



महान अटी. (B.C.C.)
का डिक्लरेशन फार्म

(22)

दिनांक- 10-05-2014

श्रीमान प्रवर्तन प्रभारी

जोन -8, गाज़ियाबाद विकास प्राधिकरण

गाज़ियाबाद

विषय- डिक्लरेशन फार्म के संबंध में।

महोदय,

आपके द्वारा जारी पत्र दिनांक 08-05-2014 के अनुपालन के क्रम में अवगत कराना है कि डिक्लरेशन फार्म इस पत्र के साथ संलग्न है, स्वीकार करते हुए पूर्व जारी नोटिसों को निरस्त करने का आदेश प्रदान करें।

महान कृपा होगी।

संलग्नक- डिक्लरेशन फार्म

संलग्नक- डिक्लरेशन फार्म

52/500नगर-8
13.05.14

13.5.14
पृष्ठ-8-

भवदीय
For B.C.C. INFRASTRUCTURES PVT. LTD.
Authorised Signatory

मे. बी सी सी इन्फ्रास्ट्रक्चर्स प्रा. लि.

ए. सी. कृष्ण शशीधर फार्मली के साथ पत्र
- करवाया गया है

BCC Infrastructures Pvt. Ltd.

- Corp. Off. : J-56, Sector-18, Noida. (U.P.) Tel. : 0120-4581000
- Regd. Off./Head Off. : 206, Laxmi Deep Building, Plot-9 District Center, Laxmi Nagar, Delhi : 110092. Tel. : 011-22464342.
- Site Off. : Bharat City, Indraprastha Vihar, Ghaziabad (U.P.)

25/5



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

S.O.-9001-2008 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्रांक : 476

/प्रवर्तन जोन-8/2013-14

दिनांक : 8/15/14

सेवा में,

मै० बी०सी०सी० इनफा० प्रा०लि०
व सन्तोष बिल्डकोन प्रा०लि०
भारत सिटी(ग्रुप हाऊसिंग)
निस्तौली, लोनी, गाजियाबाद।

विषय:- मूखण्ड सख्या/खसरा नंबर 17 से 24, 34 से 41 आदि स्थित ग्राम निस्तौली, लोनी पर निर्माणाधीन ग्रुप हाऊसिंग परिसर पर उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) अधिनियम-201 एवं उत्तर प्रदेश अपार्टमेन्ट (निर्माण, स्वामित्व और अनुरक्षण का संवर्धन) नियमावली-2011 एवं याचिका सं० 33826/12 मेसर्स डिजाईनार्च इन्फ्रास्ट्रक्चर प्रा०लि० व अन्य बनाम गाजियाबाद विकास प्राधिकरण में आदेश दिनांक 14.11.2013 के अनुपालन में घोषणा पत्र प्रस्तुत किये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक प्रकरण में इस प्राधिकरण द्वारा दैनिक समाचार पत्र दैनिक जागरण में दिनांक 17.12.2013 को प्रकाशित सूचना तथा इस कार्यालय द्वारा आपको भेजे गये पत्र सं०-403/प्रवर्तन जोन-8/2013-14 दिनांक- 19.04.14 तथा पत्र सं०-425/प्रवर्तन जोन-8/ 2013-14 दिनांक-26.04.14 का संज्ञान लेने का कष्ट करें। जिसके क्रम में आपने अपने पत्र दिनांक- 30.04.14 द्वारा डिक्लेरेशन फार्म जमा करने हेतु 15 दिन की मांग की गयी है। इस सम्बन्ध में आपको अवगत कराना है कि माननीय उच्च न्यायलय के आदेशानुसार डिक्लेरेशन फार्म(घोषणा पत्र) प्रस्तुत किये जाने का समय समाप्त हो चुका है। अतः उक्त डिक्लेरेशन फार्म आप तत्काल जमा कराना सुनिश्चित करें।

पृष्ठांक:...../प्रवर्तन जोन-8/2014-15

दिनांक

प्रतिलिपि:-1- उपाध्यक्ष महोदय को सादर अवलोकनार्थ प्रेषित।

(सक्षम अधिकारी)
प्रवर्तन जोन-8

(सक्षम अधिकारी)

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

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	Rule -3 Form of Declaration	
	Rule -4 Amendment of Declaration	
	Rule -5 Grant of permission for prosecution	
	Rule -6 Undertaking to be filed by the person acquiring apartment.	
	<u>Form "A"—Declaration by promoter under section 12 of the Act</u>	
	with Annexure 'A' to 'F' and schedule-'A'.	
	Form "B"— Undertaking by the person acquiring the apartment.	

