



सेवा में
सक्षम अधिकारी
प्रवर्तन जोन-1
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

दिनांक: 03.08.2021

विशय: उत्तर प्रदेश अपार्टमेंट नियमावली-2011 के प्रविधानों के अनुसार निर्धारित प्रारूप में घोषणा पत्र।

महोदय,

उपरोक्त विषयक के क्रम में खसरा नं० 826, 1111, 1112, 1113, 1117, 1119, 1120, 1125, 1126, 1144एम, 1146 व 1147 ग्राम नूरनगर तथा खसरा नं० 853, 854, 855, 856, 901, व 903 ग्राम सददीक नगर, गाजियाबाद पर हमारे द्वारा बनाये जा रहे ग्रुप हाउसिंग प्रोजेक्ट वी.वी.आई.पी. मंगल के सम्बन्ध में आवश्यक घोषणा पत्र निर्धारित प्रारूप पर संलग्न करके प्रेषित है।



अधिकृत हस्ताक्षरी

(वास्तो: विभोर वैभव इन्फ्राहोम प्रा० लि०)

Vibhor Vaibhav Infrahome Pvt. Ltd.

Regd. Off. : S-551, School Block, Shakarpur, Delhi-110092
Corp. Off. : VVIP Style Mall, IIIrd Floor, Raj Nagar Extension, NH-58, Ghaziabad-201002 (U.P.)
Project : VVIP Addresses, Raj Nagar Extension, NH-58, Ghaziabad-201002 (U.P.)
E-mail Id : info@vvipspace.com
Website : www.vvipspace.com

RERA No. : UPRERAPRJ2499 (Ph-III, VVIP Addresses)
RERA No. : UPRERAPRJ9861 (Club VVIP Addresses)
GSTIN : 09AABCF2720J1ZS
CIN : U70101DL2007PTC170268

Customer Care : +91 8826-90-2020 / 8826-92-2020
Sales & Marketing Enquiry : +91 8826-52-3030 / 8826-53-3030

VVIP Mangal
Deed of declaration details

A. <u>Common area of facilities (Annexure-D)</u>			
1. Open Area			
1.	Swimming Pool area (Change room+ deck area)		
	124.80+143.22+58.46	-	326.48 sq.mt.
2.	Drive-way area	-	1519.34 sq.mt.
3.	Green area	-	1354.60 sq.mt.
4.	Guard room area	-	18.00 sq.mt.
5.	ESS area	-	<u>181.78 sq.mt.</u>
	Total (1 to 5)	=	3400.20 sq.mt. -----(P)
2. Stilt /Ground floor area			
1.	LT + meter room	-	282.37 sq.mt.
2.	Toilet area Stilt/ground floor	-	4.66 sq.mt.
3.	Stilt circulation area	-	408.00 sq.mt.
4.	Community area	-	<u>443.57 sq.mt.</u>
	Total (1 to 4)	=	1138.60 sq.mt. -----(Q)
3. Upper basement area			
1.	UGT	-	115.85 sq.mt.
2.	Garbage area	-	50.00 sq.mt.
3.	Upper Basement area (Block-A1 & B1) excluding parking area		
	Upper Basement =4418.55 -(13.75 X 102 parking)		
	= 4418.55-1402.50	-	3016.05 sq.mt.
4.	D.G. meter room and LT room in upper basement	-	282.37 sq.mt.
5.	Lobby area in upper basement	-	<u>168.76 sq.mt.</u>
	Total (1 to 5)	=	3673.03 sq.mt. -----(R)
4. Lower basement area			
1.	S.T.P. area	-	171.96 sq.mt.
2.	UGT	-	115.85 sq.mt.
3.	Pump room type	-	153.00 sq.mt.
4.	Lower Basement -4248.59-(13.75 X No. of parking)		
	= 4248.59-(13.75X91)		
	= 4248.59 -1251.25	-	2997.34 sq.mt.
5.	Lobby area in lower basement	-	<u>168.76 sq.mt.</u>
	Total (1 to 5)	=	3606.91 sq.mt. -----(S)



5. **Towers area**

Block-A1

1.	Over head tank area	-	50.20 sq.mt.
2.	Mumty area	-	50.20 sq.mt.
3.	Machine room area	-	36.15 sq.mt.
4.	Shaft area -266.88+197.86	-	<u>464.74 sq.mt.</u>
5.	Block-A1 Corridor /Passage +lift + main stair +fire stair case area. = 58.01 +18.91+15.36+19.80 = 112.08 sq.mt. (One floor) Total floor = 112.08X 25	-	2802.00 sq.mt.
6.	Terrace area (Top)	-	<u>866.72 sq.mt.</u>
	Total (1 to 6)	=	4270.01 sq.mt. -----(T)

Block-B1

1.	OHT	-	50.20 sq.mt.
2.	Mumty	-	50.20 sq.mt.
3.	Machine room	-	36.15 sq.mt.
4.	Shaft -275.15+197.86	-	464.74 sq.mt.
5.	Block -B1 Corridor/ passage +lift + main stair + fire stair case area	-	3177.28 sq.mt.
6.	Terrace area (Top)	-	<u>866.72 sq.mt.</u>
	Total (1 to 6)	=	4645.29 sq.mt. -----(U)
	Total common area (P+Q+R+S+T+U)	=	20694.04 sq.mt.

B. **Limited common areas & facilities (Annexure-E)**

(i)	Open parking area for A1 & A2	-	98.17 sq.mt.
(ii)	Covered parking area Lower & upper Bas. area	-	2653.75 sq.mt.
	Stilt parking area	-	412.10 sq.mt.
(iii)	Terrace with apartment in tower A1	-	<u>96.29 sq.mt.</u>
	Total (i to iii)	=	3660.31 sq.mt.

C. **Independent area (Annexure-F)**

i.	Convenient shop area	-	170.74 sq.mt.
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D. **Total apartment area (covered/enclosed)**

(i)	Block-A1 = Type -1+T-2+T-3+T-4+T-5 4312.32+3074.40+3319.20+4801.44 +2137.68 =17645.04 sq. mt. -----(1) Total Units in Block -A1 =144		
(ii)	Block-B1- Type-1+T2+T-3+T-4+T-5 = 4312.32 +3202.50 +3457.50 +5001.50 +2226.75 = 18200.57 sq.mt. -----(2) Total Units in Block - B1 =149 Total apartment area = (1+2)	=	35845.61 sq.mt.



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

INDEX

S.No.	Particulars	Page No.
1.	The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011	2
	Rule -1 Short Title and Commencement	2
	Rule -2 Definitions	2
	Rule -3 Form of Declaration	2
	Rule -4 Amendment of Declaration	3
	Rule -5 Grant of permission for prosecution	4
	Rule -6 Undertaking to be filed by the person acquiring apartment.	4
	Form "A"—Declaration by promoter under section 12 of the Act with Annexure 'A' to 'F' and schedule-'A'.	5



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
(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. |



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 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.



FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 21/05/2014

Place: GHAZIABAD

Promoter Details:

1. Name of Builder: - M/s. Vibhor Vaibhav Infrahome Pvt. Ltd. & Other
Registered Address:- Office:- S-551, School Block, Shakarpur, Delhi 92
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory:- Mr. Deepak Kumar

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 declaration, an Apartment Building/Group Housing scheme, detailed below:

S.No.	Description	Particulars
1.	Name of the building/Group Housing Scheme	VVIP Mangal Group Housing
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	394/GH/JONE-1/13-14 DT. 30.03.2015
4.	Municipal No. of the property	Khasra No. 826, 1111, To 1113, 1117, 1119, 1120, 1125, 1126, 1144m 1146 & 1147 At Village Noor Nagar Kh. No. 853, To 856, 901 & 903 at Village Saddik Nagar Ghaziabad (U.P.)
5.	Municipal Ward of the property	Ward No. 30, Noor Nagar, Saddik Nagar
6.	Postal address of the property	VVIP Mangal Group Housing, Nh-58, Rajnagar Ext. Village Noor Nagar, Ghaziabad (U.P.)
7.	Name of Architect / Structural Engineer	Ar. Anuj Agarwal/ Sh. V. D Sharma
8.	Height of the building	BELOW 78.450.0Mt. (terrace level) (Block A1 & B1)
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	<u>No. of Floors</u> Block- A 1 Block- B 1	2BASEMENT+ STILT +24 th floor 2BASEMENT+ STILT +25 th 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 (term as covered area which includes individual balcony area of units) 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 **60370.70** square meters on all floors, of which **35845.61** square meters will constitute the apartments and remaining **20694.04** square meters will constitute the 'common areas and facilities' and **3660.31** square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto and **170.74** square meters constitute 'independent Areas, which have been detailed in Annexure 'F'

FIFTH: That this condominium shall be known as "**VVIP Mangal**"(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 **VVIP Mangal Group Housing** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **VVIP Mangal 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. Deepak Kumar (Authorized Signatory) for on and behalf of M/s. Vibhor Vaibhav Infrahome Pvt. Ltd. (the promoter) hereto set his hand this.....day ofof year

In the presence of:-
(PROJ. MGR.)



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	Noor Nagar & Siddik Nagar Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Kh. No.-	Village Noor Nagar 826 = 849.00 sq.mt. 1111 = 7108.50 sq.mt. 1112 = 460.00 sq.mt. 1113 = 460.00 sq.mt. 1117 = 23276.00 sq.mt. 1119 = 2760.00 sq.mt. 1120 = 8095.00 sq.mt. 1125 = 2760.00 sq.mt. 1126 = 14345.00 sq.mt. 1144m = 2204.02 sq.mt. 1146 = 4040.00 sq.mt. 1147 = 8120.00 sq.mt. Village Saddik Nagar 853 = 1760.00 sq.mt. 854 = 250.00 sq.mt. 855 = 220.00 sq.mt. 856 = 780.00 sq.mt. 901 = 200.66 sq.mt. 903 = 2400.00 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	Details are on Page No: 10
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. -	
5.	Boundaries of the land	North - west	Others property
		South - West	45.00 mt. wide road
		North - East	Others property
		South - East	45.00 mt. wide road
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-


Signature of declarant
with designation and seal

Annexure-'B'
(Details of Apartments)

Name of condominium :- **VVIP Mangal GROUP HOUSING**

of condominium :- **BLOCK- A1 (2 Basement +Stilt + 24TH FLOOR)**

S.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)	(9)
	First Floor							
	Type-1	A1-101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-102	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-104,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-105	2BHK + 2 Toilet	89.07	0.24%	86		
	Second Floor							
	Type-1	A1-201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-204,206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-205	2BHK + 2 Toilet	89.07	0.24%	86		
	Third Floor							
	Type-1	A1-301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-304,306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-305	2BHK + 2 Toilet	89.07	0.24%	86		



Fourth Floor	Type-1	A1-401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-404,406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-405	2BHK + 2 Toilet	89.07	0.24%	86	
Fifth Floor	Type-1	A1-501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-502	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-504,506	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-505	2BHK + 2 Toilet	89.07	0.24%	86	
Sixth Floor	Type-1	A1-601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-602	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-604,606	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-605	2BHK + 2 Toilet	89.07	0.24%	86	
Seventh Floor	Type-1	A1-701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-702	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-704,706	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-705	2BHK + 2 Toilet	89.07	0.24%	86	
Eight Floor	Type-1	A1-801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-802	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-804,806	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-805	2BHK + 2 Toilet	89.07	0.24%	86	
Ninth Floor	Type-1	A1-901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-902	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-904,106	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-905	2BHK + 2 Toilet	89.07	0.24%	86	



Tenth Floor	Type-1	A1-1001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1002	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1004,1006	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1005	2BHK + 2 Toilet	89.07	0.24%	86	
Eleventh Floor	Type-1	A1-1101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1102	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1104,1106	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1105	2BHK + 2 Toilet	89.07	0.24%	86	
Twelfth Floor	Type-1	A1-1201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1202	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1204,1206	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1205	2BHK + 2 Toilet	89.07	0.24%	86	
Thirteen Floor	Type-1	A1-1301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1302	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1304,1306	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1305	2BHK + 2 Toilet	89.07	0.24%	86	
Fourteen Floor	Type-1	A1-1401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1404,1406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1405	2BHK + 2 Toilet	89.07	0.24%	86	
Fifteen Floor	Type-1	A1-1501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1502	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1504,1506	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1505	2BHK + 2 Toilet	89.07	0.24%	86	



Sixteen Floor	Type-1	A1-1601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1602	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1604,1606	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1605	2BHK + 2 Toilet	89.07	0.24%	86	
Seventeen Floor	Type-1	A1-1701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1702	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1704,1706	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1705	2BHK + 2 Toilet	89.07	0.24%	86	
Eighteen Floor	Type-1	A1-1801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1802	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1804,1806	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1805	2BHK + 2 Toilet	89.07	0.24%	86	
Nineteen Floor	Type-1	A1-1901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-1902	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-1903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-1904,1906	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-1905	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty Floor	Type-1	A1-2001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2002	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2004,2006	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2005	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty one Floor	Type-1	A1-2101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2102	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2104,2106	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2105	2BHK + 2 Toilet	89.07	0.24%	86	



Twenty two Floor	Type-1	A1-2201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2202	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2204,2206	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2205	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty three Floor	Type-1	A1-2301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2302	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2304,2306	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2305	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty four Floor	Type-1	A1-2401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2404,2406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2405	2BHK + 2 Toilet	89.07	0.24%	86	



Annexure-'B'
(Details of Apartments)

Name of condominium :- **VVIP Mangal GROUP HOUSING**

of condominium :- **BLOCK- B1 (2 Basement +Stilt + 25TH FLOOR)**

S.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)	(9)
	First Floor							
	Type-2	B1-102	3BHK + 3 Toilet	128.10	0.35%	126	Residential	
	Type-3	B 1-103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-104,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-105	2BHK + 2 Toilet	89.07	0.24%	86		
	Second Floor							
	Type-1	B 1-201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B 1-202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B 1-203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-204,206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-205	2BHK + 2 Toilet	89.07	0.24%	86		
	Third Floor							
	Type-1	B 1-301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B 1-302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B 1-303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-304,306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-305	2BHK + 2 Toilet	89.07	0.24%	86		
	Fourth Floor							
	Type-1	B1-401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-402	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-404,406	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-405	2BHK + 2 Toilet	89.07	0.24%	86		



	Fifth Floor							
	Type-1	B1-501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-502	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-504,506	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-505	2BHK + 2 Toilet	89.07	0.24%	86		
	Sixth Floor							
	Type-1	B1-601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-602	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-604,606	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-605	2BHK + 2 Toilet	89.07	0.24%	86		
	Seventh Floor							
	Type-1	B1-701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-702	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-704,706	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-705	2BHK + 2 Toilet	89.07	0.24%	86		
	Eight Floor							
	Type-1	B1-801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-802	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-804,806	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-805	2BHK + 2 Toilet	89.07	0.24%	86		
	Ninth Floor							
	Type-1	B1-901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-902	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-904,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-905	2BHK + 2 Toilet	89.07	0.24%	86		
	Tenth Floor							
	Type-1	B1-1001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1002	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1004,1006	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1005	2BHK + 2 Toilet	89.07	0.24%	86		



