

Annexure-'C'

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

Sl. No.	Particulars	(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors			20307.50	X	X	X
(b-1)	Total covered area of common areas & facilities (as defined in S. 3(i) of the Act)			X		X	X
(b-2)	Total covered area of limited common areas & facilities (as defined in S. 3(s) of the Act)			X	X	1679.38 Sq.m 2493.17 Sq.m	X
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]			X	X	X	27799.05 Sq.m
	Sum up			20307.50 sq.m	3319.50 Sq.m	4172.55 Sq.m	=27799.05 Sq.m

Signature of declarant



with designation and seal

For SKA Realtech (P) Ltd.

Authorized Signatory

* details at Annexure-G

Place: *Colaba*
Date: *14-05-2014*

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
(a)	The parcel of land described in paragraph First of this Deed.	GREEN MANSION/ 4920.00 sq.m
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	6402.115 SQ.M
(c)	Facilities in the basement	PARKING & STORE
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	-
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	884.70 sq.m
	(ii) Children playing area	-
	(iii) Swimming Pool	-
	(iv) Tennis Court	-
	(v) Badminton Court	-
	(vi) Commercial areas & facilities	-
	(vi) Lobby & facilities	-
	(viii) Any other facility	-
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	

	(i)	Elevator	5 NOS.
	(ii)	Area of shaft(s)	24.685 sq.m
	(iii)	Elevator shaft extends from ground floor upto top floor level	
	(iv)	No. of stairway 'A', which lead from the ground floor to the roof of the building	4 NOS.
	(v)	No. of stairway 'B' (if N.A. any), which lead from the open court to the upper floors.	
	(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 of theupper floors for the disposal of garbage and rubbish, and will be fed from the janitor's room of each of the ..upper floors.	
	(vii)	No. of Water tank(s)	2
	(viii)	Elevator pent-house with corresponding elevator equipment located on the roof of the building.	as per drawing
	(ix)	Plumbering network throughout the building	as per drawing
	(x)	Electric wiring net-work throughout the building	as per drawing
	(xi)	Necessary light(s)	as per drawing
	(xii)	Telephone(s)	as per drawing
	(xiii)	Public water connection(s)	as per drawing

(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 drawing
(xvii)	Motor(s)	as per drawing
(xviii)	Fans	as per drawing
(ix)	Fire fighting equipment(s)	as per drawing
(x)	Compressor(s)	as per drawing
(xi)	Duct(s)	N.A.
(xii)	Central Air Conditioning Equipment(s)	N.A.
(xiii)	Heating Equipment	N.A.
(xiv)	General all apparatus & installation existing for common use	as per drawing

Signature of declarant



For (Name of the person) with designation and seal.

Authorized Signatory

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

Date: 14-05-2014

Place: Gurgaon

Annexure 'E'

Detailsofthelimitedcommonareaaandfacilitiesofthebuildinto
whichthepresentdeclarationrelates

"Limited Common areas & Facilities" (as defined in S. 3(c) of the Act and shown in Exhibit		
(i)	Parking Open parking Stilt parking Basement parking U + L Total	=18ECS =9ECS =103ECS+102ECS = 230 ECS
(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



Signature of declarant

For SWR (P) Ltd

with designation and seal

Authorized Signatory

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."

Place: Ghu-3, Ghabad

Date: 14-05-2014

Annexure 'F'
(PART -1)

Details of the "independent areas" of the building to which

the present declaration relates

"Independent areas" (as defined in S. 3(P) of the Act)												
(i)	Parking	2 ECS										
(ii)	Servant quarter	N.A										
(iii)	Club with independent access	150.008 SQM										
(iv)	Convenient shops	<table><tr><td>COMMERCIAL-1</td><td>32.414 SQM</td></tr><tr><td>COMMERCIAL-2</td><td>32.414 SQM</td></tr><tr><td>COMMERCIAL-3</td><td>37.575 SQM</td></tr><tr><td>COMMERCIAL-4</td><td>37.5735 QM</td></tr><tr><td>COMMERCIAL-5</td><td>32.008 SQM</td></tr></table>	COMMERCIAL-1	32.414 SQM	COMMERCIAL-2	32.414 SQM	COMMERCIAL-3	37.575 SQM	COMMERCIAL-4	37.5735 QM	COMMERCIAL-5	32.008 SQM
COMMERCIAL-1	32.414 SQM											
COMMERCIAL-2	32.414 SQM											
COMMERCIAL-3	37.575 SQM											
COMMERCIAL-4	37.5735 QM											
COMMERCIAL-5	32.008 SQM											
(v)	Covered garage/store	N.A										
(vi)	Terrace attached to an apartment. (if applicable)	N.A										

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.

Place:

Ghaziabad

Date:

14-05-2014

with designation and seal

For SKA Realetech (P) Ltd.

Authorized Signatory

Signature of declarant

[Signature]

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

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

II-Limited Common area

A-Floor Level-
Lift Lobby, Corridor Area

B- Block Level-

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

III-Common Areas- Scheme Level-

Road Area
Ramp Area
Guard Room with Toilet Area
Transformer / D.G SET/ ESS AREA
Basement Lobby Area
UGT Area
Pump Room Area
Parking Area /ECS
Canopy Area
Store Area
Other Common Areas / Services Area
Landscape Area
Soft Area
Water Bodies
Play Ground Area
Other Allied Common Area

IV- Independent Area (if Any)-

Parking Area/ECS
Servant Quarter Area
Club
Commercial Area, ATM
Covered Garage
Store Area

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

Schedule-A
[Specifications of Construction]

1. Foundation: Raft Foundation
2. Flooring: Vitrified tiles 2'x 2' in drawing room, Kitchen and bedrooms. Ceramic tiles in bathrooms and balconies.
3. Doors and Windows: Outer doors & windows in aluminium powder coated. Internal door frames of maranti or equivalent wood. Internal doors made of painted flush shutter. Main entry door frames made of maranti or equivalent wood with laminated door shutter. Good quality hardware fittings.
4. Internal Finish: Finished walls and ceilings with OBD in pleasing shades.
5. External Finish: Finished walls with texture paint.
6. Sanitary ware and fittings: Ceramic tiles on walls upto door level. White sanitary ware with EWC, CP fittings and mirror in all the toilets.
7. Electrical: ISI Marked Copper wire in PVC conduits with MCB supported circuits and adequate no. of Light & power points with modular switches.
8. Plumbing and water Line: CPVC, PVC, & UPVC Plumbing & water supply lines.

Signature of declarant
with designation and seal



For SKA Realtech (P) Ltd.

Authorized Signatory

Date: 14-05-2014

Place: Ghyazabad

FORM "B"

(See Rule 6)

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

Office of the Competent Authority at.....

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

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

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

Signature

In presence of

1.

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 :