**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 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 (sub section-1 of 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.
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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.

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 to 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 and correct 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 a apartment owner under section 10 and shall execute a 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 period of 30 days from the date of acquiring the apartment.

FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 20/04/2014

Place: Ghaziabad

Promoter Details:

1. Name: BCC Infrastructures Pvt Ltd.....
 Builders Registered Address: 206, Laxmi Deep Building, Plot No.- 9, District Center, Laxmi Nagar, Delhi- 110092
 Local/ Postal Address: BharatCity,Village-Nistoli , Pargana – Loni, Ghaziabad, U.P.
2. Date of Incorporation (if applicable): ... 17/02/2010.....
3. Name/designation of Authorized Signatory: Sh, S.P. Singh, (CMD).....

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	Bharat City Phase- 1
2	Sanctioning Authority of the plan	Ghaziabad Development Athourity
3.	Date of sanction	28-02-2011
4.	Municipal No. of the property	KH. NO - 17 to 24 , 34 to 41 & 71 to 81 at Village - Nistoli, Pargana - Loni, Ghaziabad, U.P.
5.	Municipal Ward of the property	-----
6.	Postal address of the property	Bharat City Phas-1 , Village- Nistoli, Pargana – Loni, Ghaziabad, U.P.
7.	Name of Architect / Structural Engineer	Ar. Anuj Agarwal / Hiren G. Desai
8.	Height of the building	BELOW 45.0 M
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential (Group Housing)

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 267845.761 sq.mt. on all floors, of which 158852.162 sq.mt. will constitute the apartments and 36551.695 sq.mt. will constitute the 'common areas and facilities' and 36624.988 sq.mt. constitute 'limited common areas and facilities', remaining 35816.916 sq.mt will constitute the Independent area as detailed in annexure F & all of which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "BHARAT CITY PHASE-1" (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 'I'
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 **BHARAT CITY GROUP HOUSING** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **BHARAT CITY GROUP HOUSING** Condominium consist 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 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 the apartments under S. 13 of the Act, the value of the

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 267845.761 sq.mt. on all floors, of which 158852.162 sq.mt. will constitute the apartments and 36551.695 sq.mt. will constitute the 'common areas and facilities' and 36624.988 sq.mt. constitute 'limited common areas and facilities', remaining 35816.916 sq.mt will constitute the Independent area as detailed in annexure F & all of which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "**BHARAT CITY PHASE-1**" (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 **BHARAT CITY GROUP HOUSING** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **BHARAT CITY 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

(LW)

- (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,

(the promoter) hereto set his hand thisday ofof year

For B.C.C.INFRASTRUCTURES PVT.LTD.
Shamudhri
Authorised Signatory

Signed and delivered by

(Seal of the Promoter)

In the presence of:-

(2)

Annexure-'A'

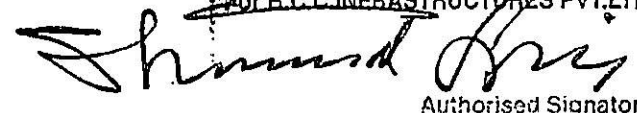
Details of the land of the building to which the present declaration relates

S.No.	Item		
1.	Location of the land of the building	Revenue village	Nistoli
		Tehsil	
		District	Ghaziabad
2.	Survey No. with area	KH. NO	<u>Village Nistoli</u> 17 - 3187.00 SQ.MT 18 - 4212.44 SQ.MT 19 - 2150.00 SQ.MT 20 - 5950.00 SQ.MT 21 - 2782.12 SQ.MT 22 - 1520.00 SQ.MT 23 - 1770.00 SQ.MT 24 - 5950.00 SQ.MT 34 - 3540.00 SQ.MT 35 - 3035.04 SQ.MT 36 - 3290.00 SQ.MT 37 - 2910.00SQ.MT 38 - 1640.00 SQ.MT 39 - 1770.00 SQ.MT 40 - 4430.00 SQ.MT 41 - 4420.00 SQ.MT 71 - 4807.66 SQ.MT 72 - 2120.00 SQ.MT 73 - 620.00 SQ.MT 74 - 128.00 SQ.MT 75 - 2020.00 SQ.MT 76 - 1140.00 SQ.MT 77 - 630.00 SQ.MT 78 - 1900.00 SQ.MT