	Elevanth Floor							
	Type-1	B1-1101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1102	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1103	3BHK + 3 Toi.+ Dress+Ser.room	138.30	0.38%	133		
	Type-4	B1-1104,1106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1105	2BHK + 2 Toilet	89.07	0.24%	86		
	Twelfth Floor							
	Type-1	B1-1201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1204,1206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1205	2BHK + 2 Toilet	89.07	0.24%	86		
	Thirteen Floor							
	Type-1	B1-1301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1304,1306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1305	2BHK + 2 Toilet	89.07	0.24%	86		
	Fourteen Floor							
	Type-1	B1-1401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1402	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1404,1406	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1405	2BHK + 2 Toilet	89.07	0.24%	86		
	Fifteen Floor							
	Type-1	B1-1501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1502	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1504,1506	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1505	2BHK + 2 Toilet	89.07	0.24%	86		
	Sixteen Floor							
	Type-1	B1-1601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-1602	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-1603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-1604,1606	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-1605	2BHK + 2 Toilet	89.07	0.24%	86		



Seventeen Floor	Type-1	B1-1701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1702	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1704,1706	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1705	2BHK + 2 Toilet	89.07	0.24%	86	
Eighteen Floor	Type-1	B1-1801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1802	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1804,1806	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1805	2BHK + 2 Toilet	89.07	0.24%	86	
Nineteen Floor	Type-1	B1-1901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1902	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1904,1906	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-105	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty Floor	Type-1	B1-2001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2002	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2004,2006	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2005	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty one Floor	Type-1	B1-2101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2102	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2104,2106	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2105	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty two Floor	Type-1	B1-2201	4BHK + 4 Toi.+ Dress+ Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2202	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2203	3BHK + 3 Toi.+ Dress+ Ser. room	138.30	0.38%	133	
	Type-4	B1-2204,2206	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2205	2BHK + 2 Toilet	89.07	0.24%	86	



Twenty three Floor	Type-1	B1-2301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2302	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2304,2306	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2305	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty four Floor	Type-1	B1-2401	4BHK + 4 Toi.+ Dress+Ser.room	179.68	0.50%	179	Residential
	Type-2	B1-2402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2403	3BHK + 3 Toi.+ Dress+Ser.room	138.30	0.38%	133	
	Type-4	B1-2404,2406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2405	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty five Floor	Type-1	B1-2501	4BHK + 4 Toi.+ Dress+Ser.room	179.68	0.50%	179	Residential
	Type-2	B1-2502	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2503	3BHK + 3 Toi.+ Dress+Ser.room	138.30	0.38%	133	
	Type-4	B1-2504,2506	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2505	2BHK + 2 Toilet	89.07	0.24%	86	



Annexure-'C'31

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	35845.61 SQM.	X	X	X
(b-1)	Total covered area of common a	X	20694.04 SQM	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	3660.31 SQM	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	60199.96 SQM
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Signature of declarant with designation and seal



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 (SQ.MTR)
a.	The parcel of land described in paragraph First of this Deed.	2600.66 sqm
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	6013.39 sqm. (Lower & upper basemen)
c.	Facilities in the basement	UGT, STP & Pump Room
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	1354.60 (10% green)
	(ii) Children playing area	NA
	(iii) Water Body	269.52 sq.mt
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Convenient Shops	Part of independent area
	(vii) Lobby & facilities	Part of circulation area
	(viii) PARTY LAWN	Part of 10% green area
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	5155.93 Sq.mtr
	(i) Elevator	3 Nos. in Block, A1 and 3 Nos. in Block, B1
	(ii) Area of shaft(s)	929.48 sq.mt.
	(iii) Elevator shaft extends from ground floor upto	Terrace
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	2 Nos. in Block, A1 and 2 Nos. in Block, B1
	(v) No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	(vii) No. of Water tank(s)	2 NOS. Overhead Tanks For Per Block
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	(ix) Plumbing network throughout the building	AS PERDRAWING
	(x) Electric wiring net-work throughout the	AS PERDRAWING



	building	
(xi)	Necessary light(s)	AS PER DRAWING
(xii)	Telephone(s)	AS PER DRAWING
(xiii)	Public water connection(s)	APPLICABLE
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	AS PER DRAWING
(xv)	Tank (s)	AS PER DRAWING
(xvi)	Pump (s)	AS PER NBC
(xvii)	Motor (s)	AS PER NBC
(xviii)	Fans	AS PER NBC
(ixx)	Fire fighting equipment (s)	AS PER fire department NOC
(xx)	Compressor (s)	AS PER NBC
(xxi)	Duct (s)	AS PER NBC
(xxii)	Central Air Conditioning Equipment (s)	N/A
(xviii)	Heating Equipment	N/A
(xvii)	General all apparatus & installation existing for common use	AS PER NBC

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')		
(i)	Parking Covered Parking area - Lower and upper Basement - 2653.75 Stilt - 412.10 Open parking area - 498.17	3564.02 sq.mt.
(ii)	Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
(iii)	Corridor extending from the lobby to the stairway	N/A
(iv)	Terrace with apartment in tower A1	96.29 sq.mt.


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)		
(i)	Parking	N/A
(ii)	Servant quarter	N/A
(iii)	Convenient shops	170.74 sq.mt.
(iv)	Covered Garage/ store	N/A
(v)	Terrace area	N/A

Signature of the 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: Flush doors having Mortice lock and designer door with hardware at Main Entrance.
4. Windows: Aluminum windows with glass shutters.
5. Internal Finish: All walls plastered , putty / equivalent & 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:



Signature of declarant
with designation and seal

VVIP Mangal
Deed of declaration details

A. Common area of facilities (Annexure-D)

1. Open Area

1.	Swimming Pool area (Change room+ deck area)	-	326.48 sq.mt.
	124.80+143.22+58.46	-	
2.	Drive-way area	-	1519.34 sq.mt.
3.	Green area	-	1354.60 sq.mt.
4.	Guard room area	-	18.00 sq.mt.
5.	ESS area	-	<u>181.78 sq.mt.</u>
	Total (1 to 5)	=	3400.20 sq.mt. -----(P)

2. Stilt /Ground floor area

1.	LT + meter room	-	282.37 sq.mt.
2.	Toilet area Stilt/ground floor	-	4.66 sq.mt.
3.	Stilt circulation area	-	408.00 sq.mt.
4.	Community area	-	<u>443.57 sq.mt.</u>
	Total (1 to 4)	=	1138.60 sq.mt. -----(Q)

3. Upper basement area

1.	UGT	-	115.85 sq.mt.
2.	Garbage area	-	50.00 sq.mt.
3.	Upper Basement area (Block-A1 & B1) excluding parking area		
	Upper Basement =4418.55 -(13.75 X 102 parking)		
	= 4418.55-1402.50	-	3016.05 sq.mt.
4.	D.G. meter room and LT room in upper basement	-	282.37 sq.mt.
5.	Lobby area in upper basement	-	<u>168.76 sq.mt.</u>
	Total (1 to 5)	=	3673.03 sq.mt. -----(R)

4. Lower basement area

1.	S.T.P. area	-	171.96 sq.mt.
2.	UGT	-	115.85 sq.mt.
3.	Pump room type	-	153.00 sq.mt.
4.	Lower Basement -4248.59-(13.75 X No. of parking)		
	= 4248.59-(13.75X91)		
	= 4248.59 -1251.25	-	2997.34 sq.mt.
5.	Lobby area in lower basement	-	<u>168.76 sq.mt.</u>
	Total (1 to 5)	=	3606.91 sq.mt. -----(S)