**

PPROPOSED GROUP HOUSING PROJECT " GREEN MANSION" AT GH-01N, SECTOR -12,GREATER NOIDA (U.P.)										
ANNEXURE -B										
APARTMENT DETAIL										
S. NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
							AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	
1	2	3		4						6
BLOCK -A										7
GROUND/STILT FLOOR	COMMON AREA									
	ENTRANCE LOBBY		=							
	STAIRCASE-1		=			72.453				
	STAIRCASE-3		=			23.209				
	STAIRCASE-2		=			23.560				
	LIFT-1		=			18.671				
	LIFT-2		=			5.567				
	LIFT-3		=			7.254				
	LETTER BOX		=			12.759				
	TOILET		=			2.659				
	SUB TOTAL		=			173.366				
1ST FLOOR	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=		67.446					
	STAIRCASE-1		=			14.345				
	STAIRCASE-2		=			14.344				
	LIFT-1		=			6.788				
	LIFT-2		=			6.794				
	LIFT3		=			5.037				
	SHAFT-1		=			5.885				
		A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	92.828			12.550%	0.848%	0.4564%	1 Residential
		A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	82.362			11.135%	0.753%	0.4050%	1 Residential
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=							
	STAIRCASE-1		=							
	STAIRCASE-2		=							
	LIFT-1		=							
	LIFT-2		=							
	LIFT3		=							
	SHAFT-1		=							
		A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	83.121			11.238%	0.760%	0.40877%	1 Residential
		A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	92.828			12.550%	0.848%	0.4564%	1 Residential
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=							
	STAIRCASE-1		=							
	STAIRCASE-2		=							
	LIFT-1		=							
	LIFT-2		=							
	LIFT3		=							
	SHAFT-1		=							
		A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	92.828			12.550%	0.848%	0.4564%	1 Residential
		A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	101.540			13.728%	0.928%	0.4993%	1 Residential
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=							
	STAIRCASE-1		=							
	STAIRCASE-2		=							
	LIFT-1		=							
	LIFT-2		=							
	LIFT3		=							
	SHAFT-1		=							
		A-7	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	101.339			13.700%	0.926%	0.4983%	1 Residential
		A-8	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	92.828			12.550%	0.848%	0.4564%	1 Residential
	SUB TOTAL		=	739.674	67.446	53.133	100%	6.759%	3.637%	8
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=		50.967					
	STAIRCASE-1		=			14.345				
	STAIRCASE-2		=			14.344				
	LIFT-1		=			6.788				
	LIFT-2		=			6.794				
	LIFT3		=			5.037				
	SHAFT-1		=			5.885				
										AS PER PRICE LIST / MUTUALLY AGREED UPON

Page 2

APARTMENT DETAIL												
S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
							AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL			
1	2	3		4			5			6	7	
5TH FLOOR	STAIRCASE-2		=			14.344						
	LIFT-1		=			6.788						
	LIFT-2		=			6.794						
	LIFT-3		=			5.037						
	SHAFT-1		=			5.885						
	UNIT AREA											
	A-1		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential	
	A-2		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1	Residential	
	A-3		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1	Residential	
	A-4		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential	
6TH FLOOR	A-5		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential	
	A-6		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885			11.644%	0.639%	0.3466%	1	Residential	
	A-7		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3468%	1	Residential	
	A-8		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential	
	SUB TOTAL		=	600.206	50.967	53.193	100%	5.485%	2.951%	8		
	COMMON AREA											
	FLOOR LIMITED AREA LOBBY-1		=		50.967							
	STAIRCASE-1		=			14.345						
	STAIRCASE-2		=			14.344						
	LIFT-1		=			6.788						
7TH FLOOR	LIFT-2		=			6.794						
	LIFT-3		=			5.037						
	SHAFT-1		=			5.885						
	UNIT AREA											
	A-1		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential	
	A-2		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1	Residential	
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SUB TOTAL		=	600.206	50.967	53.193	100%	5.485%	2.951%	8			
COMMON AREA												
FLOOR LIMITED AREA LOBBY-1		=		50.967								
STAIRCASE-1		=			14.345							
STAIRCASE-2		=			14.344							
LIFT-1		=			6.788							
LIFT-2		=			6.794							
LIFT-3		=			5.037							
SHAFT-1		=			5.885							
UNIT AREA												
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A-4		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-5		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
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A-5		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-6		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885				11.644%	0.639%	0.3466%	1	Residential	
A-7		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684				11.610%	0.637%	0.3468%	1	Residential	
A-8		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
SUB TOTAL		=	600.206	50.967	53.193	100%	5.485%	2.951%	8			
COMMON AREA												
FLOOR LIMITED AREA LOBBY-1		=		50.967								
STAIRCASE-1		=			14.345							
STAIRCASE-2		=			14.344							
LIFT-1		=			6.788							
LIFT-2		=			6.794							
LIFT-3		=			5.037							
SHAFT-1		=			5.885							
UNIT AREA												
A-1		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-2		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593				11.595%	0.636%	0.3422%	1	Residential	
A-3		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444				11.737%	0.644%	0.3464%	1	Residential	
A-4		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-5		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-6		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885				11.644%	0.639%	0.3466%	1	Residential	
A-7		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684				11.610%	0.637%	0.3468%	1	Residential	
A-8		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
SUB TOTAL		=	600.206	50.967	53.193	100%	5.485%	2.951%	8			
COMMON AREA												
FLOOR LIMITED AREA LOBBY-1		=		50.967								
STAIRCASE-1		=			14.345							
STAIRCASE-2		=			14.344							
LIFT-1		=			6.788							
LIFT-2		=			6.794							
LIFT-3		=			5.037							
SHAFT-1		=			5.885							
UNIT AREA												
A-1		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-2		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593				11.595%	0.636%	0.3422%	1	Residential	
A-3		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444				11.737%	0.644%	0.3464%	1	Residential	
A-4		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-5		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150				13.354%	0.732%	0.3941%	1	Residential	
A-6		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885				11.644%	0.639%	0.3466%	1	Residential	
A-7		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684				11.610%	0.637%	0.3468%	1	Residential	
A-8		2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150									

APARTMENT DETAIL														
S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (In sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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	AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	8	9	10	11	12
8TH FLOOR	COMMON AREA	SUB TOTAL	A-8	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150	600.206	50.967	53.193	13.354%	0.732%	0.3941%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
9TH FLOOR	COMMON AREA	SUB TOTAL	A-8	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150	600.206	50.967	53.193	13.354%	0.732%	0.3941%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
10TH FLOOR	COMMON AREA	SUB TOTAL	A-8	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150	600.206	50.967	53.193	13.354%	0.732%	0.3941%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON

APARTMENT DETAIL												
S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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	AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL			

APARTMENT DETAIL										
S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
							AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	APPROVED USE RESIDENTIAL / COMMERCIAL
1	2	3		4			5			6
										7
13TH FLOOR										
UNIT AREA			=			5.885				
	SHAFT-1									
A-1			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-2			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1
A-3			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1
A-4			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-5			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-6			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885			11.644%	0.639%	0.3436%	1
A-7			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3426%	1
A-8			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
SUB TOTAL			=	600.206	50.967	53.193	100%	5.485%	2.951%	8
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1			=							
STAIRCASE-1			=		50.967					
STAIRCASE-2			=			14.345				
LIFT-1			=			14.344				
LIFT-2			=			6.788				
LIFT-3			=			6.794				
SHAFT-1			=			5.037				
SHAFT-1			=			5.885				
14TH FLOOR										
UNIT AREA			=							
A-1			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-2			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1
A-3			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1
A-4			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-5			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-6			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885			11.644%	0.639%	0.3436%	1
A-7			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3426%	1
A-8			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
SUB TOTAL			=	600.206	50.967	53.193	100%	5.485%	2.951%	8
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1			=							
STAIRCASE-1			=		50.967					
STAIRCASE-2			=			14.345				
LIFT-1			=			14.344				
LIFT-2			=			6.788				
LIFT-3			=			6.794				
SHAFT-1			=			5.037				
SHAFT-1			=			5.885				
15TH FLOOR										
UNIT AREA			=							
A-1			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-2			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1
A-3			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1
A-4			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-5			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
A-6			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.885			11.644%	0.639%	0.3436%	1
A-7			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3426%	1
A-8			2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1
SUB TOTAL			=	600.206	50.967	53.193	100%	5.485%	2.951%	8
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1			=							
STAIRCASE-1			=		50.967					
STAIRCASE-2			=			14.345				
LIFT-1			=			14.344				
LIFT-2			=			6.788				
LIFT-3			=			6.794				
SHAFT-1			=			5.037				
SHAFT-1			=			5.885				
AS PER PRICE LIST / MUTUALLY AGREED UPON										