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			79 - 3410.00 SQ.MT 80 - 1640.00 SQ.MT 81 - 4900.00 SQ.MT
3.	Date of last document of title under which the promoter claims the land		21/05/2010
4.	Details of Registration of the above title document	Book No. I	1
		Vol. No.	6442
		Page Nos.	127-336
		Sl. No.	4182
		Date of Regn. --	21/05/2010
5.	Boundaries of the land	North - west	30 Mtr Proposed road
		South - West	GDA Land
		North - East	Company Land
		South - East	Proposed 60 Mtr.wide Master Plan Road
6.	Land whether freehold or leasehold		Free Hold
7.	If land is leasehold, the Unexpired period of the lease		N/A

For B.C.C. INFRASTRUCTURES PVT.LTD.



Authorised Signatory

Signature of declarant with designation and seal

Place:-

Date:-

ANN JRE - 'B' (DETAILS OF APARTMENT)

NAME OF CONDOMINIUM:- M/S BCC INFRASTRUCTURE PVT. LTD

Of condominium :- BLOCK - A1,A3,A4,C1&C2

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SL.NO	FLOOR	IDENTIFIABLE No. Of the apartment	No. of rooms	Covered area (in sq.m.)	Percentage of undivided share of land on basis of covered area of the apartment	Proportionate representation for voting purpose in meeting of the association of apartment owners	Approved use residential/ commercial	Value of the apartment	
1	2	3	4	5	6	7	8	9	
1	Upper Ground floor								
	Type 2YS	A1-001,A1-004,A1-008 A3-001,A3-004,A3-008 A4-001,A4-004,A4-008 C1-001,C1-004,C1-008 C2-001,C2-004,C2-008	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-002, A1-003, A4-002, A4-003 C2-002, C2-003	A3-002, A3-003 C1-002, C2-003	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2YS	A1-005, A3-005, A4-005, C1-005, C2-005,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE	
	Type 3XS	A3-006, A3-007, A4-006, A4-007 C2-006, C2-007	A3-006, A3-007 C1-006, C2-007	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
2	first floor								
	Type 2YS	A1-101,A1-104,A1-108 A3-101,A3-104,A3-108 A4-101,A4-104,A4-108 C1-101,C1-104,C1-108 C2-101,C2-104,C2-108	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-102, A1-103, A4-102, A4-103 C2-102, C2-103	A3-102, A3-103 C1-102, C2-103	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2YS	A1-105, A3-105, A4-105, C1-105, C2-105,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-106, A1-107, A4-106, A4-107 C2-106, C2-107	A3-106, A3-107 C1-106, C2-107	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
3	second floor								
	Type 2YS	A1-201,A1-204,A1-208 A3-201,A3-204,A3-208 A4-201,A4-204,A4-208 C1-201,C1-204,C1-208 C2-201,C2-204,C2-208	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-202, A1-203, A4-202, A4-203 C2-202, C2-203	A3-202, A3-203 C1-202, C2-203	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2YS	A1-205, A3-205, A4-205, C1-205, C2-205,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-206, A1-207, A4-206, A4-207 C2-206, C2-207	A3-206, A3-207 C1-206, C2-207	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
4	third floor								
	Type 2YS	A1-301,A1-304,A1-308 A3-301,A3-304,A3-308 A4-301,A4-304,A4-308 C1-301,C1-304,C1-308 C2-301,C2-304,C2-308	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-302, A1-303, A4-302, A4-303 C2-302, C2-303	A3-302, A3-303 C1-302, C2-303	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2YS	A3-305, A3-305, A4-305, C1-305, C2-305,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-306, A1-307, A4-306, A4-307 C2-306, C2-307	A3-306, A3-307 C1-306, C2-307	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
5	fourth floor								
	Type 2YS	A1-401,A1-404,A1-408 A3-401,A3-404,A3-408 A4-401,A4-404,A4-408 C1-401,C1-404,C1-408 C2-401,C2-404,C2-408	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-402, A1-403, A4-402, A4-403 C2-402, C2-403	A3-402, A3-403 C1-402, C2-403	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED

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	Type 2Y'S	A1-405, A3-405, A4-405, C1-405, C2-405,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-406, A1-407, A4-406, A4-407 C2-406, C2-407	A3-406, A3-407 C1-406, C2-407	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
6	fifth floor								
	Type 2Y'S	A1-501, A1-504, A1-508 A3-501, A3-504, A3-508 A4-501, A4-504, A4-508 C1-501, C1-504, C1-508 C2-501, C2-504, C2-508	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-502, A1-503, A4-502, A4-503 C2-502, C2-503	A3-502, A3-503 C1-502, C2-503	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2Y'S	A1-505, A3-505, A4-505, C1-505, C2-505,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-506, A1-507, A4-506, A4-507 C2-506, C2-507	A3-506, A3-507 C1-506, C2-507	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
7	sixth floor								
	Type 2Y'S	A1-601, A1-604, A1-608 A3-601, A3-604, A3-608 A4-601, A4-604, A4-608 C1-601, C1-604, C1-608 C2-601, C2-604, C2-608	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-602, A1-603, A4-602, A4-603 C2-602, C2-603	A3-602, A3-603 C1-602, C2-603	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2Y'S	A1-605, A3-605, A4-605, C1-605, C2-605,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-606, A1-607, A4-606, A4-607 C2-606, C2-607	A3-606, A3-607 C1-606, C2-607	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
8	seventh floor								
	Type 2Y'S	A1-701, A1-704, A1-708 A3-701, A3-704, A3-708 A4-701, A4-704, A4-708 C1-701, C1-704, C1-708 C2-701, C2-704, C2-708	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-702, A1-703, A4-702, A4-703 C2-702, C2-703	A3-702, A3-703 C1-702, C2-703	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2Y'S	A1-705, A3-705, A4-705, C1-705, C2-705,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-706, A1-707, A4-706, A4-707 C2-706, C2-707	A3-706, A3-707 C1-706, C2-707	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
9	eighth floor								
	Type 2Y'S	A1-801, A1-804, A1-808 A3-801, A3-804, A3-808 A4-801, A4-804, A4-808 C1-801, C1-804, C1-808 C2-801, C2-804, C2-808	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-802, A1-803, A4-802, A4-803 C2-802, C2-803	A3-802, A3-803 C1-802, C2-803	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2Y'S	A1-805, A3-805, A4-805, C1-805, C2-805,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-806, A1-807, A4-806, A4-807 C2-806, C2-807	A3-806, A3-807 C1-806, C2-807	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED
10	ninth floor								
	Type 2Y'S	A1-901, A1-904, A1-908 A3-901, A3-904, A3-908 A4-901, A4-904, A4-908 C1-901, C1-904, C1-908 C2-901, C2-904, C2-908	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED	
	Type 2XS	A1-902, A1-903, A4-902, A4-903 C2-902, C2-903	A3-902, A3-903 C1-902, C2-903	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED
	Type 2Y'S	A1-905, A3-905, A4-905, C1-905, C2-905,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED	
	Type 3XS	A1-906, A1-907, A4-906, A4-907	A3-906, A3-907 C1-906, C2-907	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED

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11	tenth floor																		
	Type 2YS	A1-1001,A1-1004,A1-1008 A3-1001,A3-1004,A3-1008 A4-1001,A4-1004,A4-1008 C1-1001,C1-1004,C1-1008 C2-1001,C2-1004,C2-1008	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED											
	Type 2XS	A1-1002, A1-1003, A3-1002, A3-1003 A4-1002, A4-1003 C1-1002, C2-1003 C2-1002, C2-1003	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED											
	Type 2Y'S	A1-1005, A3-1005, A4-1005, C1-1005, C2-1005,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED											
	Type 3XS	A1-1006, A1-1007, A3-1006, A3-1007 A4-1006, A4-1007 C1-1006, C2-1007 C2-1006, C2-1007	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED											
12	eleventh floor																		
	Type 2YS	A1-1101,A1-1104,A1-1108 A3-1101,A3-1104,A3-1108 A4-1101,A4-1104,A4-1108 C1-1101,C1-1104,C1-1108 C2-1101,C2-1104,C2-1108	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED											
	Type 2XS	A1-1102, A1-1103, A3-1102, A3-1103 A4-1102, A4-1103 C1-1102, C2-1103 C2-1102, C2-1103	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED											
	Type 2Y'S	A1-1105, A3-1105, A4-1105, C1-1105, C2-1105,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED											
	Type 3XS	A1-1106, A1-1107, A3-1106, A3-1107 A4-1106, A4-1107 C1-1106, C2-1107 C2-1106, C2-1107	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED											
13	twelfth floor																		
	Type 2YS	A1-1201,A1-1204,A1-1208 A3-1201,A3-1204,A3-1208 A4-1201,A4-1204,A4-1208 C1-1201,C1-1204,C1-1208 C2-1201,C2-1204,C2-1208	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED											
	Type 2XS	A1-1202, A1-1203, A3-1202, A3-1203 A4-1202, A4-1203 C1-1202, C2-1203 C2-1202, C2-1203	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED											
	Type 2Y'S	A1-1205, A3-1205, A4-1205, C1-1205, C2-1205,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED											
	Type 3XS	A1-1206, A1-1207, A3-1206, A3-1207 A4-1206, A4-1207 C1-1206, C2-1207 C2-1206, C2-1207	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED											
14	thirteenth floor																		
	Type 2YS	A1-12a01,A1-12a04,A1-12a08 A3-12a01,A3-12a04,A3-12a08 A4-12a01,A4-12a04,A4-12a08 C1-12a01,C1-12a04,C1-12a08 C2-12a01,C2-12a04,C2-12a08	2BHK+ 2 TOILET	71.545	0.0450	72	RESIDENTIAL	AS PER SALE DEED											
	Type 2XS	A1-12a02, A1-12a03, A3-12a02, A3-12a03 A4-12a02, A4-12a03 C1-12a02, C2-12a03 C2-12a02, C2-12a03	2BHK+ 2 TOILET	67.759	0.0426	68	RESIDENTIAL	AS PER SALE DEED											
	Type 2Y'S	A1-12a05, A3-12a05, A4-12a05, C1-12a05, C2-12a05,	2BHK+ 2 TOILET	72.361	0.0571	72	RESIDENTIAL	AS PER SALE DEED											
	Type 3XS	A1-12a06, A1-12a07, A3-12a06, A3-12a07 A4-12a06, A4-12a07 C1-12a06, C2-12a07 C2-12a06, C2-12a07	3BHK+ 2 TOILET	90.811	0.0455	91	RESIDENTIAL	AS PER SALE DEED											

158852.162

COLOUR BLOCKS

	A1-A3+A4-C1-C2
	A2-C3-D1-D3
	B1-D4
	B2
	B3-E2-D7-C4
	E1
	E3

GRAND TOTAL

TOTAL BLOCKS

5
4
2
1
4
1
1
18

For B.C.C. INFRASTRUCTURES PVT. LTD.

Shri Ram Singh

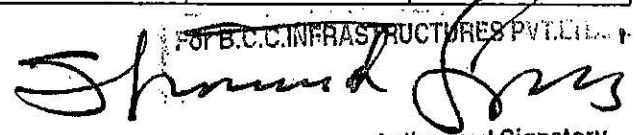
Authorised Signatory

7

Annexure-'C'

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

S. No.	Particulars				
1	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of Apartments at various floors	158852.162 SQ.MT	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)	X	36551.695 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	36624.988 SQ.MT	X
(c)	Total covered area of The building [Total of (a),(b-i) & (b-2)]	X	X	X	232028.845 SQ.MT
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

FOR B.C.C. INFRASTRUCTURES PVT. LTD.