5. **Towers area**

Block-A1

1.	Over head tank area	-	50.20 sq.mt.
2.	Mumty area	-	50.20 sq.mt.
3.	Machine room area	-	36.15 sq.mt.
4.	Shaft area -266.88+197.86	-	<u>464.74 sq.mt.</u>
5.	Block-A1 Corridor /Passage +lift + main stair +fire stair case area. = 58.01 +18.91+15.36+19.80 = 112.08 sq.mt. (One floor) Total floor = 112.08X 25	-	2802.00 sq.mt.
6.	Terrace area (Top)	-	<u>866.72 sq.mt.</u>
	Total (1 to 6)	=	4270.01 sq.mt. -----(T)

Block-B1

1.	OHT	-	50.20 sq.mt.
2.	Mumty	-	50.20 sq.mt.
3.	Machine room	-	36.15 sq.mt.
4.	Shaft -275.15+197.86	-	464.74 sq.mt.
5.	Block -B1 Corridor/ passage +lift + main stair + fire stair case area	-	3177.28 sq.mt.
6.	Terrace area (Top)	-	<u>866.72 sq.mt.</u>
	Total (1 to 6)	=	4645.29 sq.mt. -----(U)

Total common area (P+Q+R+S+T+U) = 20694.04 sq.mt.

B. **Limited common areas & facilities (Annexure-E)**

(i)	Open parking area for A1 & A2	-	98.17 sq.mt.
(ii)	Covered parking area Lower & upper Bas. area	-	2653.75 sq.mt.
	Stilt parking area	-	412.10 sq.mt.
(iii)	Terrace with apartment in tower A1	-	<u>96.29 sq.mt.</u>
	Total (i to iii)	=	3660.31 sq.mt.

C. **Independent area (Annexure-F)**

i.	Convenient shop area	-	170.74 sq.mt.
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D. **Total apartment area (covered/enclosed)**

(i)	Block-A1 = Type -1+T-2+T-3+T-4+T-5 4312.32+3074.40+3319.20+4801.44 +2137.68 =17645.04 sq. mt. -----(1) Total Units in Block -A1 =144
(ii)	Block-B1- Type-1+T2+T-3+T-4+T-5 = 4312.32 +3202.50 +3457.50 +5001.50 +2226.75 = 18200.57 sq.mt. -----(2) Total Units in Block - B1 =149 Total apartment area = (1+2) = 35845.61 sq.mt.



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

INDEX

S.No.	Particulars	Page No.
1.	The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011	2
	Rule -1 Short Title and Commencement	2
	Rule -2 Definitions	2
	Rule -3 Form of Declaration	2
	Rule -4 Amendment of Declaration	3
	Rule -5 Grant of permission for prosecution	4
	Rule -6 Undertaking to be filed by the person acquiring apartment.	4
	Form "A"—Declaration by promoter under section 12 of the Act with Annexure 'A' to 'F' and schedule-'A'.	5



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
(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. |



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 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.



FORM A
(See Rule 3)
FORM OF DECLARATION

Date: 21/05/2014

Place: GHAZIABAD

Promoter Details:

1. Name of Builder: - M/s. Vibhor Vaibhav Infrahome Pvt. Ltd. & Other
Registered Address:- Office:- S-551, School Block, Shakarpur, Delhi 92
2. Date of Incorporation (if applicable):
3. Name/designation of Authorized Signatory:- Mr. Deepak Kumar

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 declaration, an Apartment Building/Group Housing scheme, detailed below:

S.No.	Description	Particulars
1.	Name of the building/Group Housing Scheme	VVIP Mangal Group Housing
2.	Sanctioning Authority of the plan	Ghaziabad Development Authority
3.	Date of sanction	394/GH/JONE-1/13-14 DT. 30.03.2015
4.	Municipal No. of the property	Khasra No. 826, 1111, To 1113, 1117,1119,1120,1125,1126, 1144m 1146 &1147 At Village Noor Nagar Kh. No. 853, To 856, 901 & 903at Village Saddik Nagar Ghaziabad (U.P.)
5.	Municipal Ward of the property	Ward No. 30, Noor Nagar, Saddik Nagar
6.	Postal address of the property	VVIP Mangal Group Housing, Nh-58, Rajnagar Ext. Village Noor Nagar, Ghaziabad (U.P.)
7.	Name of Architect / Structural Engineer	Ar. Anuj Agarwal/ Sh. V. D Sharma
8.	Height of the building	BELOW 78.450.0Mt. (terrace level) (Block A1 & B1)
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	<u>No. of Floors</u> Block- A 1 Block- B 1	2BASEMENT+ STILT +24 th floor 2BASEMENT+ STILT +25 th 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 (term as covered area which includes individual balcony area of units) 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 **60370.70** square meters on all floors, of which **35845.61** square meters will constitute the apartments and remaining **20694.04** square meters will constitute the 'common areas and facilities' and **3660.31** square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto and **170.74** square meters constitute 'independent Areas, which have been detailed in Annexure 'F'

FIFTH: That this condominium shall be known as "**VVIP Mangal**"(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 **VVIP Mangal Group Housing** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of **VVIP Mangal 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 rmonth from the owners of each apartment.



4. IN WITNESS WHEREOF, Sh. Deepak Kumar (Authorized Signatory) for on and behalf of M/s. Vibhor Vaibhav Infrahome Pvt. Ltd. (the promoter) hereto set his hand this.....day ofof year

Signed and delivered by
(Seal of the Promoter)

In the presence of:-
(PROJ. MGR.)



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	Noor Nagar & Siddik Nagar Ghaziabad
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with area	Kh. No.-	Village Noor Nagar 826 = 849.00 sq.mt. 1111 = 7108.50 sq.mt. 1112 = 460.00 sq.mt. 1113 = 460.00 sq.mt. 1117 = 23276.00 sq.mt. 1119 = 2760.00 sq.mt. 1120 = 8095.00 sq.mt. 1125 = 2760.00 sq.mt. 1126 = 14345.00 sq.mt. 1144m = 2204.02 sq.mt. 1146 = 4040.00 sq.mt. 1147 = 8120.00 sq.mt. Village Saddik Nagar 853 = 1760.00 sq.mt. 854 = 250.00 sq.mt. 855 = 220.00 sq.mt. 856 = 780.00 sq.mt. 901 = 200.66 sq.mt. 903 = 2400.00 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	Details are on Page No: 10
		Vol. No.	
		Page Nos.	
		Sl. No.	
		Date of Regn. -	
5.	Boundaries of the land	North - west	Others property
		South - West	45.00 mt. wide road
		North - East	Others property
		South - East	45.00 mt. wide road
6.	Land whether freehold or leasehold		Freehold
7.	If land is leasehold, the Unexpired period of the lease		N/A

Place:-



Signature of declarant
with designation and seal

Annexure-'B'
(Details of Apartments)

Name of condominium :- **VVIP Mangal GROUP HOUSING**

of condominium :- **BLOCK- A1 (2 Basement +Stilt + 24TH FLOOR)**

S.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)	(9)
	First Floor							
	Type-1	A1-101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-102	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-104,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-105	2BHK + 2 Toilet	89.07	0.24%	86		
	Second Floor							
	Type-1	A1-201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-204,206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-205	2BHK + 2 Toilet	89.07	0.24%	86		
	Third Floor							
	Type-1	A1-301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-304,306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-305	2BHK + 2 Toilet	89.07	0.24%	86		



	Fourth Floor							
	Type-1	A1-401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-402	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-404,406	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-405	2BHK + 2 Toilet	89.07	0.24%	86		
	Fifth Floor							
	Type-1	A1-501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-502	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-504,506	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-505	2BHK + 2 Toilet	89.07	0.24%	86		
	Sixth Floor							
	Type-1	A1-601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-602	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-604,606	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-605	2BHK + 2 Toilet	89.07	0.24%	86		
	Seventh Floor							
	Type-1	A1-701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-702	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-704,706	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-705	2BHK + 2 Toilet	89.07	0.24%	86		
	Eight Floor							
	Type-1	A1-801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-802	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-804,806	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-805	2BHK + 2 Toilet	89.07	0.24%	86		
	Ninth Floor							
	Type-1	A1-901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-902	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-904,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-905	2BHK + 2 Toilet	89.07	0.24%	86		



	Tenth Floor							
	Type-1	A1-1001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1002	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1004,1006	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1005	2BHK + 2 Toilet	89.07	0.24%	86		
	Eleventh Floor							
	Type-1	A1-1101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1102	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1104,1106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1105	2BHK + 2 Toilet	89.07	0.24%	86		
	Twelfth Floor							
	Type-1	A1-1201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1204,1206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1205	2BHK + 2 Toilet	89.07	0.24%	86		
	Thirteen Floor							
	Type-1	A1-1301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1304,1306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1305	2BHK + 2 Toilet	89.07	0.24%	86		
	Fourteen Floor							
	Type-1	A1-1401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1402	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1404,1406	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1405	2BHK + 2 Toilet	89.07	0.24%	86		
	Fifteen Floor							
	Type-1	A1-1501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1502	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1504,1506	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1505	2BHK + 2 Toilet	89.07	0.24%	86		



	Sixteen Floor							
	Type-1	A1-1601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1602	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1604,1606	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1605	2BHK + 2 Toilet	89.07	0.24%	86		
	Seventeen Floor							
	Type-1	A1-1701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1702	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1704,1706	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1705	2BHK + 2 Toilet	89.07	0.24%	86		
	Eighteen Floor							
	Type-1	A1-1801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1802	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1804,1806	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-1805	2BHK + 2 Toilet	89.07	0.24%	86		
	Nineteen Floor							
	Type-1	A1-1901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-1902	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-1903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-1904,1906	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-105	2BHK + 2 Toilet	89.07	0.24%	86		
	Twenty Floor							
	Type-1	A1-2001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-2002	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-2003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-2004,2006	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-2005	2BHK + 2 Toilet	89.07	0.24%	86		
	Twenty one Floor							
	Type-1	A1-2101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	A1-2102	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	A1-2103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-2104,2106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	A1-2105	2BHK + 2 Toilet	89.07	0.24%	86		



Twenty two Floor	Type-1	A1-2201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2202	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2204,2206	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2205	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty three Floor	Type-1	A1-2301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2302	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2304,2306	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2305	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty four Floor	Type-1	A1-2401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	A1-2402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	A1-2403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	A1-2404,2406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	A1-2405	2BHK + 2 Toilet	89.07	0.24%	86	



Annexure-'B'
(Details of Apartments)

Name of condominium :- **VVIP Mangal GROUP HOUSING**

of condominium :- **BLOCK- B1 (2 Basement +Stilt + 25TH FLOOR)**

S.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)	(9)
	First Floor							
	Type-2	B1-102	3BHK + 3 Toilet	128.10	0.35%	126	Residential	
	Type-3	B 1-103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-104,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-105	2BHK + 2 Toilet	89.07	0.24%	86		
	Second Floor							
	Type-1	B 1-201	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B 1-202	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B 1-203	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-204,206	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-205	2BHK + 2 Toilet	89.07	0.24%	86		
	Third Floor							
	Type-1	B 1-301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B 1-302	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B 1-303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B 1-304,306	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B 1-305	2BHK + 2 Toilet	89.07	0.24%	86		



	Fourth Floor							
	Type-1	B1-401	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-402	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-403	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-404,406	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-405	2BHK + 2 Toilet	89.07	0.24%	86		
	Fifth Floor							
	Type-1	B1-501	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-502	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-503	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-504,506	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-505	2BHK + 2 Toilet	89.07	0.24%	86		
	Sixth Floor							
	Type-1	B1-601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-602	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	A1-604,606	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-605	2BHK + 2 Toilet	89.07	0.24%	86		
	Seventh Floor							
	Type-1	B1-701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-702	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-704,706	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-705	2BHK + 2 Toilet	89.07	0.24%	86		
	Eight Floor							
	Type-1	B1-801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-802	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-804,806	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-805	2BHK + 2 Toilet	89.07	0.24%	86		
	Ninth Floor							
	Type-1	B1-901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential	
	Type-2	B1-902	3BHK + 3 Toilet	128.10	0.35%	126		
	Type-3	B1-903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133		
	Type-4	B1-904,106	2BHK + 2 Toilet	100.03	0.27%	99		
	Type-5	B1-905	2BHK + 2 Toilet	89.07	0.24%	86		



Sixteen Floor	Type-1	B1-1601	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1602	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1603	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1604,1606	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1605	2BHK + 2 Toilet	89.07	0.24%	86	
Seventeen Floor	Type-1	B1-1701	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1702	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1703	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1704,1706	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1705	2BHK + 2 Toilet	89.07	0.24%	86	
Eighteen Floor	Type-1	B1-1801	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1802	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1803	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1804,1806	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1805	2BHK + 2 Toilet	89.07	0.24%	86	
Nineteen Floor	Type-1	B1-1901	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-1902	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-1903	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-1904,1906	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-1905	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty Floor	Type-1	B1-2001	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2002	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2003	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2004,2006	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2005	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty one Floor	Type-1	B1-2101	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2102	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2103	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2104,2106	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2105	2BHK + 2 Toilet	89.07	0.24%	86	



Twenty two Floor	Type-1	B1-2201	4BHK + 4 Toi.+ Dress+ Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2202	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2203	3BHK + 3 Toi.+ Dress+ Ser. room	138.30	0.38%	133	
	Type-4	B1-2204,2206	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2205	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty three Floor	Type-1	B1-2301	4BHK + 4 Toi.+ Dress+Ser. room	179.68	0.50%	179	Residential
	Type-2	B1-2302	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2303	3BHK + 3 Toi.+ Dress+Ser. room	138.30	0.38%	133	
	Type-4	B1-2304,2306	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2305	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty four Floor	Type-1	B1-2401	4BHK + 4 Toi.+ Dress+Ser.room	179.68	0.50%	179	Residential
	Type-2	B1-2402	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2403	3BHK + 3 Toi.+ Dress+Ser.room	138.30	0.38%	133	
	Type-4	B1-2404,2406	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2405	2BHK + 2 Toilet	89.07	0.24%	86	
Twenty five Floor	Type-1	B1-2501	4BHK + 4 Toi.+ Dress+Ser.room	179.68	0.50%	179	Residential
	Type-2	B1-2502	3BHK + 3 Toilet	128.10	0.35%	126	
	Type-3	B1-2503	3BHK + 3 Toi.+ Dress+Ser.room	138.30	0.38%	133	
	Type-4	B1-2504,2506	2BHK + 2 Toilet	100.03	0.27%	99	
	Type-5	B1-2505	2BHK + 2 Toilet	89.07	0.24%	86	



Annexure-'C'31

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	35845.61 SQM.	X	X	X
(b-1)	Total covered area of common a	X	20694.04 SQM	X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	3660.31 SQM	X
(c)	Total covered area of the building [Total of (a),(b-i) & (b-2)]	X	X	X	60199.96 SQM
	Sum up	i.e. (a)	i.e. (b-i)	i.e. (b-2)	i.e. (c)

Place:

Signature of  with designation and seal



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 (SQ.MTR)
a.	The parcel of land described in paragraph First of this Deed.	2600.66 sqm
b.	Basement(if any) (as shown in Exhibit 'A' attached hereto)	6013.39 sqm. (Lower & upper basemen)
c.	Facilities in the basement	UGT, STP & Pump Room
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	1354.60 (10% green)
	(ii) Children playing area	NA
	(iii) Water Body	269.52 sq.mt
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Convenient Shops	Part of independent area
	(vii) Lobby & facilities	Part of circulation area
	(viii) PARTY LAWN	Part of 10% green area
f.	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	5155.93 Sq.mtr
	(i) Elevator	3 Nos. in Block, A1 and 3 Nos. in Block, B1
	(ii) Area of shaft(s)	929.48 sq.mt.
	(iii) Elevator shaft extends from ground floor upto	Terrace
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	2 Nos. in Block, A1 and 2 Nos. in Block, B1
	(v) No. of stairway 'B' (if any), which lead from The open court to the upper floors.	N/A
	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the upper floors.	N/A
	(vii) No. of Water tank(s)	2 NOS. Overhead Tanks For Per Block
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	N/A
	(ix) Plumbing network throughout the building	AS PERDRAWING
	(x) Electric wiring net-work throughout the	AS PERDRAWING



	building	
(xi)	Necessary light(s)	AS PER DRAWING
(xii)	Telephone(s)	AS PER DRAWING
(xiii)	Public water connection(s)	APPLICABLE
(xiv)	Foundations and main walls, columns, girders, beams and roofs of the building	AS PER DRAWING
(xv)	Tank (s)	AS PER DRAWING
(xvi)	Pump (s)	AS PER NBC
(xvii)	Motor (s)	AS PER NBC
(xviii)	Fans	AS PER NBC
(ixx)	Fire fighting equipment (s)	AS PER fire department NOC
(xx)	Compressor (s)	AS PER NBC
(xxi)	Duct (s)	AS PER NBC
(xxii)	Central Air Conditioning Equipment (s)	N/A
(xxiii)	Heating Equipment	N/A
(xxiv)	General all apparatus & installation existing for common use	AS PER NBC

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')		
(i)	Parking Covered Parking area - Lower and upper Basement - 2653.75 Stilt - 412.10 Open parking area - 498.17	3564.02 sq.mt.
(ii)	Lobby, giving access to the elevator (s) to specified dwelling unit	N/A
(iii)	Corridor extending from the lobby to the stairway	N/A
(iv)	Terrace with apartment in tower A1	96.29 sq.mt.


 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)		
(i)	Parking	N/A
(ii)	Servant quarter	N/A
(iii)	Convenient shops	170.74 sq.mt.
(iv)	Covered Garage/ store	N/A
(v)	Terrace area	N/A


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: Flush doors having Mortice lock and designer door with hardware at Main Entrance.
4. Windows: Aluminum windows with glass shutters.
5. Internal Finish: All walls plastered , putty / equivalent & 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:



Signature of declarant
with designation and seal

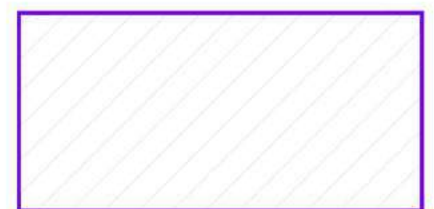
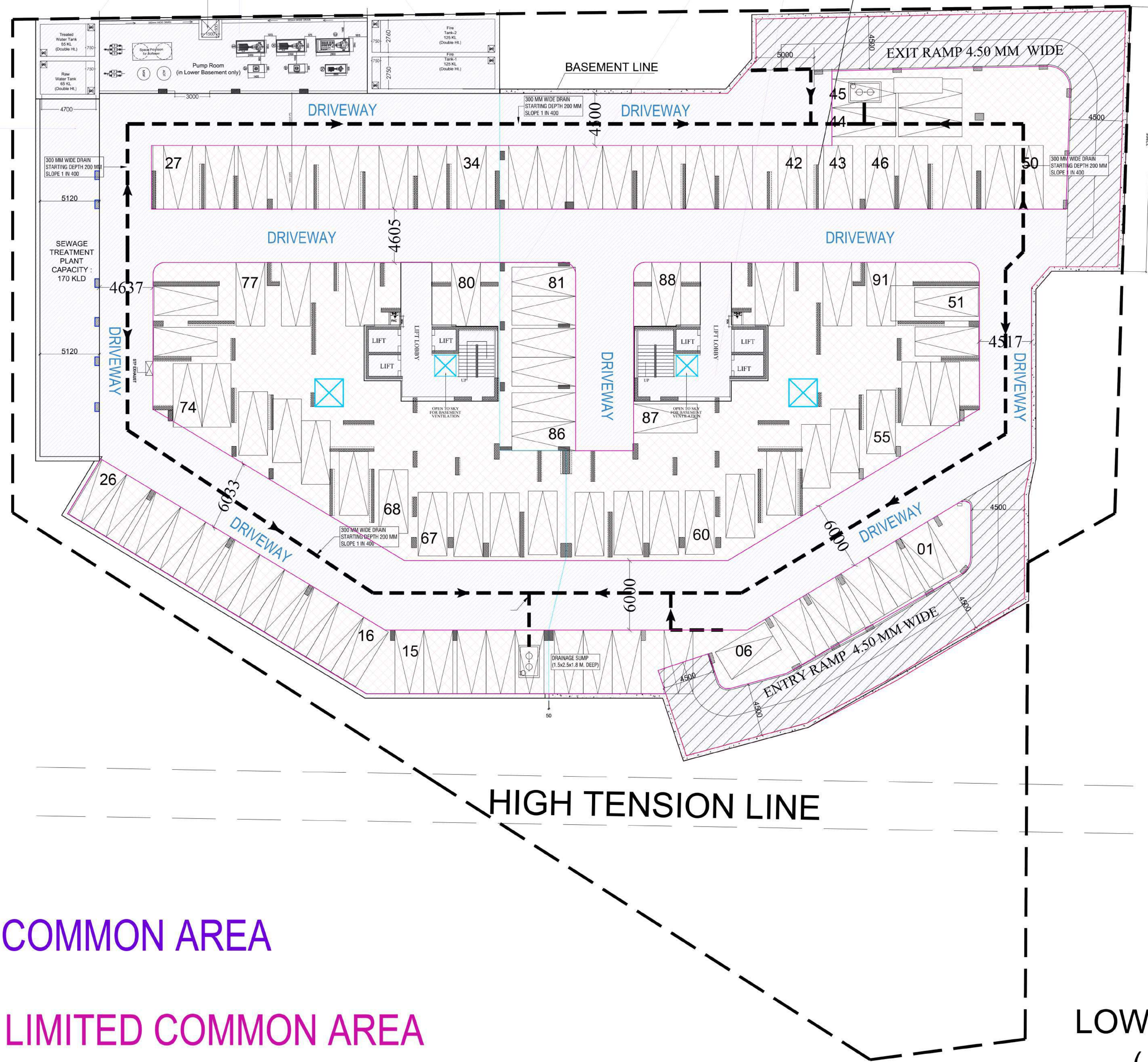
UGT
area = 115.85

LOBBY
AREA=168.76

PUMP ROOM area = 153.00

LOWER BASEMENT AREA EXCLUDING
UGT,PUMP ROOM,STP & LOBBY AREA
=4248.59 sqmt.

STP
area = 171.96



COMMON AREA



LIMITED COMMON AREA



LOWER BASEMENT PLAN
(BLOCK - A1 & B1)

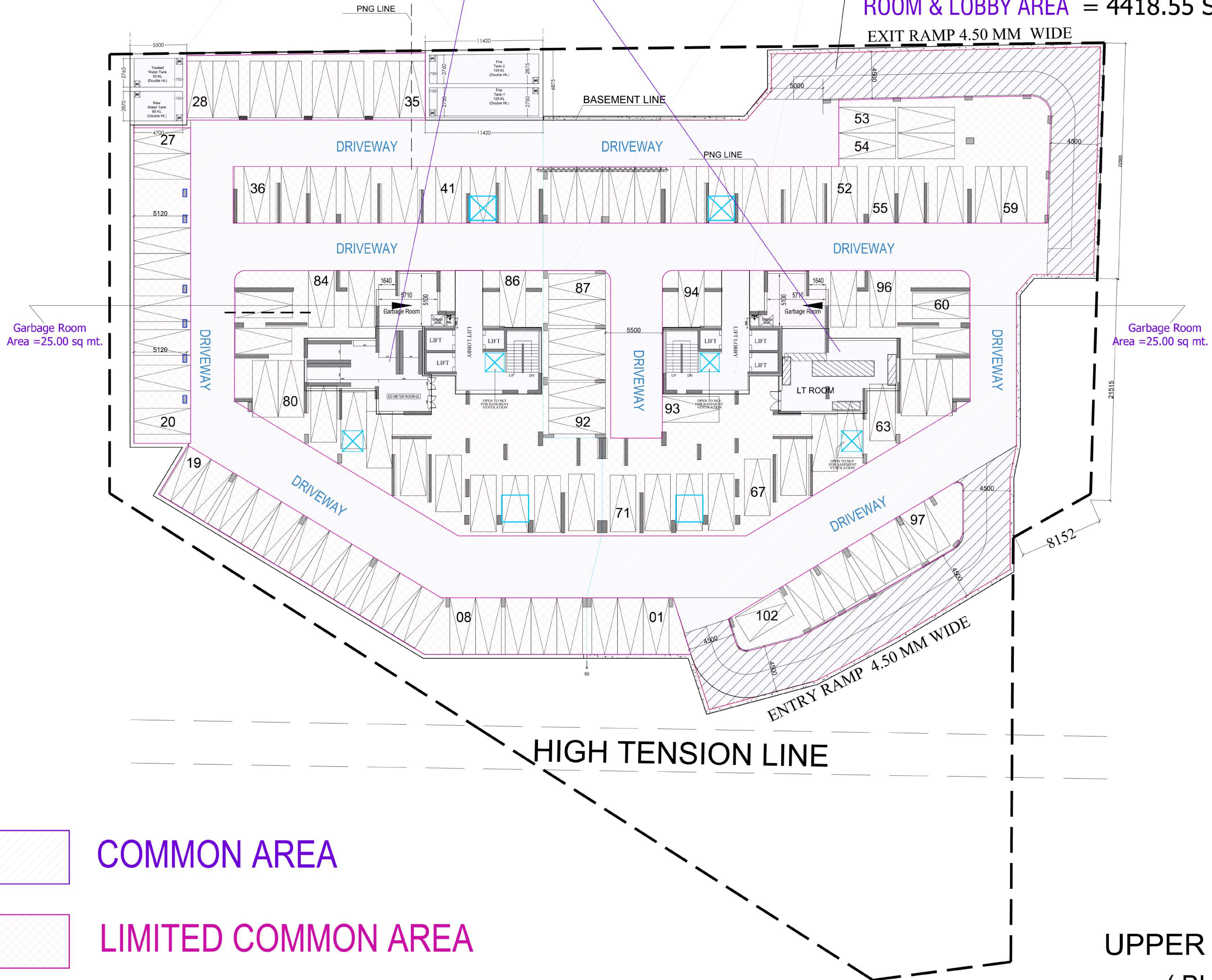
UGT
area = 115.85

DG METER ROOM +LT
AREA=282.37

LOBBY
AREA=168.76

UPPER BASEMENT AREA EXCLUDING
UGT,DG METER ROOM +LT,GARBAGE
ROOM & LOBBY AREA = 4418.55 SQMT.

EXIT RAMP 4.50 MM WIDE



COMMON AREA

LIMITED COMMON AREA

UPPER BASEMENT PLAN
(BLOCK - A1 & B1)

OPEN DRIVEWAY area = 1519.34
 GUARD ROOM AREA = 9.00 SQ MT.
 COMMUNITY AREA = 368.39 + 75.18 = AREA = 443.57
 CHANGE ROOM-1 = 28.61
 SWIMMING POOL = 124.80
 DECK AREA = 144.72
 CHANGE ROOM-2 = 28.35
 ESS area = 181.78