APARTMENT DETAIL										
S. NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
							AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	APPROVED USE RESIDENTIAL / COMMERCIAL
1	2	3	4	5	6	7				
16TH FLOOR	STAIRCASE-2		=							
	LIFT-1		=	14.344						
	LIFT-2		=	6.794						
	LIFT-3		=	5.037						
	SHAFT-1		=	5.885						
	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1	Residential
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1	Residential
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.585			11.644%	0.639%	0.3436%	1	Residential
	A-7	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3426%	1	Residential
	A-8	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	SUB TOTAL	=	600.206	50.967	53.193	100%	5.485%	2.951%	8	
17TH FLOOR	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=							
	STAIRCASE-1		=	50.967						
	STAIRCASE-2		=			14.344				
	LIFT-1		=			6.788				
	LIFT-2		=			6.794				
	LIFT-3		=			5.037				
	SHAFT-1		=			5.885				
	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.593			11.595%	0.636%	0.3422%	1	Residential
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	70.444			11.737%	0.644%	0.3464%	1	Residential
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
18TH FLOOR	A-5	4 BED ROOMS+KITCHEN+DRAWING ROOM+4 TOILETS + STORE	150.036			24.997%	1.371%	0.7377%	1	Residential
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	69.684			11.610%	0.637%	0.3426%	1	Residential
	A-7	2 BED ROOMS+KITCHEN+DRAWING ROOM+2 TOILETS	80.150			13.354%	0.732%	0.3941%	1	Residential
	SUB TOTAL	=	600.207	50.967	53.193	100%	5.485%	2.951%	7	
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=							
	STAIRCASE-1		=	50.967						
	STAIRCASE-2		=			14.344				
	LIFT-1		=			6.788				
	LIFT-2		=			6.794				
	LIFT-3		=			5.037				
	SHAFT-1		=			5.885				
	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+1 TOILETS+TERRACE	149.743			24.949%	1.369%	0.7363%	1	Residential
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+1 TOILETS+TERRACE	150.594			25.090%	1.376%	0.7405%	1	Residential
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+1 TOILETS+TERRACE	150.036			24.997%	1.371%	0.7377%	1	Residential
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+1 TOILETS+TERRACE	149.834			24.964%	1.369%	0.7367%	1	Residential
	SUB TOTAL	=	600.207	50.967	53.193	100%	5.485%	2.951%	4	
	COMMON AREA									
	TERRACE FLOOR AREA		=			333.077				
	MACHINE ROOM		=			29.524				
	MUMTY-1		=			20.939				
AS PER PRICE LIST / MUTUALLY AGREED UPON										

APARTMENT DETAIL												
S. NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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	
TERRACE & MUMTY	MUMTY-2		=			20.939						
	WATER TANK AREA		=			18.611						
	WATER TANK AREA		=			19.222						
	SUBTOTAL		=	0.000	0.000	442.312						
	TOTAL			10943.178	933.885	1573.145			100%	53.807%	139.000	
TOTAL COVERAGE AREA OF ALL FLOORS												
											20337.878	

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: *Gurgaon*

Date: *19-05-2014*

Signature
Signature of declarant with designation and seal

For SKA Realtech (P) Ltd.

Authorized Signatory

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 :

**

APARTMENT DETAIL										
S. NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (In sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
1	2	3		4			AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	6
BLOCK -B										
COMMON AREA										
GROUND/STILT FLOOR	ENTRANCE LOBBY		=			32.656				
	STAIRCASE-1		=			20.956				
	STAIRCASE-3		=			21.190				
	STAIRCASE-2		=			20.481				
	LIFT-1		=			7.790				
	LIFT-2		=			7.790				
	SHAFT		=			4.294				
	LETTER BOX		=			13.038				
	TOILET		=			2.763				
	SUB TOTAL		=			130.958				
1ST FLOOR	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=		31.958					
	STAIRCASE-1		=			15.987				
	STAIRCASE-2		=			16.207				
	LIFT-1		=			7.077				
	LIFT-2		=			7.077				
	SHAFT-1		=			4.117				
	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		116.389			15.207%	1.243%	0.5731%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		134.836			17.617%	1.440%	0.6640%	1
2ND FLOOR	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		114.795			14.998%	1.226%	0.5652%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		116.389			15.207%	1.243%	0.5731%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		162.506			21.233%	1.735%	0.8002%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS+TERRACE		120.451			15.738%	1.286%	0.5931%	1
	SUB TOTAL		=	765.356	31.958	50.465	100%	8.173%	3.769%	6
	COMMON AREA									
	FLOOR LIMITED AREA LOBBY-1		=		50.967					
	STAIRCASE-1		=			16.180				
	STAIRCASE-2		=			16.388				
	LIFT-1		=			7.152				
	LIFT-2		=			7.152				
	SHAFT-1		=			5.885				
2ND FLOOR	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		103.385			16.832%	1.104%	0.5091%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		99.862			16.259%	1.066%	0.4917%	1
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		103.859			16.909%	1.109%	0.5114%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		103.859			16.909%	1.109%	0.5114%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		99.862			16.259%	1.066%	0.4917%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS		103.385			16.832%	1.104%	0.5091%	1
AS PER PRICE LIST / MUTUALLY AGREED UPON										

BLOCK-B

APARTMENT DETAIL												
S.NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (In sq m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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			AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	6	7	
	COMMON AREA	A-2	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
		A-3	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-4	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-5	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-6	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	
		SUB TOTAL	=	614.212	50.967	52.757	100%	6.559%	3.025%	6		
		FLOOR LIMITED AREA LOBBY-1	=		50.967							
		STAIRCASE-1	=			16.180						
		STAIRCASE-2	=			16.388						
		LIFT-1	=			7.152						
7TH FLOOR	COMMON AREA	A-1	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
		A-2	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-3	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-4	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-5	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-6	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	
		SUB TOTAL	=	614.212	50.967	52.757	100%	6.559%	3.025%	6		
		FLOOR LIMITED AREA LOBBY-1	=		50.967							
		STAIRCASE-1	=			16.180						
		STAIRCASE-2	=			16.388						
LIFT-1	=			7.152								
8TH FLOOR	COMMON AREA	A-1	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
		A-2	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-3	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-4	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-5	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-6	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	
		SUB TOTAL	=	614.212	50.967	52.757	100%	6.559%	3.025%	6		
		FLOOR LIMITED AREA LOBBY-1	=		50.967							
		STAIRCASE-1	=			16.180						
		STAIRCASE-2	=			16.388						
LIFT-1	=			7.152								
9TH FLOOR	COMMON AREA	A-1	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	AS PER PRICE LIST / MUTUALLY AGREED UPON
		A-2	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-3	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-4	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.859			16.909%	1.109%	0.5114%	1	Residential	
		A-5	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	99.862			16.259%	1.066%	0.4917%	1	Residential	
		A-6	2 BED ROOMS-KITCHEN-DRAWING ROOM+STUDY+2 TOILETS	103.385			16.832%	1.104%	0.5091%	1	Residential	
		SUB TOTAL	=	614.212	50.967	52.757	100%	6.559%	3.025%	6		
		FLOOR LIMITED AREA LOBBY-1	=		50.967							
		STAIRCASE-1	=			16.180						
		STAIRCASE-2	=			16.388						
LIFT-1	=			7.152								

APARTMENT DETAIL										
S. NO.	FLOOR	IDENTIFIABLE NO. OF THE APARTMENT	NO. OF ROOMS	COVERED AREA (in sq.m)	FLOOR LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	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.
							AT FLOOR LEVEL	AT BLOCK LEVEL	AT SCHEME LEVEL	
1	2	3		4			5			6
										7
10TH FLOOR	LIFT-1		=			7.152				
	LIFT-2		=			7.152				
	SHAFT-1		=			5.885				
	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
SUB TOTAL				614.212	50.967	52.757	100%	6.559%	3.025%	6
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1					50.967					
STAIRCASE-1						16.180				
STAIRCASE-2						16.388				
LIFT-1						7.152				
LIFT-2						7.152				
SHAFT-1						5.885				
11TH FLOOR	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
SUB TOTAL				614.212	50.967	52.757	100%	6.559%	3.025%	6
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1					50.967					
STAIRCASE-1						16.180				
STAIRCASE-2						16.388				
LIFT-1						7.152				
LIFT-2						7.152				
SHAFT-1						5.885				
12TH FLOOR	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
SUB TOTAL				614.212	50.967	52.757	100%	6.559%	3.025%	6
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1					50.967					
STAIRCASE-1						16.180				
STAIRCASE-2						16.388				
LIFT-1						7.152				
LIFT-2						7.152				
SHAFT-1						5.885				
13TH FLOOR	UNIT AREA									
	A-1	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
	A-2	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-3	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-4	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.859				16.909%	1.109%	0.5114%	1
	A-5	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	99.862				16.259%	1.066%	0.4917%	1
	A-6	2 BED ROOMS+KITCHEN+DRAWING ROOM+STUDY+2 TOILETS	103.385				16.832%	1.104%	0.5091%	1
SUB TOTAL				614.212	50.967	52.757	100%	6.559%	3.025%	6
COMMON AREA										
FLOOR LIMITED AREA LOBBY-1					50.967					
STAIRCASE-1						16.180				
STAIRCASE-2						16.388				
LIFT-1						7.152				
LIFT-2						7.152				
SHAFT-1						5.885				

Place: _____

Date: _____

Signature of declarant with designation and seal _____

Signature of declarant with designation and sea

ANNEXURE - F (PART -2) PROJECT SUMMARY

1. BLOCKS AREA				
BLOCK A		878.19	SQ.M	
BLOCK B		878.22	SQ.M	
TOTAL BLOCK AREA		1756.42	SQ.M	
2. ROAD AREA				
R1		1746.51	SQ.M	
TOTAL ROAD AREA		1746.51	SQ.M	
3. RAMP AREA				
RP1		55.38	SQ.M	
TOTAL RAMP AREA		55.38	SQ.M	
4. GUARD ROOM AREA				
G1		5.00	SQ.M	
TOTAL GUARD ROOM AREA		5.00	SQ.M	
5. OPEN TRANSFORMER & ESS AREA				
ESS		77.99	SQ.M	
TOTAL D.G SET AREA		77.99	SQ.M	
6. OPEN PARKING AREA				
P1		109.25	SQ.M	
P1		134.75	SQ.M	
TOTAL OPEN PARKING AREA		244.00	SQ.M	
7. CLUB AREA				
CLUB AREA		150.01	SQ.M	
8. TOTAL COVERED AREA				
TOTAL COVERED AREA		150.01	SQ.M	
TOTAL COVERED AREA (1+2+3+4+5+6+7)		4035.30	SQ.M	
9. LANDSCAPE AREA				
TOTAL PLOT AREA		4920.00	SQ.M	
TOTAL COVERED AREA		4035.30	SQ.M	
LANDSCAPE AREA (TOTAL PLOT -COV. AREA)		884.70	SQ.M	

10. TOTAL SUMMARY ALL BLOCKS-						
S. NO.	BLOCKS	FLOOR	COVERED AREA (In sq.m)	FLOOR LEVEL LIMITED COMMON AREA	BLOCK LEVEL LIMITED COMMON AREA	Percentage of Undivided share in land on the basis of covered area of the apartment. Association of apartment owners.
1	BLOCK A	UB+LB + Stilt/G.F + 18 FLOORS	10943.18	933.89	1573.14	53.89%
2	BLOCK B	UB+LB + Stilt/G.F + 15 FLOORS	9364.32	745.50	920.02	46.11%
Total			20307.50	1679.38	2493.17	100%
						229

11. SCHEME LEVEL COMMON AREA			
1	ROAD AREA	1746.51	SQM.
2	RAMP AREA-1	55.38	SQM.
3	RAMP AREA-2	163.05	SQM.
4	GUARD ROOM	5.00	SQM.
5	TRANSFORMER & D.G SET AREA	77.99	SQM.
6	LANDSCAPE AREA	884.70	SQM.
7	UPPER BASEMENT LOBBY	128.05	SQM.
8	LOWER BASEMENT LOBBY	128.05	SQM.
9	UGT	82.74	SQM.
10	PUMP ROOM	48.03	SQM.
	TOTAL	3319.50	SQM.

INDEPENDENT AREA			
1	COMMERCIAL AREA		
	COMMERCIAL-1	32.414	SQM.
	COMMERCIAL-2	32.414	SQM.
	COMMERCIAL-3	37.575	SQM.
	COMMERCIAL-4	37.573	SQM.
	COMMERCIAL-5	32.008	SQM.
2	CLUB AREA	150.008	SQM.
3	STORAGE AREA		
	STORAGE AREA BASEMENT		
	TOTAL INDEPENDENT AREA	321.992	SQM.

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

INDEX

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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 commencement | 1. | (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 | 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 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 sub-section (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 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:

Sl. No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building /Group Housing Scheme	PROPOSED GROUP HOUSING PROJECT 'GREEN MANSION' G.H.-01N, 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.H.-01N, SEC-12, GREATER NOIDA (U.P)
7.	Name of Architect/ Structural Engineer	1-SH. KAILASH AGARWAL. 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)	RESIDENTIAL
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 –

*
Details enclosed at Annexure-C

Sl. 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.

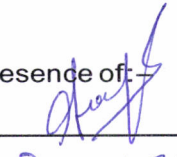
SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @__**__per month from the owners of each apartment.

* *


As per Allotment letter

IN WITNESS WHEREOF, Shri DEVENDRA BHANDARI..... 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 of year

In the presence of:-

1. 

2. 


Signed and delivered by
(Seal of the Promoter)
For SKA Realtech (P) Ltd.

Authorized Signatory

Annexure 'A'Detailsofthelandofthebuildingtowhichthepresentdeclaration
relates

S.NO	ITEMS		
1	LOCATION OF THE LAND OF THE BUILDING	REVENUE VILLAGE	SANI
		TEHSIL	DADRI
		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		LEASEHOLD
7	IF LAND IS LEASEHOLD, THE UNEXPIRED PERIOD OF THE LEASE		90 YRS

Place: Ghaziabad

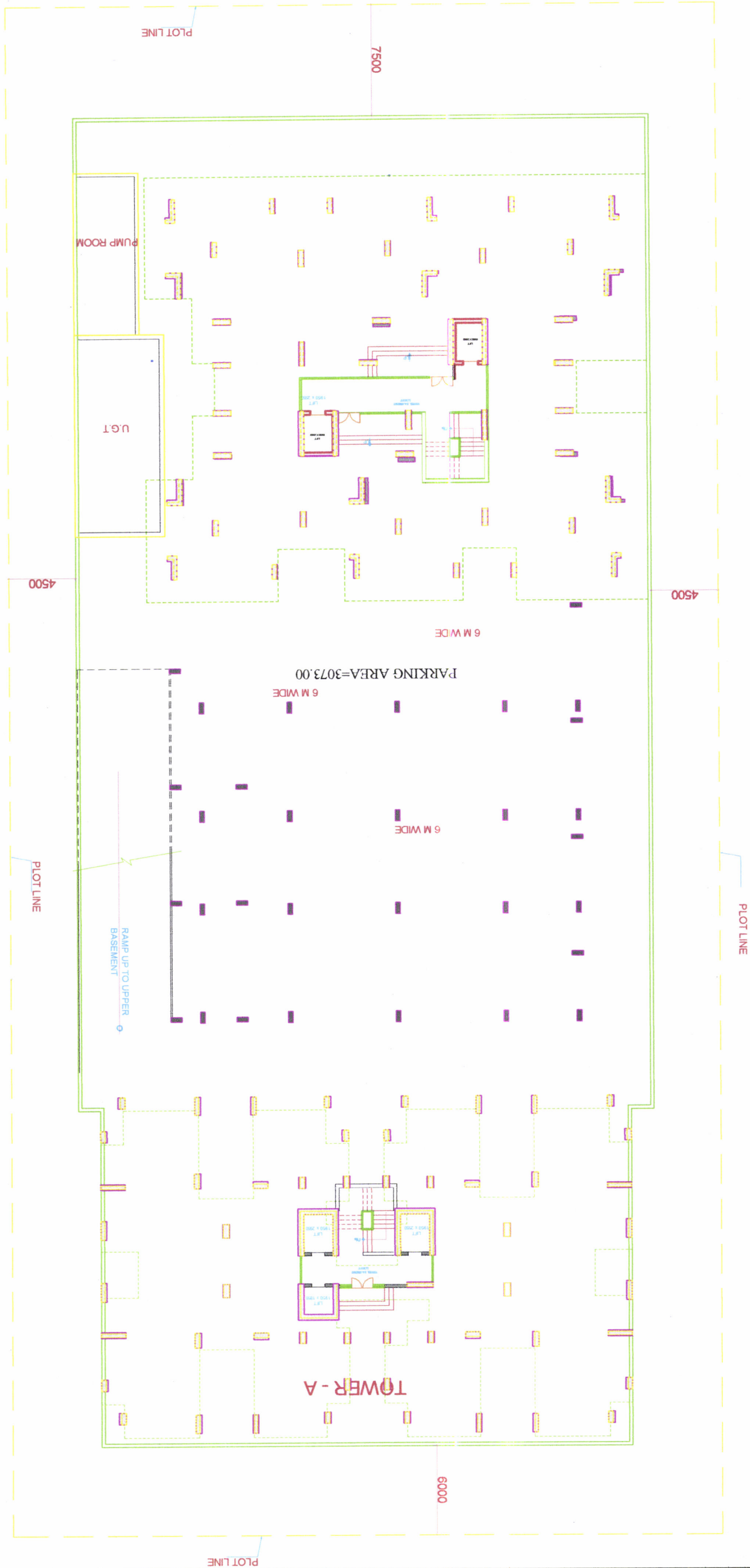
Date: 14-05-2014

Signature of declarant
with designation and seal


For SKA Realtech (P) Ltd.

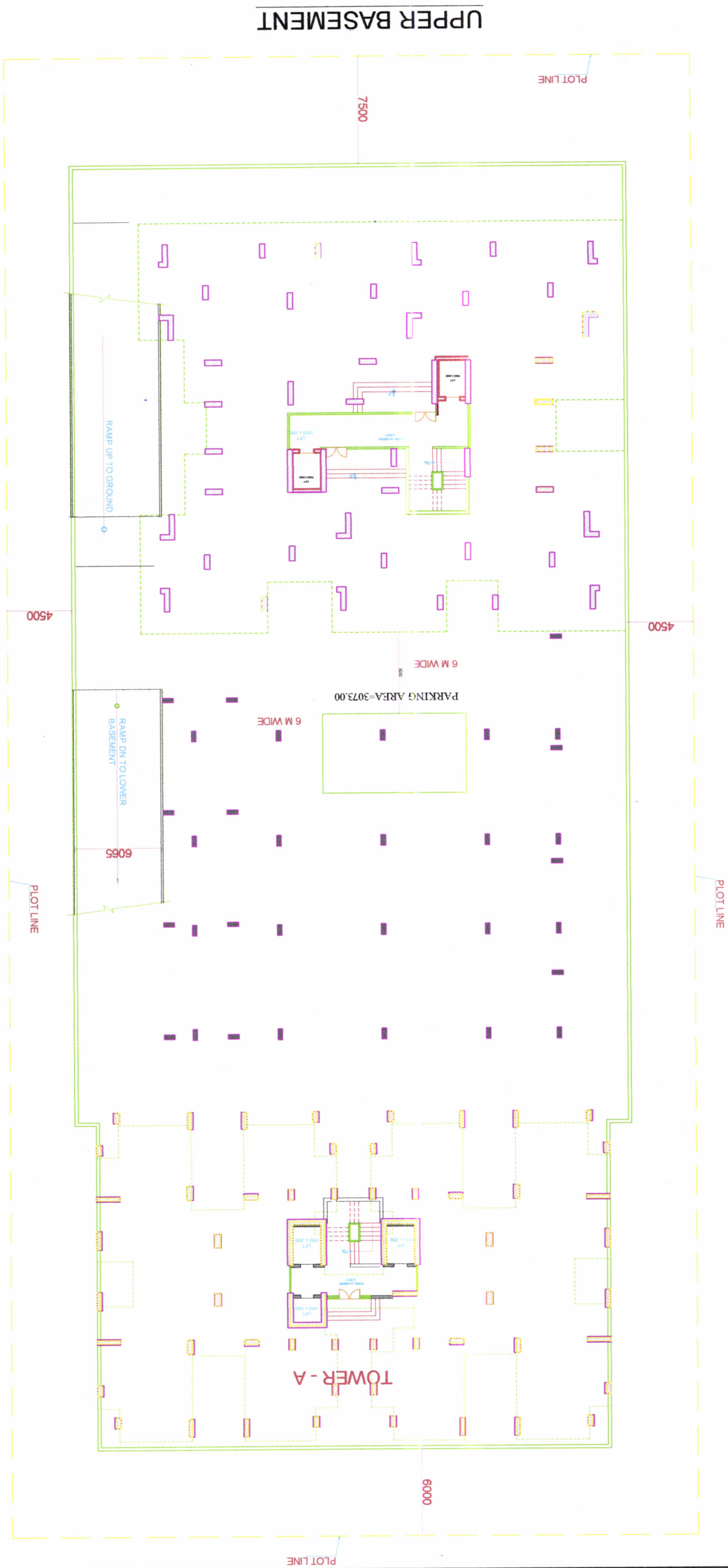
Authorized Signatory

LOWER BASEMENT
APARTMENT ACT
PROPOSED GROUP HOUSING PROJECT "GREEN MANSION" AT GH-01N, SECTOR -12, GREATER NOIDA (U.P.)



LOWER BASEMENT

PROPOSED GROUP HOUSING PROJECT "GREEN MANSSION" AT GH-01N, SECTOR -12, GREATER NOIDA (U.P.)
APARTMENT ACT
UPPER BASEMENT

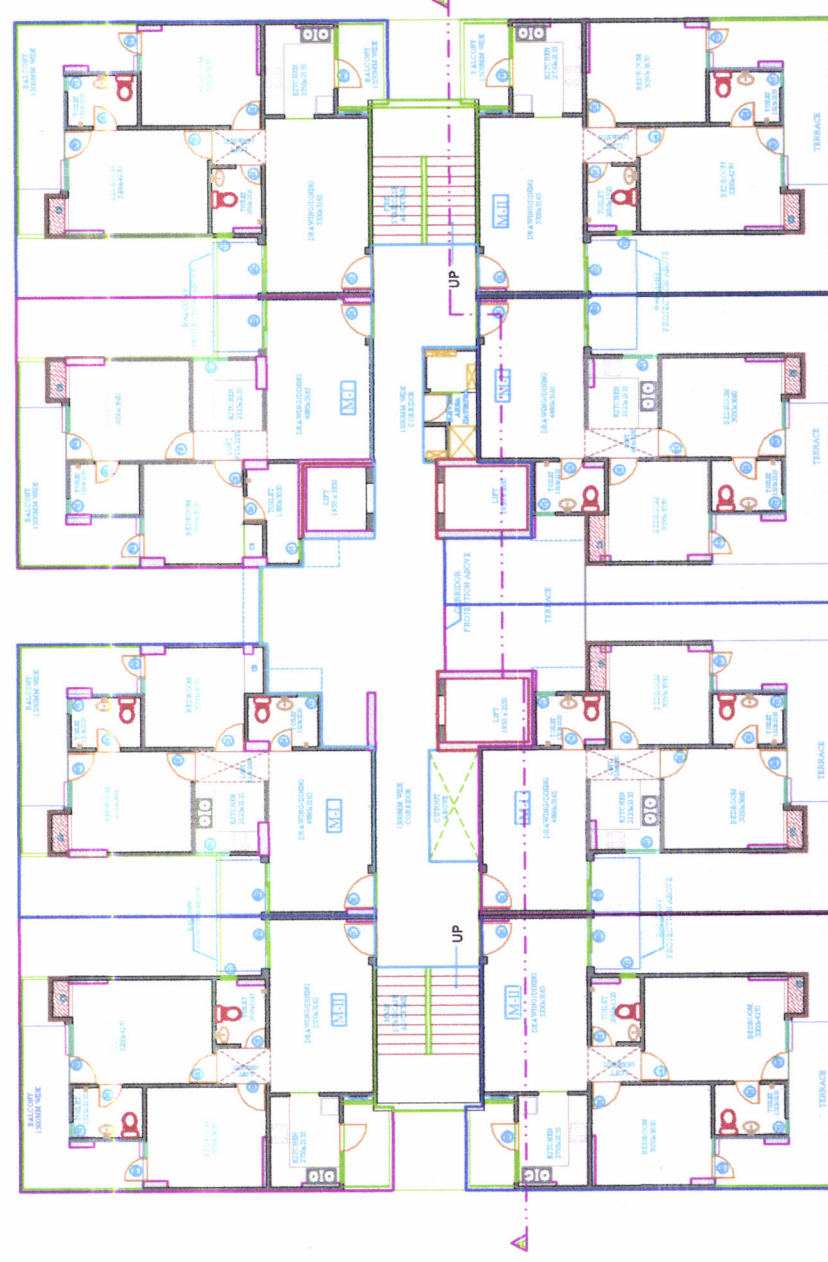
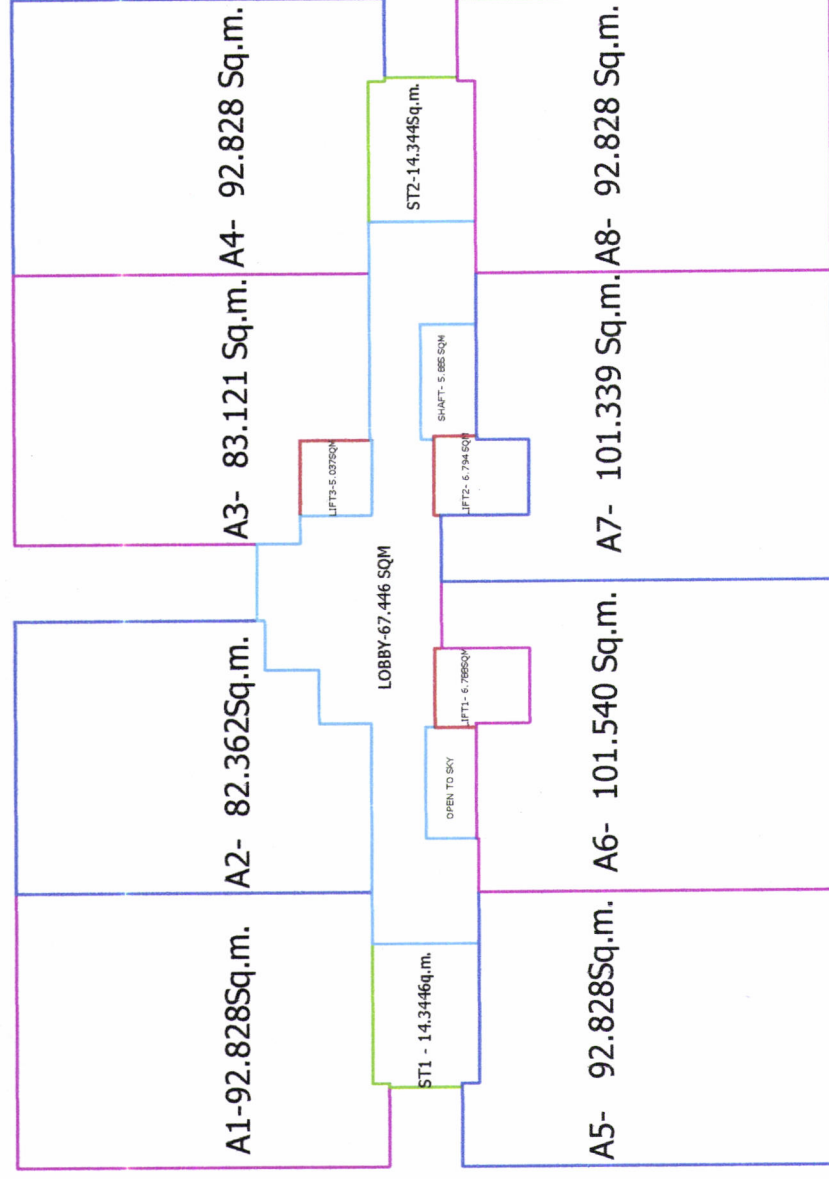
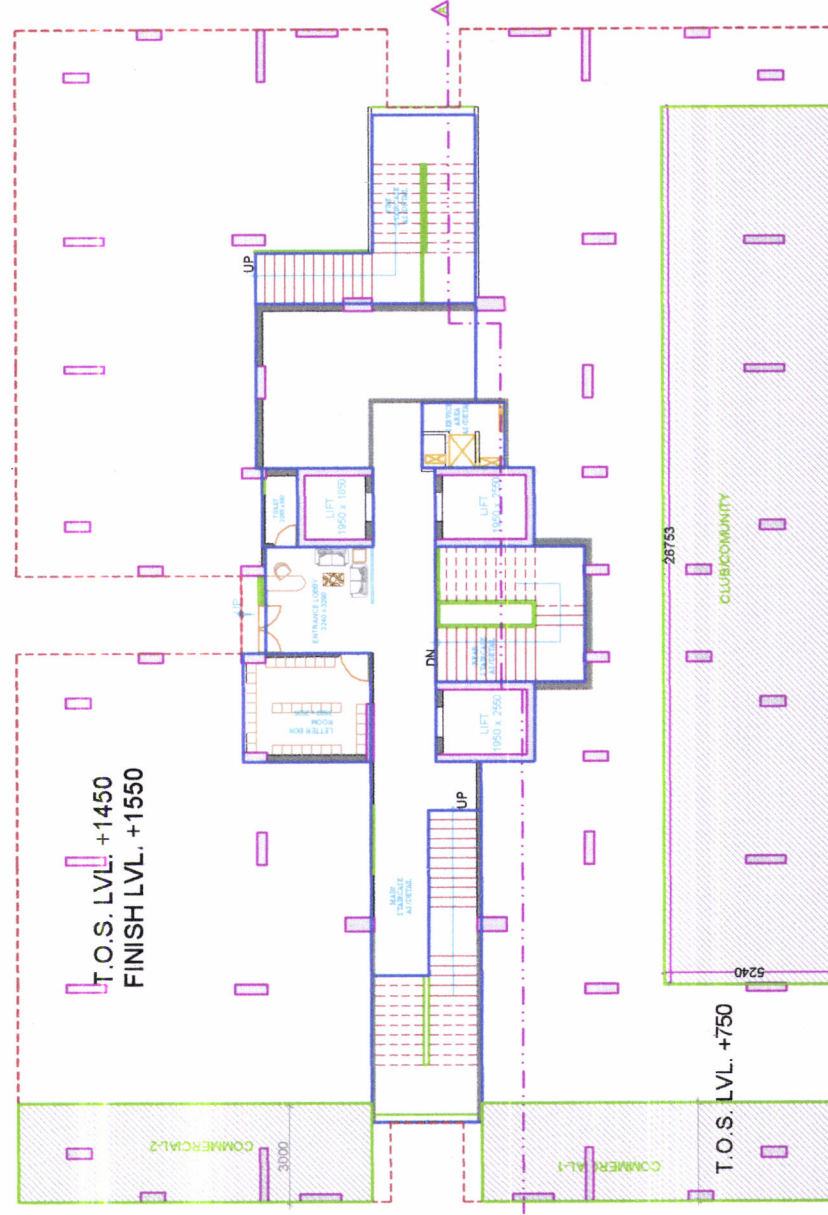
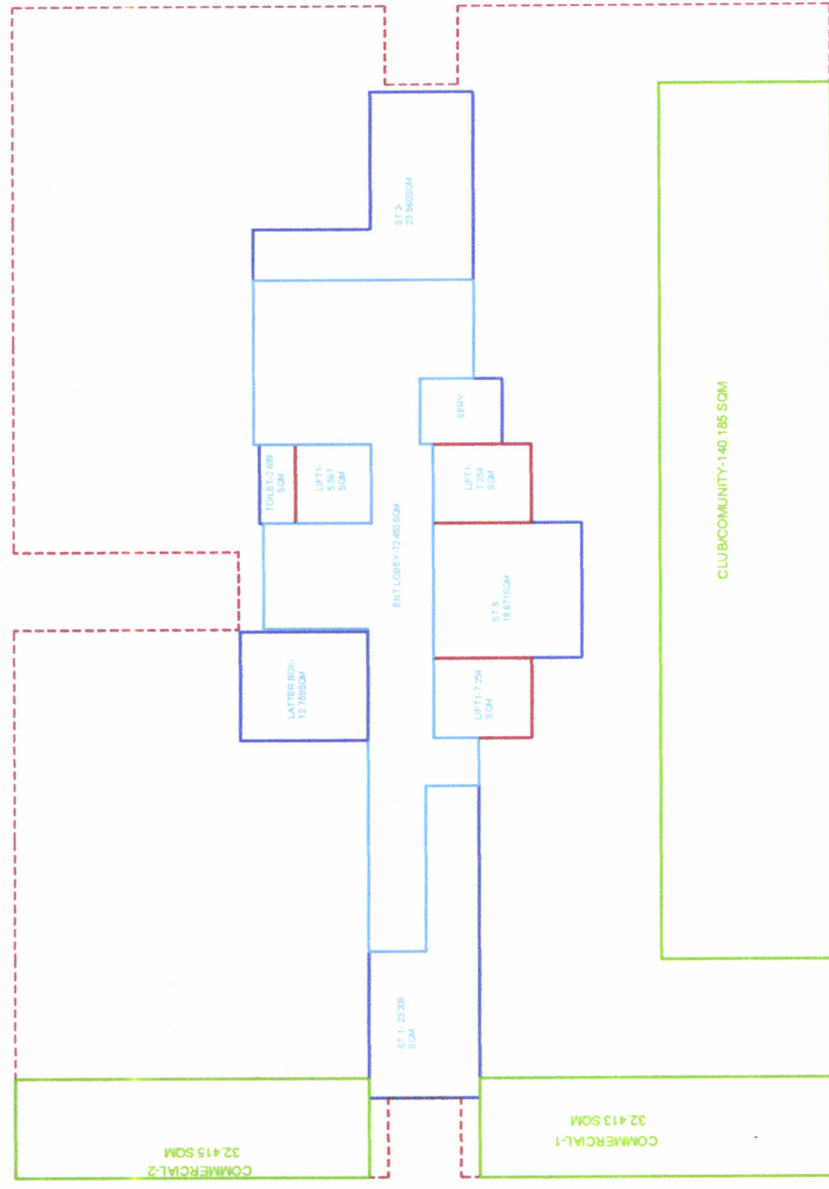


