CI-02, CI-09	1B+1TOILET	50.41	0.09%	51	Residential	
	TYPE-D	D-01, D-10	3B+3TOILET	120.25	0.22%	120	Residential	
	FIRST FLOOR TYPE-A	A-103, A-104, A-107, A-108	3B+2T	103.23	0.19%	103	Residential	
	TYPE-BI	BI-105, BI-106	2B+2T+1 STUDY	89.19	0.16%	90	Residential	
	TYPE-CI	CI-102, CI-109	3B+3TOILET	70.51	0.13%	71	Residential	
	TYPE-D	D-101, D-110	3B+3TOILET	120.25	0.22%	120	Residential	
	SECOND FLOOR TYPE-A	A-203, A-204, A-207, A-208	3B+2T	103.23	0.19%	103	Residential	
	TYPE-BI	BI-205, BI-206	2B+2T+1 STUDY	89.19	0.16%	90	Residential	
	TYPE-CI	CI-202, CI-209	3B+3TOILET	70.51	0.13%	71	Residential	
	TYPE-D	D-201, D-210	3B+3TOILET	120.25	0.22%	120	Residential	



THIRD FLOOR TYPE-A	A-303, A-304, A-307, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-305, B1-306	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-C1	C1-302, C1-309	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-301, D-310	3B+3TOILET	120.25	0.22%	120	Residential
FORTH FLOOR TYPE-A	A-403, A-404, A-407, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-405, B1-406	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-C1	C1-402, C1-409	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-401, D-410	3B+3TOILET	120.25	0.22%	120	Residential
FIFTH FLOOR TYPE-A	A-503, A-504, A-507, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-505, B1-506	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-C1	C1-502, C1-509	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-501, D-510	3B+3TOILET	120.25	0.22%	120	Residential
SIXTH FLOOR TYPE-A	A-603, A-604, A-607, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-605, B1-606	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-C1	C1-602, C1-609	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-601, D-610	3B+3TOILET	120.25	0.22%	120	Residential

SEVENTH FLOOR TYPE-A	A-703, A-704, A-707, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-705, B1-706	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	C1-702, C1-709	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-701, D-710	3B+3TOILET	120.25	0.22%	120	Residential
EIGHT FLOOR TYPE-A	A-803, A-804, A-807, A-808	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-805, B1-806	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	C1-802, C1-809	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-801, D-810	3B+3TOILET	120.25	0.22%	120	Residential
NINTH FLOOR TYPE-A	A-903, A-904, A-907, A-108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-905, B1-906	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	C1-902, C1-909	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-901, D-910	3B+3TOILET	120.25	0.22%	120	Residential
TENTH FLOOR TYPE-A	A-1003, A-1004, A-1007, A-1008	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	B1-1005, B1-1006	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	C1-1002, C1-1009	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-1001, D-1010	3B+3TOILET	120.25	0.22%	120	Residential



ELEVEN FLOOR TYPE-A	A-1103, A-1104. A-1107, A-1108	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	BI-1105, BI-1106	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	CI-1102, CI-1109	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-1101, D-1110	3B+3TOILET	120.25	0.22%	120	Residential
TWELVE FLOOR TYPE-A	A-1203, A-1204 A-1207, A-1208	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	BI-1205, BI-1206	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	CI-1202, CI-1209	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-1201, D-1210	3B+3TOILET	120.25	0.22%	120	Residential
THIRTEEN FLOOR TYPE-A	A-1303, A-1304. A-1307, A-1308	3B+2T	103.23	0.19%	103	Residential
TYPE-BI	BI-1305, BI-1306	2B+2T+1 STUDY	89.19	0.16%	90	Residential
TYPE-CI	CI-1302, CI-1309	3B+3TOILET	70.51	0.13%	71	Residential
TYPE-D	D-1301, D-1310	3B+3TOILET	120.25	0.22%	120	Residential

For Nipun Builders & Developers Pvt. Ltd.



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

**Name of condominium:- NIPUN SAFFRON VALLEY GROUP HOUSING**

**of condominium :- BLOCK-E (2BASEMENT + STILT/GROUND + 13<sup>TH</sup> 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)
	FIRST FLOOR TYPE-A	A-104, A-105, A-108, A-109	3B+2T	82.57	0.15%	83	Residential	
	TYPE-B	B-106, B-107	2B+2T+1 STORE	79.47	0.15%	80	Residential	
	TYPE-C	C-103, C-110	1B+1TOILET	50.85	0.09%	51	Residential	
	TYPE-D	D-101, D-102	3B+3TOILET	103.23	0.19%	104	Residential	
	SECOND FLOOR TYPE-A	A-204, A-205, A-208, A-209	3B+2T	82.57	0.15%	83	Residential	
	TYPE-B	B-206, B-207	2B+2T+1 STORE	79.47	0.15%	80	Residential	
	TYPE-C	C-203, C-210	1B+1TOILET	50.85	0.09%	51	Residential	
	TYPE-D	D-201, D-202	3B+3TOILET	103.23	0.19%	104	Residential	
	THIRD FLOOR TYPE-A	A-304, A-305, A-308, A-309	3B+2T	82.57	0.15%	83	Residential	
	TYPE-B	B-306, B-307	2B+2T+1 STORE	79.47	0.15%	80	Residential	
	TYPE-C	C-303, C-310	1B+1TOILET	50.85	0.09%	51	Residential	
	TYPE-D	D-301, D-302	3B+3TOILET	103.23	0.19%	104	Residential	

For Nipun Builders & Developers Pvt. Ltd.