Authorised Signatory
Signature of declarant with designation and seal

Place:

6

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

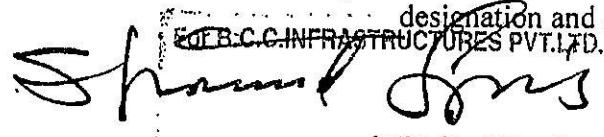
Sl. No.	Name of the common areas & facilities	Its description /area (SQMTR)
1.	The parcel of land described in paragraph First of this Deed.	76502.26 SQM Area in housing - 64635.25 sq.mt Area in road widening - 1293.07 sq.mt Area for future expansion - 10573.90 sq.mt
2.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	4015.393 sq.mt.
3.	Facilities in the basement	Ramp, Lift, Parking & Staircase,
4.	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	(15 % green) 9695.28 sq.mt.
	Children playing area	7783.137 sq.mt.
	Tennis Court	N/A
	Badminton Court	N/A
	CONVNT SHOPS	N/A
	Lobby & facilities	N/A
	PARTY LAWN	N/A
	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	36551.695 sq.mt.
	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	Elevator	36
	Area of shaft(s)	N/A
	Elevator shaft extends from ground floor upto	14 floor's
	No. of stairway 'A', which lead from the ground floor to the roof of the building	36
	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	2
	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)	194

5

	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	Plumbing network throughout the building	Through Shafts
	Electric wiring network throughout the building	Through electrical shaft running along corridor
	Necessary light(s)	Corridors, Staircase, Main Gate, Green Area
	Telephone(s)	Through shaft running along corridor
	Public water connection(s)	N/A
	Foundations and main walls, columns, girders, beams and roofs of the building	RCC Raft Foundation, Walls in 1st class Brick Work, Column & Beams In RCC
	Tank(s)	Domestic, Fire, Overhead & UnderGround Tank.
	Pump(s)	As per NBC
	Motor(s)	As per NBC
	Fans	As per NBC
	Fire fighting equipment(s)	As per NBC
	Compressor(s)	As per NBC
	Duct(s)	Open Ducts for ventilation Provided
	Central Air Conditioning Equipment(s)	N/A
	Heating Equipment	Solar water Heater
	General all apparatus & installation existing for common use	Necessary Equipments Installed.

Place:

Date:-

Signature of declarant with designation and seal
E.C.C. INFRASTRUCTURES PVT. LTD.

Authorised Signatory

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.

W

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	2196.123 Sq.mt.
Corridor extending from the lobby to the stairway	24578.204 Sq.mt.

[Handwritten Signature]
C.G. INFRASTRUCTURES PVT.LTD.

Authorised Signatory
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		Basement = 33447.05 Sq.mt Open Parking =2737.242
Servant quarter		N/A
Club with independent access		2310.193 Sq.mt.
LIG & EWS area		-
Primary school area		-
High school area		-
Convenient shops		59.673 Sq.mt.
Covered garage/store		N/A
Terrace's area		13810.17 Sq.mt.
	TOTAL AREA	35816.916

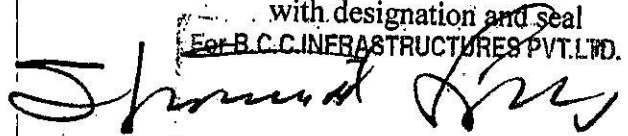
NOTE: The required/ sanctioned Primary school, High school, E.W.S & L.I.G has been shifted to Phase II & III of Bharat City.

Date:
Place:

Signature of declarant

with designation and seal

For B.C.C.INFRASTRUCTURES PVT.LTD.



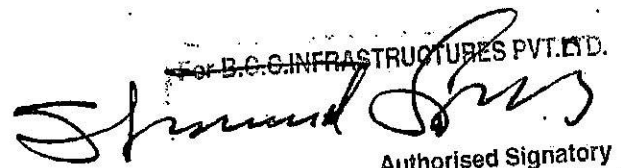
Authorised Signatory

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 Foundation
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. Plumbing and water Line: As per NBC.

Place:

For B.C.C. INFRASTRUCTURES PVT.LTD.


Authorised Signatory

Signature of declaran
with designation and sea

FORM "B"

(See Rule 6)

Undertaking by the person acquiring apartment (Under Section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Office of the Competent Authority at.....

I _____ S/o _____ R/o _____ acquired apartment no. _____ in the property _____ by way of gift, exchange, purchase or otherwise or taking lease of an apartment from Shri _____

I hereby undertake to comply with the covenants, conditions and restrictions subjected to which said apartment was owned by the aforesaid Shri _____ before the date of transfer.

Further, I shall be subject to the provisions of The Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Signatur

In presence of

1.