UPPER BASEMENT

PLOT LINE

PLOT LINE

PLOT LINE



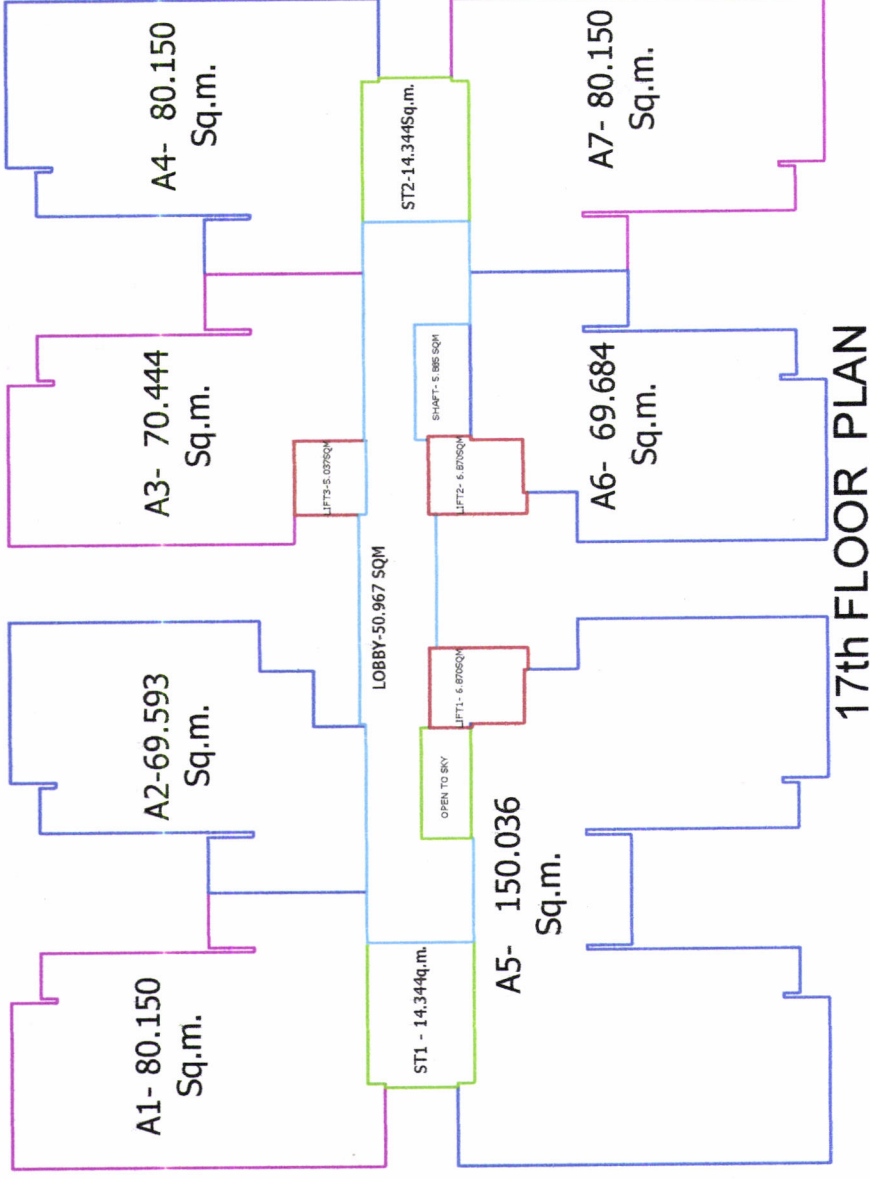
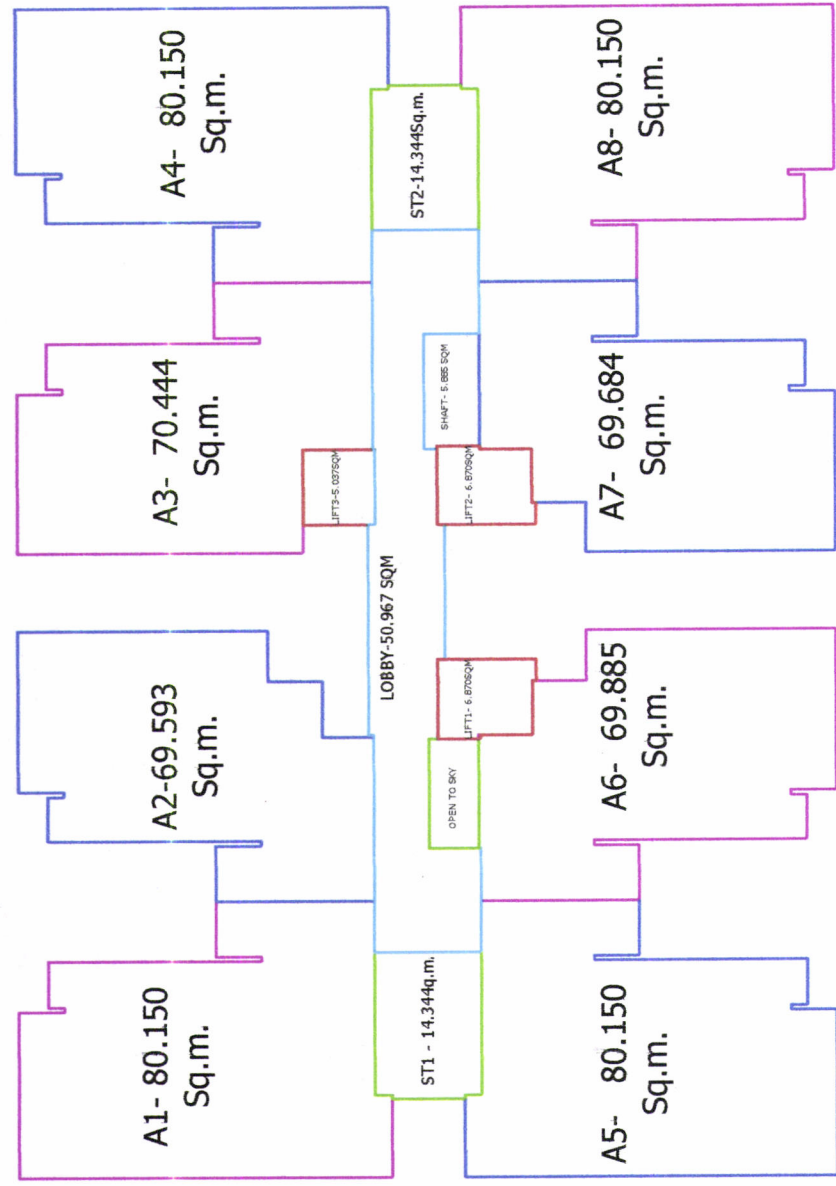
FIRST FLOOR PLAN