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FORTH FLOOR TYPE-A	A-404, A-405, A-408, A-409	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-406, B-407	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-403, C-410	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-401, D-402	3B+3TOILET	103.23	0.19%	104	Residential
FIFTH FLOOR TYPE-A	A-504, A-505, A-508, A-509	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-506, B-507	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-503, C-510	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-501, D-502	3B+3TOILET	103.23	0.19%	104	Residential
SIXTH FLOOR TYPE-A	A-604, A-605, A-608, A-109	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-606, B-607	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-603, C-610	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-601, D-602	3B+3TOILET	103.23	0.19%	104	Residential
SEVENTH FLOOR TYPE-A	A-704, A-705, A-708, A-709	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-706, B-707	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-703, C-710	1B+1TOILET	50.85	0.09%	51	Residential
EIGHT FLOOR TYPE-A	A-804, A-805, A-808, A-809	3B+2T	82.57	0.15%	83	Residential

TYPE-B	B-806, B-807	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-803, C-810	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-801, D-802	3B+3TOILET	103.23	0.19%	104	Residential
NINTH FLOOR TYPE-A	A-904, A-905, A-908, A-909	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-906, B-907	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-903, C-110	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-101, D-102	3B+3TOILET	103.23	0.19%	104	Residential
TENTH FLOOR TYPE-A	A-1004, A-1005, A- 1008, A-1009	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-1006, B-1007	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-1003, C-1010	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-1001, D-1002	3B+3TOILET	103.23	0.19%	104	Residential
ELEVEN FLOOR TYPE-A	A-1104, A-1105, A- 1108, A-1109	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-1106, B-1107	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-1103, C-1110	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-1101, D-1102	3B+3TOILET	103.23	0.19%	104	Residential
TWELVE FLOOR TYPE-A	A-1204, A-1205, A- 1208, A-1209	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-1206, B-1207	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-1203, C-1210	1B+1TOILET	50.85	0.09%	51	Residential



TYPE-D	D-1201, D-1202	3B+3TOILET	103.23	0.19%	104	Residential
TYPE-D	D-1201, D-1202	3B+3TOILET	103.23	0.19%	104	Residential
THIRTEEN FLOOR TYPE-A	A-1304, A-1305, A-1308, A-1309-1308	3B+2T	82.57	0.15%	83	Residential
TYPE-B	B-1306, B-1307	2B+2T+1 STORE	79.47	0.15%	80	Residential
TYPE-C	C-1303, C-1310	1B+1TOILET	50.85	0.09%	51	Residential
TYPE-D	D-1301, D-1302	3B+3TOILET	103.23	0.19%	104	Residential
TYPE-D	D-1301, D-1302	3B+3TOILET	103.23	0.19%	104	Residential

For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory

## 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)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	52879.90 sq.mt.	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	9156.14 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	9595.87 sq.mt.	X
(c)	Total covered area of the building [Total of (a), (b-i) & (b-2)]	X	X	X	71631.91 sq.mt.
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place: *Nipun Saffron Valley*  
*Sahibabad, GZB*

Signature of declarant with  
designation and seal

For Nipun Builders & Developers 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 (SQMTR)
a.	The parcel of land described in paragraph First of this Deed.	17100.00 m <sup>2</sup>
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	Lower Basement -738.95m <sup>2</sup> Upper Basement- 1224.40 m <sup>2</sup>
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)	
	Garden lawns	2406.00 m <sup>2</sup>
	Children playing area	N/A
	WATER BODY	200.00 m <sup>2</sup>
	Tennis Court	N/A
	Badminton Court	N/A
	Convenient Shops	N/A
	Lobby & facilities	N/A
	PARTY LAWN	N/A
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	9156.14 sq.mt.
	Elevator	N/A
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor upto	Terrace floor
	No. of stairway 'A', which lead from the ground floor to the roof of the building	N/A
	No. of stairway 'B' (if any), whichlead from The open court to the upper floors.	N/A
	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
	No. of Water tank(s)	15 NO.
	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	Plumbing network throughout the building	Through shaft
	Electric wiring net-work throughout the building	Through shaft ramp along the corridor to flat

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

Place: 11/7/14  
Date:- Nipun Saffron Valley  
Sahibabad, GZB

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.

Signature of declarant with  
designation and seal  
For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory



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

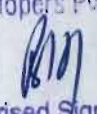
<b>"Limited Common areas &amp; Facilities" (as defined in 5. 3(c) of the Act and shown in Exhibit 'A')</b>		
	Parking	N/A
	Lobby, giving access to the elevator (s) to specified dwelling unit	103.83 m <sup>2</sup>
	Corridor extending from the lobby to the stairway	3914.78 m <sup>2</sup>

Date: 11/7/14

Place: Nipun Sabzon Valley  
Sahibabad, GZB

*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."*

Signature of declarant  
with designation and seal  
For Nipun Builders & Developers Pvt. Ltd.

  
Authorised Signatory

**Annexure 'F'**

**Details of the "independent areas" of the building to which the present declaration relates**

<b>"Independent areas" (as defined in 5. 3(P) of the Act)</b>		
1.	Parking	Open - 2719.98 m <sup>2</sup> Stilt - 1288.85 m <sup>2</sup> Lower Basement - 5091.58 m <sup>2</sup> Upper basement - 8388.06 m <sup>2</sup>
2.	Servant quarter	N/A
3.	Club	200.00 m <sup>2</sup>
4.	Convenient shops	681.00 m <sup>2</sup>
5.	Terrace	4159.75 m <sup>2</sup>

Signature of declarant

with designation and seal

For Nipun Builders & Developers Pvt. Ltd.

Date: 11/07/14

Place: Nipun Saffron Valley  
Sahibabad, GZB

Authorised Signatory

**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: *Nipun Sahibabad Valley*  
*Sahibabad, GZB*

Signature of declarant  
with designation and seal

For Nipun Builders & Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory