#### <del>\O'-91ux9nnA</del>

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

		m.ps	m.p2	m.p8	m.p2
	dn wng	02.70802	02.6155	4172.55	20.66772=
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]	×	X	X	<b>20.99772</b> m.p2
	(as defined in S. 3(s) of the Act) Limited common area (at floor level) -Limited common area (at block level)			88.97 <b>31</b> m.p8 71.8942	
(z -q)	Total covered area of limited common areas & facilities	X	X		X
	- common area (at scheme level)		<b>02.9155</b> m.p2		
(l -q)	Total covered area of common areas & common areas & facilities (as defined in S. 3(i) of the Act)	X		X	×
(8)	Total covered area of apartments at various floors	20307.50 m.ps	X	X	X
(1)	(2)	(8)	(4)	(g)	(9)
.oN	Particulars				

Signature of declarant . Delin Der.

with designation and seal

For SKA Realtech (P) Ltd.

Place: Colhargizhad 106-2014

O-envannA ta alisteb\*

#### <u>Annexure,D</u>,

## Details of the common area andfacilities ofthebuilding to which the present declaration relates

•	seisilities & Facilities be throughout the properties of the throughout the throughout the properties of the throughout the th	locate	(¹)
-	Any other facility	(iiiv)	
	Lobby & facilities	(iv)	
-	Commercial areas& facilities	(iv)	
-	Badminton Court	(^)	
-	Tennis Court	(vi)	
-	loo9 gnimmiw2	(iii)	
-	Children playing area	(ii)	
m.ps 07.488	Garden lawns	(i)	
	ies on the ground floor shown in Exhibit 'A' ned hereto)	(98	(ə)
-	ovalities (as shown stached (c) (c)		(p)
PARKING & STORE	ies in the basement		(c)
M 08311 S048		in E	(q)
GREEN MANSION/	parcel of land described reagraph First of this		(8)
Its description /area	& of the common areas & facilities	Mame	.lS .oN

	(iiix)	Public water connection(s)	as per drawing
	(iix)	Telephone(s)	as per drawing
(6)	(ix)	Necessary light(s)	as per drawing
	(x)	Electric wiring net-work throughout the building	as per drawing
	(xi)	Plumbering network throughout the building	as per drawing
	(iiiv)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	as per drawing
	(iiv)	No. of Water tank(s)	7
	(iv)	A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hopper door in each one of theupper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the room of each of the room of each of the	_
	(^)	No. of stairway 'B' (if any), which lead from the open court to the upper floors.	.A.N
-	(vi)	No. of stairway 'A', which lead from the ground floor to the roof of the building	'SON t
	(iii)	Elevator shaft extends from ground floor upto	top floor level
	(ii)	Area of shaft(s)	m.ps 389.42
	(i)	Elevator	°SON 9

as per drawing	General all apparatus & installation existing for common use	(vixx)	
.A.N	Heating Equipment	(iiixx)	
.A.N	Central Air Conditioning Equipment(s)	(iixx)	
.A.N	Duct(s)	(ixx)	
as per drawing	Compressor(s)	(XX)	
as per drawing	Fire fighting equipment(s)	(xxi)	
as per drawing	Fans	(iiivx)	
as per drawing	Motor(s)	(iivx)	
as per drawing	(s)dwn <sub>d</sub>	(ivx)	
as per drawing	Tank(s)	(vx)	
as per drawing	Foundations and main walls, columns, girders, beams and roofs of the building	(vix)	,

Signature of declarant

inolunder.

Place: (7 tury about Pises Bha hothengizeb thiw =

Authorized Signatory

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

#### Annexure'E'

#### whichthepresentdeclarationrelates <u>Detailsofthelimitedcommonareaandfacilitiesofthebuildingto</u>

	A.N	Corridor extending from the lobby to the stairway	(iii)
	A.N	Lobby, giving access to the elevator(s) to specified dwelling unit	(ii)
	= <b>530</b> EC2 =103EC2+105EC2 =3EC2 =18EC2	Open parking Stilt parking Basement parking U + L Total	
		Parking	(i)
	1idid×3	ni nworls bns to Act and shown in	
1	(as defined in S. 3(c)	ted Common areas & Facilities"	timiJ"

Signature of declarant

wollinder.

For Swith Resignation and Seal

Authorized Signatory

transfer of any apartment as reserved for the use of certain apartment sre designated in writing by the promoter before the allotment, sale or areas and facilities" means "those common areas and facilities which Note:-Section 3(s) of the Act has defined the term "limited common

or apartments to the exclusion of the other apartments."

Date: 14-05-2014

#### <u>(1- TAA9)</u> <u>Annexure'F</u>

### Detailsofthe"independentareas" of the building to which

#### thepresentdeclarationrelates

		apartment. (if applicable)	
	A.N	Terrace attached to an	(iv)
	A.N	Covered garage/store	(^)
	» MOS 800.2E	COMMERCIAL-5	
6	37.573 <i>S</i> QM	COMMERCIAL-4	
	MQ2 272.78	COMMERCIAL-3	
	32.414 SQM	COMMERCIAL-2	
	32.414 SQM	COMMERCIAL-1	
		Sqort shops	(vi)
	120.008 SQM	Slub with independent access	(iii)
	A.N	Servant quarter	(ii)
	5 ECS	Parking	(i)
(to	A 9dt to (9)8.2 r	dependent areas" (as defined in	oui"

owners. sold by the promoter without the interference of other apartment included as common areas for joint use of apartments and may be area" which means the areas which have been declared but not Note:-Section 3(p) of the Act has defined the term "independent

Signature of declarant

with designation and seal

23th Dar

Eor SKA Realtech (P) Ltd.

V101sngi2 besi10nfuA

Place: 14-05-2014

the following basisuses, if any, under the UP Apartment Act 2010 & Rules 2011 for the project are being calculated on Apartment Area, Limited Common Area, Common Area and Independent Area Details of various

I- Apartment Area-

Floor, Terrace area at Upper Floors, etc. Apartment Area including Covered Area, Balcony Area, Cupboards Area, Contiguous Baramda at Ground

#### Il-Limited Common area

Lift Lobby, Corridor Area -level-

#### B- Block Level-

Over Head Water Tank Area Machine Room Area Mumty Area Terrace Area Common Toilets Area Services Shaft Areas - All levels Staircase Area - All Levels Lift Area- All Levels Entrance Lobby Area

Pergola Area

Any other Services Area

Landscape Area Other Common Areas / Services Area Store Area Canopy Area Parking Area /ECS Pump Room Area **UGT Area** Basement Lobby Area Transformer / D.G SET/ESS AREA Guard Room with Toilet Area Ramp Area Road Area III-Common Areas- Scheme Level-

-Water Bodies senA flo2-

-Other Allied Common Area -Play Ground Area

Servant Quarter Area Parking Area/ECS IV- Independent Area (if Any)-

MTA, sen's Area, ATM Club

Store Area Covered Garage

2. Value of the above areas may very up to  $\pm 3\%$  variation. Note: 1.The above areas have been calculated on the Auto-Cad poly-line basis.