OPEN PARKING area = 498.17

SHOP area = 170.74

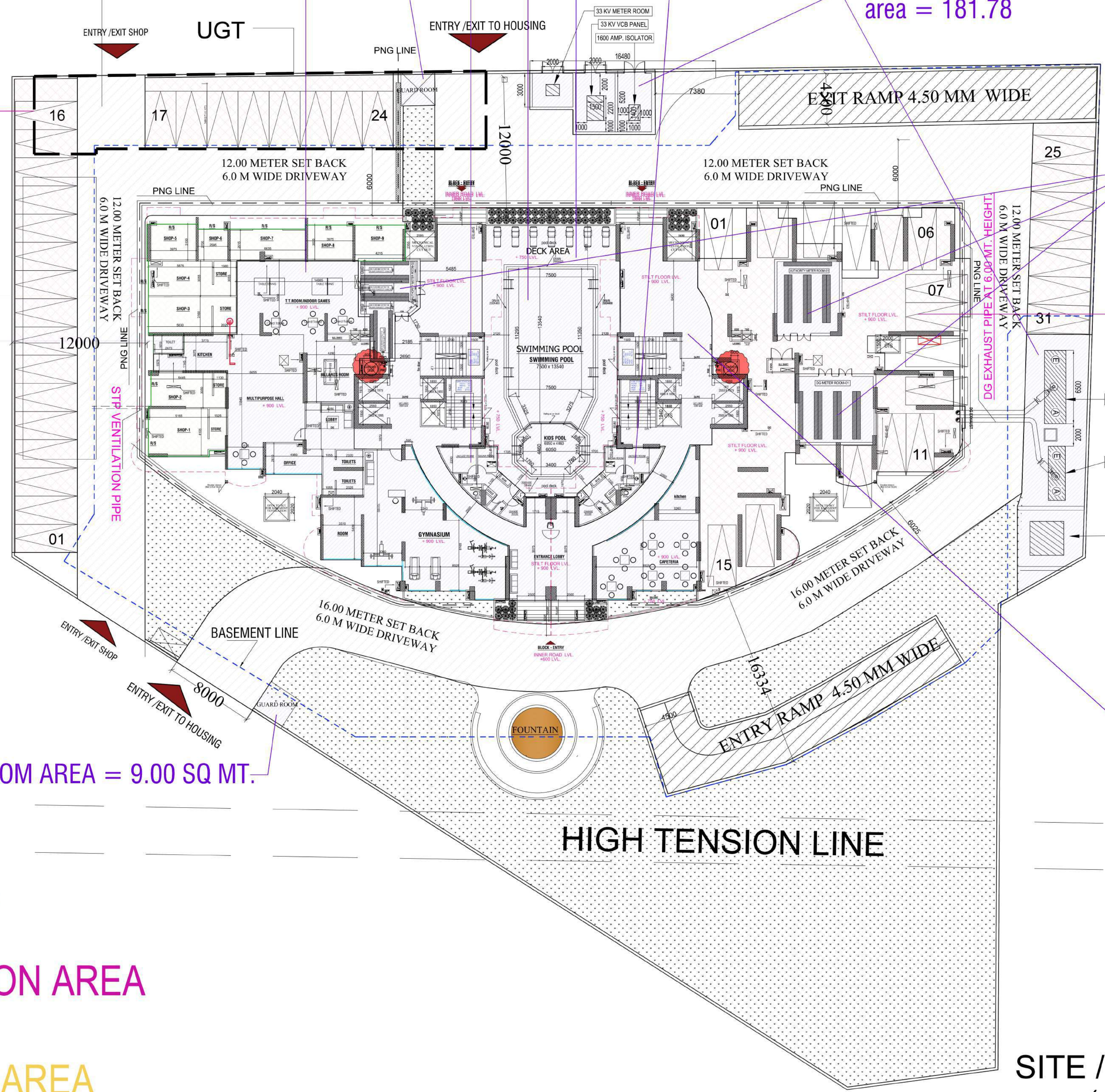
TOILET = 4.66

LT + METER ROOM = 282.37

STILT PARKING AREA = 412.10 SQMT.

PASSAGE AREA = 408.00

GUARD ROOM AREA = 9.00 SQ MT.



- COMMON AREA
- LIMITED COMMON AREA
- INDEPENDENT AREA



1	OPEN	31
2	STILT	15
3	UPPER BASEMENT	102 X 2 = 204
4	LOWER BASEMENT	91 X 2 = 182
TOTAL		432

SITE / GROUND FLOOR PLAN (BLOCK - A1 & B1)

(TYPE - 5)
UNIT AREA (TYPE-5) = 89.07 Sq.mt.

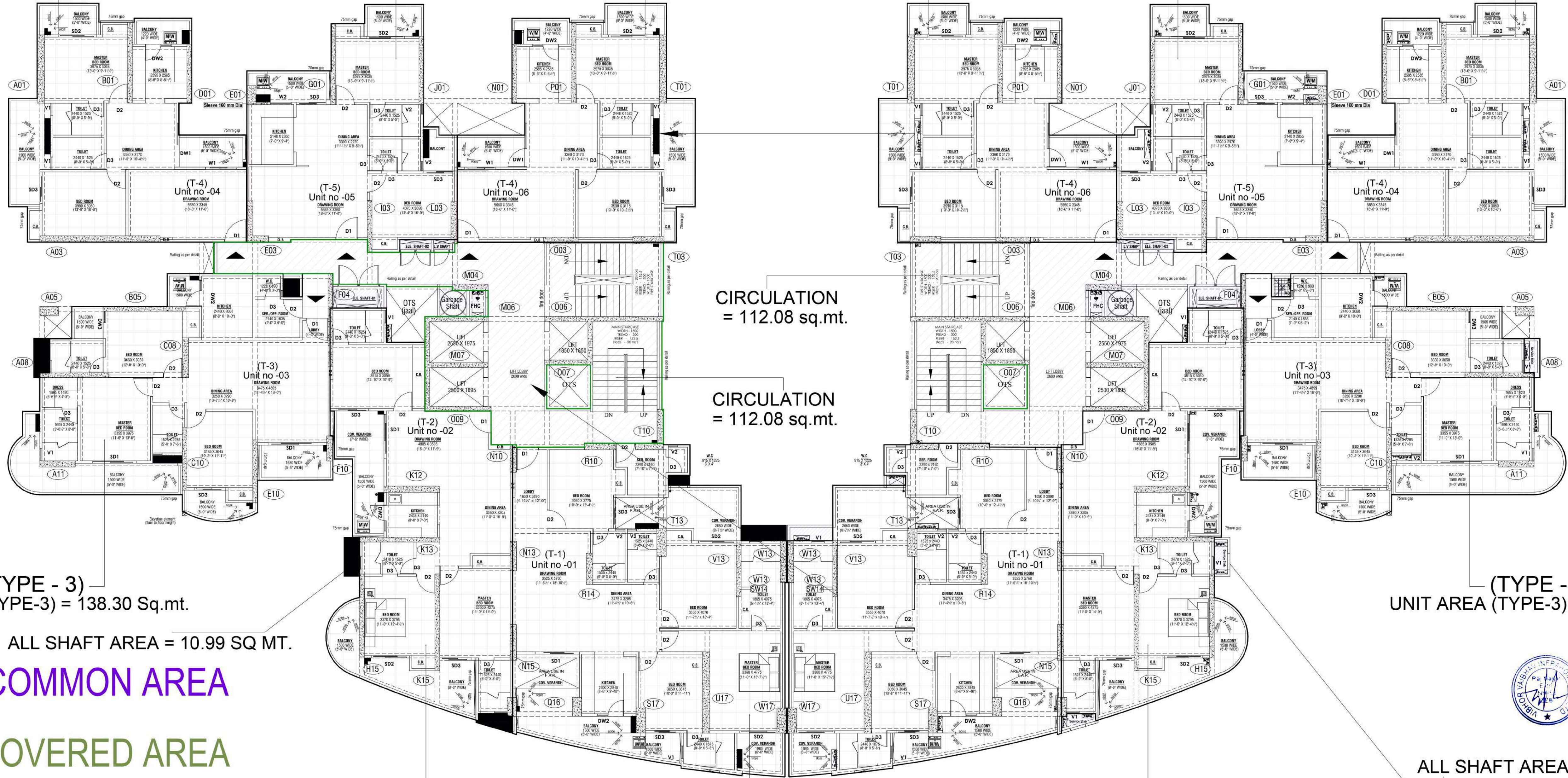
(TYPE - 5)
UNIT AREA (TYPE-5) = 89.07 Sq.mt.

(TYPE - 4)
UNIT AREA (TYPE-4) = 100.03 Sq.mt.

(TYPE - 4)
UNIT AREA (TYPE-4) = 100.03 Sq.mt.

(TYPE - 4)
UNIT AREA (TYPE-4) = 100.03 Sq.mt.

(TYPE - 4)
UNIT AREA (TYPE-4) = 100.03 Sq.mt.



CIRCULATION
= 112.08 sq.mt.

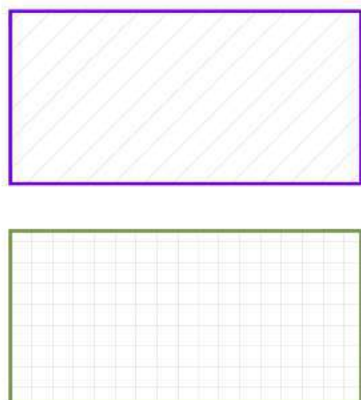
CIRCULATION
= 112.08 sq.mt.

(TYPE - 3)
UNIT AREA (TYPE-3) = 138.30 Sq.mt.

(TYPE - 3)
UNIT AREA (TYPE-3) = 138.30 Sq.mt.

ALL SHAFT AREA = 10.99 SQ MT.

ALL SHAFT AREA = 10.99 SQ MT.



COMMON AREA

COVERED AREA

(TYPE - 2)
UNIT AREA (TYPE-2) = 128.10 Sq.mt.

(TYPE - 2)
UNIT AREA (TYPE-2) = 128.10 Sq.mt.

(TYPE - 1)
UNIT AREA (TYPE-1) = 179.68 Sq.mt.

TYPICAL FLOOR PLAN BLOCK A1 & B1