#### [Specifications of Construction] A-alubada2

1. Foundation: Raft Foundation

bedrooms. Ceramic tiles in bathrooms and balconies. 2. Flooring: Vitrified tiles 2'x 2'in drawing room, Kitchen and

Laminated door shutter. Good quality hardware fittings. door frames made of maranti or equivalent wood with wood. Internal doors made of painted flush shutter. Main entry powder coated. Internal door frames of maranti or equivalent 3. Doors and Windows: Outer doors & windows in aluminium

pleasing shades. 4. <u>Internal Finish</u>: Finished walls and ceilings with OBD in

External Finished walls with texture paint.

all the toilets. level. White sanitary ware with EWC, CP fittings and mirror in 6. Sanitary ware and fittings: Ceramic tiles on walls upto door

points with modular switches. MCB supported circuits and adequate no. of Light & power 7. Electrical: ISI Marked Copper wire in PVC conduits with

water supply lines. 8. Plumbing and water Line: CPVC, PVC, & UPVC Plumbing &

23 StruBow

with designation and seal Signature of declarant

For SKA Realtech (P) Ltd.

Place: Ghurrabad

"B"	FORM
22 (199	LODI

(Promotion of Construction, Ownership & Maintenance) Act, 2010.
Further, I shall be subject to the provisions of The Uttar Pradesh Apartment
before the date of transfer.
subject to which said apartment was owned by the aforesaid Shri
I hereby undertake to comply with the covenants, conditions and restrictions
from Shri
of giff, exchange, purchase or otherwise or taking lease of an apartment
acquired apartment no in the property by way
0/xd
Office of the Competent Authority at
Ownership & Maintenance) Act, 2010.
(b) of the Uttar Pradesh Apartment (Promotion of Construction,
Undertaking by the person acquiring apartment (Under Section 10
(See Rule 6)

Signature

In presence of

2.

Annexure-'B'
(Details of Apartments- Block-A)
Name of condominium: GROUP HOUSING PROJECT \* GREEN MANSION" AT GH-01N, SECTOR -12,GREATER NOIDA (U.P.)
Value of condominium:

AMERICAN   1970   197			PPROPOS	PPROPOSED GROUP HOUSING PROJECT " GREEN MANSION" AT GH-01N, SECTOR -12,GREATER NOIDA (U.P.)	" AT GH-01	N, SECTOR	1-12,GREA	TER NOID	A (U.P.)			
COMMONARY AND   COMMONARY				ANNEXURE -B APARTMENT DETAIL	1							
COMMON AREA  COMMO	S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT		COVERED AREA (in sq.m)			ercentage of Un the basis of ap	divided share in land o overed area of the artment.		APPROVED USE RESIDENTIAL / COMMERCIAL	Value of the Apartment.
COMMON MREA								Marian San Carlos	E-1275 Co. 10 CO			
COMMON AREA   23.000   2.0	1	2	ю		4				S	vo	^	
COMMON AREA	BLOCK -A											
STATION CORN   S		COMMON AREA										
STANDOLAGY   B		FNTRANCE LOBBY		п			77 453					
STANKINCAKE-3   B		STAIRCASE-1	1	"			23.209					
Figure 1, 1971   Figure 1, 1972   Figure 1, 1972   Figure 1, 1973   Figu			3	н			23.560					
UTT-2   UTT-	ND/SIILI FLOOR		100				18.671			in a		
TETTER NO.   TET		UFT-2	2				7.254					
TOTALITY		LIFT-3	3				7.254					
COMMON AREA   SUB TOTAL   E   STARCE		LETTER BOX	×	"			12.759					
COMMON AREA   13.35		TOILET					2.639					
FLOOK LUMITED AREA LOBEN   FLOOK LUMITED AREA							1/3.300					
STAIRCASE-1   E		FLOOR LIMITED AREA LOBBY-1	1	п		67.446						
Figure   F		STAIRCASE-1	T.	н			14.345					
UIF1-2    E		STAIRCASE-2	2				14.344					
UNITAREA   2 BED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   5 885   5 037   1 2 550 W   0 846%   0 4564%   1 Residential   1 2 550 W   0 4050 W   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   83.362   1 13.35%   0 7675%   0 40564%   1 Residential   1 2 550 W   0 4050 W   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   83.362   1 13.35%   0 7675%   0 40564%   1 Residential   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   92.828   1 13.250 W   0 40564%   1 Residential   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   92.828   1 12.550 W   0 40564%   1 Residential   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   101.339   1 3.250 W   0 40564%   1 Residential   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   101.339   1 3.250 W   0 40564%   1 Residential   1 2 5 8ED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   1 3 2 8 2 8 2 8 2 8 2 8 2 8 2 8 2 8 2 8 2		UFT-1	11	11			6.788					
NITAREA   2   EED ROOMS-KITCHEN-DRAWING ROOM+2 TOILETS   9,2828   1,2550% 0,648% 0,466% 1   Residential Resident		LIFT-Z	3 5			The state of the s	5.037					
NITAREA   A-1		ş	1				5.885	AND STREET, ST				
A-1   2 BED ROOMS-KITCHEN-PRANNING ROOM-2 TOILETS   92.828   11.355%   0.4565%   1   Residential	ST FLOOR	UNIT AREA										ď
A-3   2 BED ROOMS-KTICHEN-DRAWING ROOM-2 TOILETS   83.121   11.238%   0.766%   0.4687%   1 Residential residenti			A-1		92.828			12.550%		% %	Residential	
A-5   2 BED ROOMS+KITCHEN-DRAWING ROOM+2 TOILETS   92.828   12.550%   0.848%   0.4564%   1 Residential Residenti			A-A		02.307			11.133%		9/0	Residential	
A-5   2 BED ROOMS-KITCHEN-DRAWING ROOM-2 TOILETS   2.252   2.252   2.2559			A-0		03.121			12 550%		% %	Decidential	AS PER PRICE LIST /
A-6   2 BED ROOMS+KTICHEN-DRAWING ROOM+2 TOILETS   101.54p   13.728%   0.928%   0.4993%   1   Residential Reside			A-5		92.828			12.550%		8 %	Residential	- MUTUALLY AGREED
A-7   2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS   101.339   13.700%   0.926%   0.4983%   1			A-6		101.540			13.728%		%	Residential	NOON
SUB TOTAL         A-8         2 BED ROOMS+KITCHEN-PRAWING ROOM+2 TOILETS         92 828         1 22 550%         0.848%         0.646%         1           ED AREA LOBBY-I         =         739,674         6.7446         53.133         100%         6.759%         3.637%         8           STAIRCASE-I         =         50.967         14.345         C         7         7           STAIRCASE-I         =         14.345         C         7         7         7           STAIRCASE-I         =         6.784         C         7         7         7           STAIRCASE-I         =         6.784         C         C         7         7         7           STAIRCASE-I         =         6.784         C         C         7         7         7         7           STAIRCASE-I         =         6.784         C         C         7			A-7		101.339			13.700%		%	Residential	
SUB TOTAL         =         739.674         67.446         53.193         100%         6.759%           FED AREA LOBBY-1         =         50.967         14.345         14.345         14.345         14.346 <td></td> <td></td> <td></td> <td></td> <td>92.828</td> <td></td> <td></td> <td>12.550%</td> <td></td> <td>%</td> <td>L Residential</td> <td></td>					92.828			12.550%		%	L Residential	
### FD AREA LOBBY-1  STAIRCASE-1  STAIRCASE-2  STAIRCASE-2  STAIRCASE-2  ###################################				<b>n</b>	739.674		53.193	100%		%		
		FLOOR LIMITED AREA LOBBY-1	1			50.967						
		STAIRCASE-1	1				14 345					
н п п		STAIRCASE-2	2				14.344					
п п		LHT-1	1	н			6.788					
1		LIFT-2	2				6.794					
		LIFT3		=			5.037	STATE OF THE PARTY				

									4TH FLOOR																	3RD FLOOR																	2ND FLOOR	<b>-</b>			s,no.
FLOOR LIMITED AREA LOBBY-1 STAIRCASE-1	SUB IDIAL									UNIT AREA	UFIG	UFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								CIVIL AREA	SHAFT-1	LIFT3	LIFT-2	LIFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								UNIT AREA	2			FLOOR
		A-8	A-7	A-6	A-5	A-4	A-3	A-2	A-1									Annual Control of the Control of	A-8	A-7	A-6	A-5	A-4	A-2	A-3	Δ-Ι										Δ-8	A-7	A-5	A-4	A-3	A-2	A-I		ω	-		IDENTIFIABLE NO. OF THE APARTMENT
п п	11日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED RÖOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS				п	11	н	н		=	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 RED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	11			11	11	н	п			2 RED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED KOOMS+KITCHEN+DRAWING ROOM-2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS					NO. OF ROOMS										
	600.206	80.150	69.684	69.885	80.150	80.150	70.444	69.593	80.150									600.206	80.150	69.684	69.885	80.150	80 150	70 444	60 503	80 150									600.206	80 150	69.684	80.150	80.150	70.444	69.593	80.150		4			COVERED AREA (in sq.m)
50.967	50.967															50.967		50.967															50.967		50.967												FLOOR LEVEL LIMITED COMMON AREA
14.345	53.193									5.885	5.03/	6.794	6.788	14.344	14.345			53.193									5.885	5.037	6.794	6.788	14.344	14.345			53.193												BLOCK LEVEL LIMITED COMMON AREA
	200%	13	11.610%	11.644%	13.354%	13.354%	11.737%	11.595%	13.354%									100%	13.354%	11.610%	11.644%	13.354%	13 35,7%	11 737%	11 5050%	13 35,4%			200 CO.							13 354%	11.610%	13.354%	13.354%	11.737%	11.595%	13.354%			AT FLOOR LEVEL	0f	Percentage of the basis
	5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	0.644%	0.636%	0.732%									5.485%	0.732%	0.637%	0.639%	0.732%	0.737%	0.636%	0.752.0	0 73.7%									5.485%	0.732%	0.637%	0.732%	0./32%	0.644%	0.636%	0.732%		v	AT BLOCK A		Percentage of Undivided share in land on the basis of covered area of the apartment
	2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%		Principal Control							2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	207270	0 3941%									2.951%	0.3941%	0.3426%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%			AT SCHEME LEVEL		
	o	1	1	1	1	1	1	<u>.</u>	1									8	1	1	1	1	1,	1	1									,	00	1	1 -			1	1	1		o.			proportionate representation for voting purpose in the meeting of the association of apartment owners.
		Residential										Residential	Recidential										Residential		7			APPROVED USE RESIDENTIAL/ COMMERCIAL																			
				OFON	MUTUALLY AGREED	AS PER PRICE LIST /															UPON	MUTUALLY AGREED	AS PER PRICE LIST /															UPON	MUTUALLY AGREED	AS PER PRICE LIST /				Part of the second seco			Value of the Apartment

					,	TTH FLOOR																6TH FLOOR																2111 1 20014	BOOIS HTS									S.NO.	
						UNIT AREA	SHAFT-1	LIFT3	CITEL 2	SIAIRCASE-2	STAIRCASE-1	FLOOK LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								ONII AREA	SHAFT-1	LIFT3	LIFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								UNIT AREA	HS	LIFT3	LIFT-2	STAIRCASE-Z		2			FLOOR	
A-6 A-7	A-5	A-4	A-3	A-2	A-I		1	13	-2	1	, 1	-		1	A-8	A-7	A-6	A-5	A-4	A-3	A-2	<u>-</u>	1	13	-2	-1	-2	-1	-1			A-8	A-6	A-5	A-4	A-3	A-2	A-I		-1	13	-2	1	T	w			IDENTIFIABLE NO. OF THE APARTMENT	
2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS 2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KIICHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS							110		<b>"</b>	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 RED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	3 BED BOOMS FRITCHEN TORAWING BOOM 3 TOHETS	п		***						I	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOIL FTS	2 RED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS-KITCHEN+DRAWING ROOM-2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS		ш						3		NO. OF ROOMS												
69.885	80.150	80.150	70.444	69.593	80.150				1		T		T	600.206	80.150	69.684	69.885	80.150	80.150	70.444	60 503	80.150									600.206	80 150	69.885	80.150	80.150	70.444	69.593	80.150					1		4			COVERED AREA	
4 0			•	3								50.967		50.967			5												50.967		50.967							Ü										FLOOR LEVEL LIMITED COMMON AREA	
							5.885	5.037	6.794	6 790	14.345	14.24		53.193									5.885	5.037	6.794	6.788	14.344	14.345			53.193									5.885	5.037	6.794	6 788	140,41				BLOCK LEVEL LIMITED COMMON AREA	
11.644%	13.354%	13.354%	11.737%	11.595%	13.354%									100%	13.	11.610%	11.644%	13.354%	13.354%	11.737%	11 595%	70735 61										13.354%	11.644%	13.354%	13.354%	11.737%	11.595%	13.354%				The second secon		Control of the Contro		AT FLOOR LEVEL		Percentage of the basis	
0.639%	0./32%	0.732%	0.644%	0.636%	0.732%									5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	0.644%	0.73270	0 7370		Conference of the last							5.485%	0.732%	0.639%	0./32%	0.732%	0.644%	0.636%	0.732%							<b>,</b>	AT BLOCK /		Percentage of Undivided share in land on the basis of covered area of the apartment.	
0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%									2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.341/0	0 20/10/		TO STANDARD STANDS		STORY OF STORY	No. of the last of				2.951%	0.3941%	0.3436%	0.341%	0.3941%	0.3464%	0.3422%	0.3941%								AT SCHEME LEVEL			
	1	1	1	1	1									3	1	1	1	1													8					1	1	1							n.		apartment owners.	representation for voting purpose in the meeting of the association of	proportionate
1 Residential	Residential	1 Residential	1 Residential	1 Residential	1 Residential									3	1 Residential	Residential	Posidontial										Residential	Residential	Residential	Residential	Residential	Residential	1 Residential							7	,		APPROVED USE RESIDENTIAL /						
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	10TH FLOOR																9TH FLOOR															סוח הנטטא	AUO EI OOB									ı		S.NO.	
		IINIT AREA	UFT3	LIFT-2	LET	STAIRCASE-2	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								UNIT AREA	SHAFT-1	LIFT3	LIFT-2	LET	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA								UNIT AREA	SHAFT-1	UFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUBTOTAL	2		FLOOR	
A-2	A-I		. 3	-2	1	5 1			de disease periodo	A-8	A-7	A-6	A-5	A-A	A-2	A-I		1	3	.2	1	2			ı	A-8	A-7	A-6	A-5	A-4	A-2	A-I		<u>i</u>	3 2	, 12	.2	1	-		A-8	ω		IDENTIFIABLE NO. OF THE APARTMENT	
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3							50.967		50.967										Section of the Section				70.50	50.967	30.967							O							50.967	30.907				FLOOR LEVEL LIMITED COMMON AREA	
		5,885	5.03	6.79	6.788	14.345			53,193									5.885	5.037	6.79	6.788	14.34	14 345		23.193									5.885	6.794	6.78	14.344	14.345		25.193	53 10			BLOCK LEVEL LIMITED COMMON AREA	
11.595%	13.354%	S	7	4	8 4	4 0				13.354%	11.610%	11.644%	13 354%	12.75/%	11.595%	13.354%		S	7	4	8	4	5		3 T00%		11.610%	11.644%	13 354%	11.737%	11.595%	13.354%		5	4	00	4	5			13.354%		AT FLOOR LEVEL		
0.636%	0.732%	の対対の対象をあった。							5.485%	0.732%	0.637%	0.639%	0.732%										STATE		5,485%	0.732%	0.637%	0.639%	0.732%	0.644%	0.636%	0.732%								5,405/6	0.732%	Œ	AT BLOCK LEVEL	Percentage of Undivided share in land on the basis of covered area of the apartment.	
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1	1								8		11		1		1	1									o	1	1	11.	1		1	1								0	1	б.		for voting purpose in the meeting of the association of apartment owners.	proportionate representation
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												UPON	MUTUALLY AGREED	AS PER PRICE LIST /														UPON	MUTUALLY AGREED	AS PER PRICE LIST /					Account to seattless of the control									Value of the Apartment.	

															12TH FLOOR							A STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.												11TH FLOOR															1				ONS
LIFT3	UFT-1	SIAIRCASE-2	STAIRCASE	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL										UNIT AREA	SHAFT-1	LIFT3	LIFT-2	LFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL									ONITANCA		SHAFT-1	1172	1-1-11	STAIRCASE-Z	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-J	COMMON AREA	SUB TOTAL						2				FLOOR
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							2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KIICHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED BOOMS: MITCHENT DRAWING BOOM: 2 TOILETS	2 RED BOOMS+KITCHEN+DBAWING BOOM+2 TOILETS						**				=	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS				1							2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS					NO. OF ROOMS											
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				50.967		50.967																	50.967		50.967																50.967		50.967										FLOOR LEVEL LIMITED COMMON AREA
6,/94	6.788	14.344	14.545	14 34		53.193											5 885	5.037	6.794	6.788	14.34	14.345			53.193										0.00	2882	6.794	6.788	14.344	14.345			53.193										BLOCK LEVEL LIMITED COMMON AREA
CONTRACTOR SECURITY	Des an allega					100%	13.354%	11.610%	11.644%	13.354%	13.354%	11./3/%	11.595%	11 5050/	12 25 404			Section Security							100%	13.354%	11.610%	11.644%	13.354%	13.354%	11.737%	11.595%	13.354%										100%	13	11.610%	11.644%	13.354%	13.354%			AT FLOOR LEVEL		Percentage of the basis
	To Design of the					5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	0.644%	0.636%	0.75270	0 737%			de la constant						in the second second	5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	0.644%	0.636%	0.732%								1000000		5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	5		AT BLOCK L		Percentage of Undivided share in land on the basis of covered area of the apartment.
						2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.24270	0 30/10/										2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%										2.951%	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%			AT SCHEME LEVEL		
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									15TH FLOOR																14TH FLOOR																13TH FLOOR		-			s NO.
FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								UNIT AREA SHAFT-1	LIFT3	LIFT-2	LIFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SIIB TOTAL							ONITAREA	SHAFT-1	LIFT3	LIFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LORRY-1	COMMON ABEA	SUBTOTAL							ONITAREA	SHAFT-1	2			FLOOR
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50.967		50.967													00.00	50 967	30.307															50 067	20.967													FLOOR LEVEL LIMITED COMMON AREA
		53.193								5.885	5.037	6.794	6.788	14.344	14 345		23,193									5.885	5.037	6.794	6.788	14.344	14.345		53.193									5.885				BLOCK LEVEL LIMITED COMMON AREA
			707070	11.644%	13.354%	13.354%	11.737%	11.595%	13.354%	0,	7 DEPOSITE SOME	Line and Salaria	8				%OOT	13.	11.610%	11.644%	13.354%	13.354%	11 737%	11 505%	13 35 46/	0	1 manual and the second		8				%OUT	13	11.610%	11.644%	13.354%	13.354%	11.737%	11 505%	13 35 707			AT FLOOR LEVEL		
		5.485%	0.03770	0.637%	0.732%	0.732%	0.644%	0.636%	0.732%		の対象を対象を	a Learning					5.465%	0.732%	0.637%	0.639%	0.732%	0.732%	0.636%	0.732%	73767								5.485%	0.732%	0.637%	0.639%	0.732%	0.732%	0.644%	0.732%	796.62.0		O	AT BLOCK LEVEL		Percentage of Undivided share in land on the basis of covered area of the apartment.
		2.951%	0.5420%	0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%		The second						2.70776	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.3941%	0.30418/								%TC6.7	0.3941%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.341%	0 30/10/			AT SCHEME LEVEL		
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								18TH FLOOR													בייוח דנטטג	ATTUE COR															16TH FLOOR						1		s.no.	
MACHINE ROOM	TERRACE FLOOR AREA	COMMON AREA	210 1014				UNIT AREA	LIFT3	. UFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL						ON THE PROPERTY OF	INIT AREA	UFT3	LIFT-2	LIFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								INIT AREA	LIFI3	UFT-2	LIFT-1	STAIRCASE-2	2		FLOOR .	
			A-4	A-3	A-2	A-I					2				A-/	A-6	A-5	A-4	A-3	A-2	A-I									A-0	A-/	A-6	A-5	A-4	A-3	A-2	Α-Ι						ω		IDENTIFIABLE NO. OF THE APARTMENT	
		u	2 BED ROOMS+KITCHEN+DRAWING ROOM+1 TOILETS+TERRACE			п	11			11		2 BED ROOMS+NICHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOLLETS	4 BED ROOMS+KITCHEN+DRAWING ROOM+4 TOILETS + STORE	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS				11					2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	2 BED ROOMS-KITCHEN-DRAWING ROOM-2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS			11		11			NO. OF ROOMS												
		00.207	149.834	150.036	150.59	149.743	+								600 207	69.684	150.036	80.150	70.444	69.59	80.150								000,20	600.206	69.684	69.885	80.150	80.150	70.444	69.593	80.150						4		COVERED AREA	
		796.05	T	01									50.967		50 967													50.967		50 967															FLOOR LEVEL LIMITED COMMON AREA	
29.524	333.077	53,193					5.885	5.037	6.794	6.788	14.344				53 193							5.885	5.037	6.794	6.788	14.344	14.345		001400	53 193								5.885	5.037	6.794	6.788	14.344			BLOCK LEVEL LIMITED COMMON AREA	
		WOOT	24	24.997%	25.090%	24.949%									100%	11.610%	24.997%	13.354%	11.737%	11.595%	13.354%								10070	13.354%	11.610%	11.644%	13.354%	13.354%	11.737%	11.595%	13.354%							AT FLOOR LEVEL	Percentage of Undivided share in land on the basis of covered area of the apartment.	
		5,485%	1.369%	1.371%	1.376%	1.368%									5 485%	0.637%	1.371%	0.732%	0.644%	0.636%	0.732%								0110070	5.485%	0.637%	0.639%	0.732%	0.732%	0.644%	0.636%	0.732%						5	AT BLOCK A	entage of Undivided share in land the basis of covered area of the apartment.	
		%TC6.7	0.7367%	0.7377%	0.7405%	0.7363%									2 951%	0.3426%	0.7377%	0.3941%	0.3464%	0.3422%	0.3941%				STEEL STEEL STEEL				2100000	2 951%	0.3426%	0.3436%	0.3941%	0.3941%	0.3464%	0.3422%	0.3941%							AT SCHEME LEVEL		7 P
		4	. 1	1	1	1									7		1	1	1	1	1									8		1	1	1	1	1							6		for voting purpose in the meeting of the association of apartment owners.	proportionate representation
			Residential	Residential	Residential	Residential									Residential	Residential	Residential	Residential	Residential	Residential	Residential									Kesigential	Residential						7		APPROVED USE RESIDENTIAL / COMMERCIAL							
			!	MUTUALLY AGREED	AS PER PRICE LIST /												UPON	MUTUALLY AGREED	AS PER PRICE LIST /	ı													MOTOALLI AGNEED	AS PER PRICE LIST /											Value of the Apartment.	

**TERRACE & MUMTY** S.NO. FLOOR MUMTY-2
WATER TANK AREA
WATER TANK AREA
SUBTOTAL TOTAL IDENTIFIABLE NO.
OF THE
APARTMENT NO. OF ROOMS TOTAL COVERAGE AREA OF ALL FLOORS APARTMENT DETAIL COVERED AREA LIMITED
(in sq.m) COMMON
AREA 10943.178 933.885 BLOCK LEVEL
LIMITED
COMMON AREA 1573.145 18.611 19.222 **442.312** Percentage of Undivided share in land on the basis of covered area of the apartment. AT FLOOR LEVEL AT BLOCK AT SCHEME 53.807% representation for voting purpose in the meeting of the association of apartment APPROVED USE RESIDENTIAL / Value of the Apartment.

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No. 4.

Place: Cophazinbed
Date: 19-05-2094

For SKA Realtech (P) Ltd.

Signature of declarant with designation and seal

**Authorized Signatory** 

BLOCK-B

99.862 103.859 103.859 99.862 103.385

16.259% 16.909% 16.909% 16.259% 16.832%

1.066% 0.4917% 1.109% 0.5114% 1.109% 0.5114% 1.109% 0.5114% 1.066% 0.4917% 1.104% 0.5091%

AS PER PRICE LIST /
MUTUALLY AGREED
UPON

Page 9

2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS

, , , ,

9

Annexure-'B'
(Details of Apartments- Block-B)
Name of condominium: GROUP HOUSING PROJECT " GREEN MANSION" AT GH-01N, SECTOR -12,GREATER NOIDA (U.P.)
Value of condominium:

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1.243% 0.5731% 1 Residential 1.440% 0.6640% 1 Residential 1.226% 0.5652% 1 Residential 1.226% 0.5731% 1 Residential 1.243% 0.5731% 1 Residential 1.743% 0.8002% 1 Residential 1.7455% 0.8002% 1 Residential 1.7455% 0.5931% 1 Residential 1.7455% 0.5931% 1 Residential 1.7455% 0.5931% 1 Residential 1.7455% 0.8002% 1 Residential 1.7455% 0.80	4.117 15.207% 17.617% 14.98% 12.23% 21.233% 21.233% 21.233% 15.738% 50.465 100% 50.465 100% 50.465 100%				1	UNIT AREA SHAFT-1	2ND FLOOR
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			116.389				
	4.117					UNII AREA	TST FLOOR
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	7.077			"	1	UFT-1	
	16.207			11	.2	STAIRCASE-2	
	15.987			"	1	STAIRCASE-1	
		31.958			1	FLOOR LIMITED AREA LOBBY-1	
	4					COMMON AREA	
	130.330	-	April 1997	•	ŕ	SOBIOTAL	
	2./63					TOILET	
	13.038				×	LETTER BOX	
	4.294					SHAFT	
	7.790				.2	UFT-2	
	7.790					1-140	
	20,481				.2	STAIR	GROUND/SHELL FLOOR
	21.190				, i		CROHNID /STHIT FLOOR
	20.956				1	STAIRCASE-1	
	32.656			11	_	ENTRANCE LOBBY	
						COMMON AREA	
							BLOCK -B
5 6 7			4		3	2	
AT SCHEME LEVEL	AT FLOOR AT						
owners.		A STATE OF STREET					
σEα		LIMITED LIMITED COMMON AREA AREA	COVERED AREA (in sq.m) CC	NO. OF ROOMS	OF THE APARTMENT	FLOOR	S.NO.
Percentage of Individed state in land on for voting Appenuers in Section 1.		FLOOR	201		DENTIFICADI E NO		

6TH FLOOR																STH FLOOR																4TH FLOOR															3RD FLOOR										1					S.NO.			
ONII AREA	SHAFT-1	UFT-2	UFT-1	STAIRCASE-2	SIAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COIVINION AREA	SUB TOTAL								UNIT AREA	SHAFT-1	UFT-2	LFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL								UNIT AREA	L-TAHS	LIFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL							UNIT AREA	SHAFT-1	LIFT-2	LFT-J	STAIRCASE-2	SIAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	CONTRICT AND	COMMON AREA		2	1				FLOOR			
	i	2	1	2				-	A-6	A-5	M-44	A	2.2	A-2	A-I		-	.2	1	.2	1	1			A-6	A-5	A-4		A-3	A-2	A-I		1	.2	1	.2	1	1			A-6	A-5	A-4	A-3	A-2	A-I		1	2	1	2	1					3				APARTMENT	OF THE	IDENTIFIABLE NO.		
	11	11		H				<b>n</b>	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	Z BED MOCIVISTALL CHEIN+DRAWING MOCIVITS LOUTE S	3 RED ROOMS+KITCHEN+DRAWING ROOM+STIDY+3 TOILETS	3 BED BOOMS+KITCHEN+DRAWING BOOM+STILIDY-3 TOILETS	2 RED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS				=	=	11	=		=	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DKAWING ROOM+STUDY+2 TOILETS	Z DED KOOMS+KITCHEN+DKAWING KOOM+STOOT+Z TOILETS	3 BED BOOMS: KITCHEN: DBAWING BOOM: STUDY: 3 TOLLETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS						=	=		=	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS			н	н	=											NO. OF ROOMS								
						İ		614.212	103.385	99.862	103.639	103.639	103 95	698 66	103.385									614.212	103.385	99.862	103.839	103.05	103 859	99.862	103.385									614.212	103.385	99.862	103.859	103.859	99.862	103.385									014.212	614 21	4				(m.sq.m)	COVERED AREA			
						50.967		2 50.967		2				9	Oi							50.967		50.967		2					01							50.967		50.967	5	2	9	9	2	01							70.967		20.307					AREA	COMMON		LEVEL		
	5.885	7.152	7.152	16.388	16.180			52.757									5.885	7.152	7.152	16.388				52.757									5.885	7.152	7.152	16.388	16.180			52.757								5.885	7.152	7.152	16.388	16.180			32.131						COMMON AREA	LIMITED	BLOCK LEVEL		
								100%	16.	16.259%	WENG'OT	16 000%	16 0000	16 259%	16.832%					of the Section				100%	16	16.259%	%606'9T	16 0000	16 909%	16 259%	16.832%							Antonia Seguina		100%	16.832%	16.259%	16.909%	16.909%	16.259%	16.832%			Control of the Control						0/00T	The Parish		AI FLOOK	AT ELOOP			the bas	Percentage o		
		発展を必然				の大きないのできる		6.559%		Г	T		1 1000%		1.104%								THE RESERVE OF THE PARTY OF THE	6.559%		_	T	T	T		1.104%									6.559%	1.104%	1.066%			1.066%				Section of collections						0.555,0		5	AT BLUCK	ATBIOCK		apartment.	the basis of covered area of the	of Undivided		
		THE STATE OF THE S						3.025%							6 0.5091%									3.025%		Γ	Γ	T	T		0.5091%									3.025%	0.5091%				0.4917%									Share State State	5,023/6			AT SCHEME	AT SCHEME			area of the	Percentage of Undivided share in land on		
								%	%	%	%	200	8 8	8	%									%	8	%	76	,	8 13	8	%				596					6	%	%	%	8	3	8									6		6		Owner.	apartment	association of			representation	proportionate
								5	1 Residential	1 Residential	Kesidentiai	L Kesidential	Desidential	Recidential	1 Residential									9	1 Residential	Residential	Kesidentiai	Davidantial	1 Residential	Residential	1 Residential										1 Residential	1 Residential	1 Residential	Residential	1 Residential	1 Residential											7				COMMERCIAL	RESIDENTIAL /	APPROVED USE	° (i	
											UPON	MUTUALLY AGREED	AS PER PRICE LIST /														UPON	MUTUALLY AGREED	AS PER PRICE LIST /														LIPON	MUTUALLY AGREED	AS PER PRICE LIST /			STATE OF STA													Aparument	Value of the			

					15			2111 1 E0014	9TH FLOOR													81H FLOOR													The state of the s	7TH FLOOR													1				S.NO.		
STAIRCASE-1	CONTINUON AREA	SUB TOTAL							UNIT AREA	UFI-2	LF1-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL						ONII AREA	SHAFT-1	LIFT-2	UFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUB TOTAL						UNIT AREA	HS	LIFT-2	LFT-1	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	SUB TOTAL			C.			2				FLOOR		
			A-6	A-5	A-4	A-3	A-2	A-I									A-6	A-5	A-4	A-3	A 3	2									A-6	A-5	A-3	A-2	A-I									A-6	A-5	A-4	A-3	A-2	3				APARTMENT	IDENTIFIABLE NO.	
и и и		=	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	u				"			=	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 RED ROOMSTRITCHENT DRAWING ROOMSTING TO ITE TO	2 BED BOOMS+KITCHEN+DBAWING BOOM+STIDV+3 TOILETS								11	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOLLETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		11						=	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS					NO. OF ROOMS														
		614.212	103.385	99.862	103.859	103.859	99.862	103.385	+							614.212	103.385	99.86	103.859	103.859	202.302	102 386								614.212	103.385	99.862	103.859	99.862	103.385				1			T	614.212	103.385	99.862	103.859	103.859	99.862	4				(in sq.m)	COVERED AREA	
30.30	F30 03	2 50.967		2	9	9	2							50.967		50.967		2										50.967		50.967											50.507	50 967	50.967									AREA	COMMON		FLOOR
16.180		52.757							2,882	7.152	7.152	16.388	16.180			52,757							5.885	7.152	7.152	16.388	16.180			52.757							5.885	7.152	7.152	16.388	16 180		52.757										COMMON AREA	BLOCK LEVEL	
		100%	16.832%	16.259%	16.909%	16.909%	16.259%	16.832%								100%	16.832%	16.259%	16.909%	16.909%	16 250%	70, 50 91	1000							100%	16.832%	16.259%	16.909%	16.259%	16.832%								100%	16.832%	16.259%	16.909%	16.909%	16.259%	200.000	R	9000		the basis	Percentage of Undivided share in land on	
		6.559%	1.104%	1.066%	1.109%	1.109%	1.066%	1.104%								6.559%	1.104%	1.066%	1.109%	1.109%	1.10476	1 10/0/02				The second second				6.559%	1.104%	1.066%	1.109%	1.066%	1.104%								6.559%	1.104%	1.066%	1.109%	1.109%	1.066%	5	AT BLOCK			apartment,	Undivided sh	
		3.025%	0.5091%		0.5114%	0.5114%	0.4917%	0.5091%								3.025%	0.5091%	0.4917%	0.5114%	0.5114%	0.303170	0 5001%		10 2000						3.025%	0.5091%	0.4917%	0.5114%	0.4917%	0.5091%								3.025%	0.5091%	0.4917%	0.5114%	0.5114%	0.4917%		AT SCHEME			ea of the	are in land on	
		*	6	6	0	6/	5	5								6	8	01	31	5. 6										6			0	6	6								6	5	91	J.	~	T	6		owners.	association of	meeting of the	for voting purpose in the	representation
		6	1 Residential								5	1 Residential	Residential	1 Residential	1 Residential	1 Residential	Posidontial									1 Residential	1 Residential	Residential	Residential	1 Residential									1 Residential	7				COMMERCIAL /	APPROVED USE										
				OPON	MUTUALLY AGREED	AS PER PRICE LIST /												UPON	MUTUALLY AGREED	AS PER PRICE LIST /												UPON	MUTUALLY AGREED	AS PER PRICE LIST /		BURNESS OF THE PROPERTY OF THE								L	C C C	MOTOALLT AGREED	AS PER PRICE LIST /						Apartment.	Value of the	

					13TH FLOOR													12TH FLOOR													TAIN PLOON	1114 61008												10TH FLOOR			•				S.NO.		
					UNIT AREA	CHAET-1	UFT-J	STAIRCASE-2	STAIRCASE-1	FLOOR LIMITED AREA LOBBY-1	COMMON AREA	SUBTOTAL						UNIT AREA	SHAFT-1	UFT-2	I IFT-1	STAIRCASE	FLOOR LIMITED AREA LOBBY-1	COMINON AKEA	SUB TOTAL						2000	SHAFT-1	LIFT-2	UFT-1	STAIRCASE-2	FLOOR LIVILLED AREA LOBBY-1	COMINION AREA	SUB TOTAL						UNIT AREA	SHAFT-1	LIFT-2	7	,			FLOOR		
A-6	A-4	A-3	A-2	A-I		-2	i	-2	-1	1	16	A-0	A-5	A-4	A-3	A-2	A-I		1	.2	1 2	2 1			T.	A-6	A-5	A-4	A-3	A-2	A	١	.2	1	.2			F	A-6	A-5	A-4	A-2	A-I		-	2	u				OF THE APARTMENT	IDENTIFIABLE NO	
2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		1	н	н	n			2 BED ROOMS+KITCHEN+DRAWING ROOM+STODT+Z TOILETS	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		п			1 1			n	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	2 RED ROOMS+KITCHEN+DRAWING ROOM+STIDY+2 TOILETS							-	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS								NO. OF ROOMS														
103.385	103.859	103.859	99.862	103.385	+						0.77.72	614 212	99.862	103.859	103.859	99.862	103.385								614.212	103.385	99.862	103.859	103.859	99.862	103 385							614.212	103.385	99.862	103.859	99.862	103.385				4				COVERED AREA (in sq.m)		
										50.967		50 967											50.967		50.967											796.00	F30.03	50.967												AREA	LIMITED	FLOOR	
					0.000	5 885	7.152	16.388	16.180		20.130	57 757							5.885	7.152	7 153	16 388	16 190		52.757							5.885	7.152	7.152	16.388	16 180		52.757							5.885	7,152	7167				LIMITED COMMON AREA	RIOCK I FVE	
16.832%	16.909%	16.909%	16.259%	16.832%							0/00T	10.032%	16.259%	16.909%	16.909%	16.259%	16.832%					the control of the control of			100%	16	16.259%	16.909%	16.909%	16.259%	16 837%							100%	16.832%	16.259%	16 909%	16.259%	16.832%					LEVEL	AT FLOOR		the basis	Percentage of	
1.104%	1.109%	1.109%	1.066%	1.104%							0.00070	7.104%	1.066%	1.109%	1.109%	1.066%	1.104%							Section 1	6.559%	1.104%	1.066%	1.109%	1.109%	1.066%	1 104%							6.559%	1.104%	1.066%	1.109%	1.066%	1.104%				٥	LEVEL	~		the basis of covered area of the apartment.	Percentage of Undivided share in land on	
0.5091%	0.5114%	0.5114%	0.4917%	0.5091%							0,020,0	%T50C:0	0.491/%	0.5114%	0.5114%	0.4917%	0.5091%								3.025%	0.5091%	0.4917%	0.5114%	0.5114%	0.4917%	0 5091%							3.025%	0.5091%	0.4917%	0.5114%	0.4917%	0.5091%	Section of the second				LEVEL	AT SCHEME		a of the	re in land on	
		1	1													1	1								ć	1	1	1	1									6	1	1		1	1				6			apartment owners.	purpose in the meeting of the	representation for voting	proportionate
Residential	Residential	1 Residential	1 Residential	1 Residential								Residential	Residential	Residential	Residential	l Residential	l Residential									Residential	Residential	Residential	Residential	Residential	Residential								Residential	Residential	Residential	Residential	Residential				,				RESIDENTIAL /	APPROVEDLISE	
	UPON	MUTUALLY AGREED	AS PER PRICE LIST /										1	UPON	MUTUALLY AGREED	AS PER PRICE LIST /											CFCN	MUTUALLY AGREED	AS PER PRICE LIST /	1										UPON	MUTUALLY AGREED	AS PER PRICE LIST /									Value of the Apartment.		

BLOCK-B

												00 00 cm of 10 mm of
		90.000	46.113%	100%		920.021	745.496	9364.324			TOTAL	
						814.208	0.000	0.000			SUBIDIAL	
											WALER LANK AREA	
					9/3/3	20.611					WATER TANK AREA	
			TO THE REAL PROPERTY.	A STATE OF THE PARTY OF THE PAR	Section Control	22.939			п		MUMTY-2	
			STATE STATE OF		The second second	21.939					MUMTY-1	
						29.524					MACHINE ROOM	
					Separate Separate	699.973			"		TERRACE FLOOR AREA	
					The state of the s						COMMON AREA	
		6	3.025%		100%	52.757	50.967	614.212	=	ののないというないのである。	SUB TOTAL	
	Residential	1	0.5091%	1.104%	16.832%			103.385	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-6		
OPON .	Residential	1	0.4917%	1.066%	16.259%			99.862	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-5		
MICHAEL WONEED		1	0.5114%		16.909%			103.859		A-4		
WILLINITA VEBEED	Residential	1	0.5114%	1.109%	16.909%			103.859	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-3		
AS DEB DBICE II	Residential	1	0.4917%		16.259%			99.862	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-2		
	Residential	1	0.5091%	1.104%	16.832%			103.385	-I 2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-I		
											UNIT AREA	15TH FLOOR
					がないのはなるので	588.5					SHAFT-1	
			And the second second			7.152				y.	LIFT-2	
					The second second	7.152					UFT-1	
			<b>阿尔斯斯斯斯斯斯</b>		· · · · · · · · · · · · · · · · · · ·	16.388					STAIRCASE-2	
						16.180			31		STAIRCASE-1	
		_	日の大学をおびませんがある。 では、大学をおびませんがある。	STATE OF STREET, STATE OF STATE OF STREET, STATE OF STATE OF STREET, STATE OF STATE OF STAT	Charles (Charles Const.)		50.967				FLOOR LIMITED AREA LOBBY-1	
					P-NO	Control of the contro					COMMON AREA	
		6	3.025%	6.559%	100%	52.757	50.967	614.212	, and the second		SUB TOTAL	
	Residential	1	0.5091%	1.104%	16.832%			103.385	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-6		
OT CIN	Residential	1	0.4917%		16.259%			99.862		A-5		
IIION NONTED	Residential	1	0.5114%	1.109%	16.909%			103.859	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-4		
MITTIALLY AGE	Residential	1	0.5114%	1.109%	16.909%			103.859	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-3		
AS PER PRICE LIST /	Residential	1	0.4917%		16.259%			99.862	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-2		
	Residential	1	0.5091%	1.104%	16.832%			103.385	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	A-I		
	N.C.										UNITAREA	14TH FLOOR
And the second second			Control of the Contro	Markey Williams	1017-101-101-101-101-101-101-101-101-101	5.885					SHAFT-1	
			SECTION SECTION			7.152	South Control of the Control				LIFT-2	
				SCHOOL SECTION		7.152					UFT-1	
			The artist of the second	100000000000000000000000000000000000000		16.388			n		STAIRCASE-2	
				おおける はないのから	TO MENT OF THE PARTY OF THE PAR	16.180			"		STAIRCASE-1	
			STATE OF STREET		HARRIE STATE		50.967		11		FLOOR LIMITED AREA LOBBY-1	
			6 - 100 - 0 0 20 -	100 CHE   100 CHE	Manage and the same						COMMON AREA	
		6	3.025%	6.559%	100%	52.757	50.967	614.212			SUB TOTAL	
	7	6		5				4		3	2	1 1000000000000000000000000000000000000
			LEVEL	LEVEL	LEVEL -							
		owners.	ATCOURAGE		_ 888							
	COMMERCIAL	association of apartment		apartment.		COMMON AREA	AREA			APARIMENT		
Value of the	APPROVED USE RESIDENTIAL /	for voting purpose in the	are in land on ea of the	Percentage of Undivided share in land on the basis of covered area of the		BLOCK LEVEL	LEVEL	COVERED AREA	NO. OF ROOMS	DENTIFIABLE NO. OF THE	FLOOR	S.NO.
		representation					FIOOR					

Note: The percentage of undivided share in the land is calculated on the basis of the covered area of the apartment in relation to the total covered area of the apartments, being the aggregate of Column No. 4.

Place:

Date:

Signature of declarant with designation and seal

M/S Wisdom infrabuild Pct. Ltd. (currently known as M/S SKA REALTECH PVT LTD )
ANNEXURE -F (PART -2) PROJECT SUMMARY

	007 70	11	LOT -COV. AREA)	LANDSCAPE AREA (TOTAL PLOT -COV. AREA)
SQ.M	4035.30	111		TOTAL COVERED AREA
SQ.M	4920.00	11		TOTAL PLOT AREA
				9. LANDSCAPE AREA
				3+6+/)
				(1+2+3+4+
SQ.M	4035.30	11		AREA
				COVERED
	2			TOTAL
				8. TOTAL COVERED AREA
SQ.M	150.01	п		TOTAL CLUB AREA
SQ.M	150.01	11		CLUB AREA
				7. CLUB AREA
SQ.M	244.00	11	P	TOTAL OPEN PARKING AREA
SQ.M	134.75	11		P1
SQ.M	109.25	11		P1
				6. OPEN PARKING AREA
SQ.M	77.99	"		TOTAL D.G SET AREA
SQ.M	77.99	11		ESS
			ESS AREA	5. OPEN TRANSFORMER & ESS AREA
sq.m	5.00	=	1	TOTAL GUARD ROOM AREA
SQ.M	5.00	11		G1
				4. GUARD ROOM AREA
SQ.M	55.38	"		TOTAL RAMP AREA
SQ.M	55.38	п		RP1
				3. RAMP AREA
SQ.M	1746.51	п		TOTAL ROAD AREA
SQ.M	1746.51	11		R1
				2. ROAD AREA
			,	
SQ.M	1756.42			TOTAL BLOCK AREA
SQ.M	878.22			вгоск в
SQ.M	878.19			BLOCK A
		The second secon		1. BLOCKS AREA

	10.	10. TOTAL SUMMARY ALL BLOCKS-						
	NO. S.	BLOCKS	FLOOR	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON	BLOCK LEVEL LIMITED COMMON	Percentage of Undivided share in land	Proportional representation voting purpos
					AREA	AREA	on the basis of covered area of the apartment.	the meeting of association apartment own
Σ̈́							At Scheme Level	
Σ	1	BLOCK A	UB+LB + Stilt/G.F + 18 FLOORS	10943.18	933.89	1573.14	53.89%	139
ž	2	вгоск в	UB+LB + Stilt/G.F + 15 FLOORS	9364.32	745.50	920.02	46.11%	90
		Total		20307.50	1679.38	2493.17	100%	229
Σ								
ž	11.	11. SCHEME LEVEL COMMON AREA						
	ь	ROAD AREA	1746.51	SQM.				
Σ	2	RAMP AREA-1	55.38	SQM.				
ž	ω	RAMP AREA-2	163.05	SQM.				
	4	GUARD ROOM	5.00	SQM.				
ž	S	TRANSFORMER & D.G SET AREA	77.99	SQM.				
ž	6	LANDSCAPE AREA	884.70	SQM.				
	7	UPPER BASEMENT LOBY	128.05	SQM.				
Σ̈́	œ	LOWER BASEMENT LOBBY	128.05	SQM.				
ž	9	UGT	82.74	SQM.				
	10	PUMP ROOM	48.03	SQM.				
Σ̈́	Г	TOTAL	3319.50	SQM.				
_								

	S.	3 S	2 C	0	0	0	Q	0	1 C	7	
TOTAL INDEPENDENT AREA	STORAGE AREA BASEMENT	STORAGE AREA	CLUB AREA	COMMERCIAL-5	COMMERCIAL-4	COMMERCIAL-3	COMMERCIAL-2	COMMERCIAL-1	COMMERCIAL AREA	INDEPENDENT AREA	
321.992			150.008	32.008	37.573	37.575	32.414	32.414			
MOS			SQM	SQM.	SQM.	SQM.	SQM.	SQM.			

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

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#### UTTAR PRADESH SHASHAN AWAS EVAM SAHARI NIYOJAN ANUBHAG-1

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. commencement

- (1)These rules may be called The Uttar Pradesh 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** 

- (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 3. Declaration (sub section-1 of section 12)

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

- (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 5.
permission for
prosecution
(sub section-4 of
section 25)

(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 6. be filed by the person acquiring apartment. (section 10)

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.

-Sd-(Principal Secretary)

# FORM A (See Rule 3) FORM OF DECLARATION

Date:

Place:

Promoter Details:

1. Name:

WISDOM INFRABUILD PVT. LTD. (PRESENTLY KNOWN AS M/S SKA

REALTECH PVT. LTD..)

2. Registered Address:

D-25, Vivek Vihar, Delhi

3. Local/ Postal Address:

-do-

4. Date of Incorporation (if applicable):

29-12-2006

5. Name/designation of Authorised Signatory:

The Declarant hereby solemnly states the following:

FIRST: The Promoter owns /holds the land as lessee which is fully described and detailed in <u>Annexure'A'</u> 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:

SI.	Description	Particulars	
(1)	(2)	(3)	
1.	Name of the building /Group	PROPOSED GROUP HOUSING PROJECT '	
	Housing Scheme	GREEN MANSION' G.H01N,SEC-12 ,	
		GREATER NOIDA (U.P)	
2.	Sanctioning Authority of the plan	GNIDA	
3.	Date of sanction		
4.	Municipal No. of the property	N.A	
5.	Municipal Ward of the property	N.A	
6.	Postal address of the property	PROPOSED GROUP HOUSING PROJECT	
		GREEN MANSION' G.H01N,SEC-12 ,	
		GREATER NOIDA (U.P)	
7.	Name of Architect/ Structural	1-SH. KAILASH AGARWAL.	
	Engineer	CA NO 86-10069	
	_	2- SH. V.S. KUSHWAHA	
		M.TECH (CIVIL)	

8.	Height of the building (max.)	60.000 m
9.	Scheme whether residential or commercial (other than multiplex or mall)	
10.	No. of Floors (max.)	UPPER BASEMENT+ LOWER BASEMENT STILT/GROUND FLOOR + 18 FLOORS

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 27799.05\* square meters on all floors, of which 20307.50 \* square meters will constitute the apartments and remaining 3319.50\*square meters will constitute the 'common areas and facilities' and 4172.55\*square meters constitute 'limited common areas and facilities', which have been detailed in Annexure'C' hereto.

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

\*

SI. No.	Item	Details
1.	"Common areas & facilities" [as defined in S. 3(i) of the Act]	As per Annexure 'D'
2.	"Limited common areas & facilities" [as defined in S. 3(s) of the Act]	As per Annexure 'E'
3.	"Independent areas" [as defined in S. 3(p) of the Act]	As per Annexure 'F'

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the GREEN MANSION Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of GREEN MANSION 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 @\_\*\*\_\_per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri DEVEN DRA SHANDARI for on and behalf of M/s WISDOM INFRABUILD PVT. LTD. (PRESENTLY KNOWN AS M/S SKA REALTECH PVT LTD) (the promoter) hereto set his hand thisday of				
	Dona.			
	Signed and delivered by			
/	(Seal of the Promoter)			
In the presence of	(Seal of the Promoter)  For SKA Realtech (P)			
1				
Samme	Authorized Signatory			
2				

#### Annexure'A'

#### <u>Detailsofthelandofthebuildingtowhichthepresentdeclaration</u> <u>relates</u>

S.NO	ITEMS		
1	LOCATION OF THE LAND OF THE BUILDING	REVENUE VILLAGE	SANI
		TEHSIL	DADRI
	1	DISTRICT	GAUTAM BUDDDH NAGAR
2	SURVEY NO. WITH AREA		N.A
3	DATE OF LAST DOCUMENT OF TITLE UNDER WHICH THE PROMOTER CLAIMS THE LAND		N.A
4	DETAILS OF REGISTRATION OF THE ABOVE TITLE DOCUMENT	BOOK NO	1
		VOL. NO	9359
		PAGE NOS.	355-734
		SL. NO.	17474
		DATE OF REGN.	12/09/2012
5	BOUNDARIES OF THE LAND	NORTH	47.770m
		SOUTH	102.990m
		EAST	47.770
		WEST	102.990
6	LAND WHETHER FREEHOLD OR LEASEHOLD	i i	LEASEHOLD
7	IF LAND IS LEASEHOLD, THE UNEXPIRED PERIOD OF THE LEASE		90 YRS

Place: (Theziabad

Date: 14-05-2014

Signature of declarant

with designation and seal

For SKA Realtech (P) Ltd.

Authorized Signatory