GROUND FLOOR PLAN

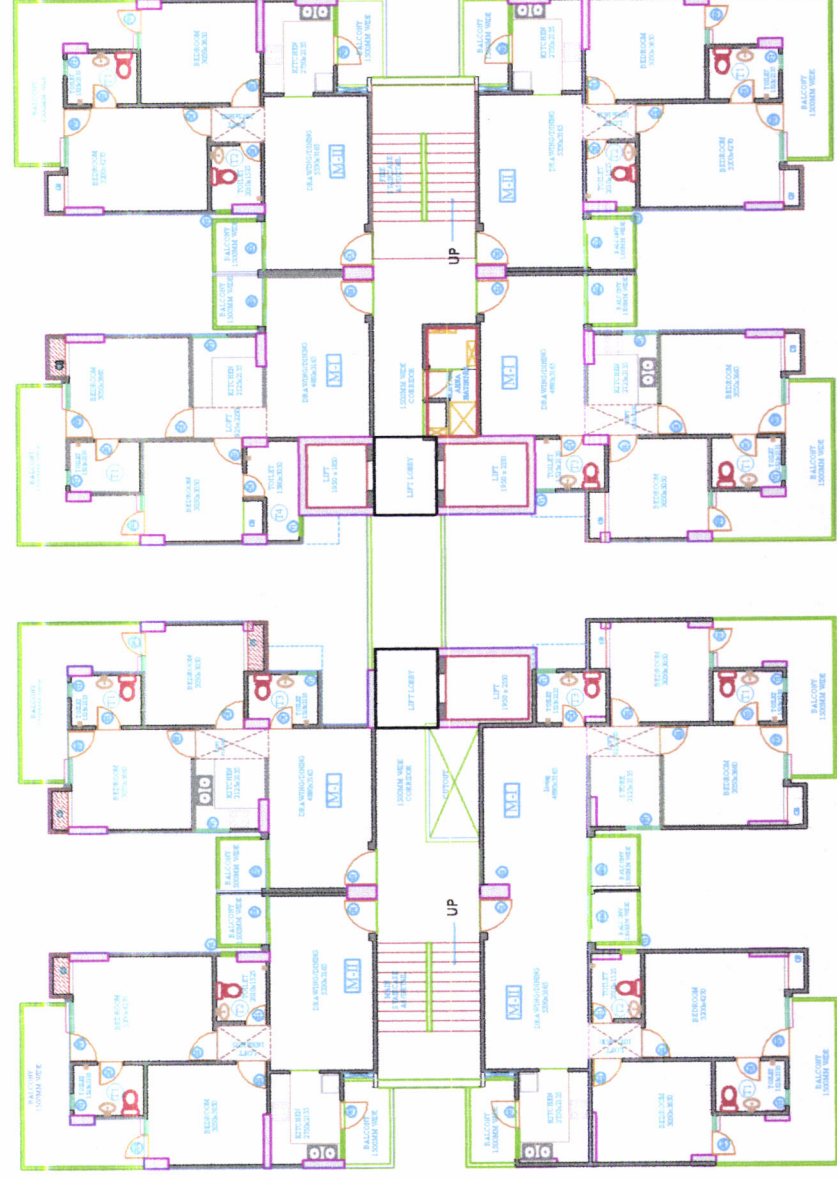
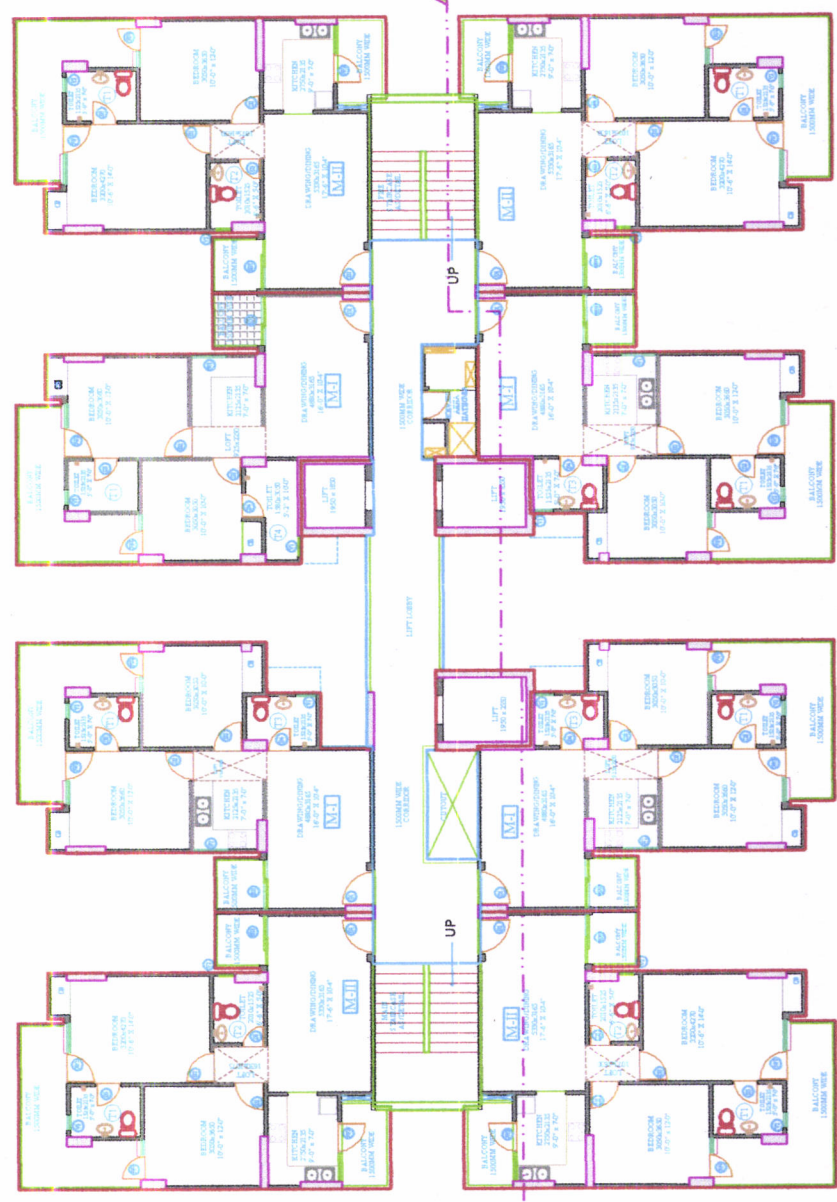
PROPOSED GROUP
HOUSING PROJECT
"GREEN MANSION" AT
GH-01N, SECTOR -12,
GREATER NOIDA (U.P.)

APARTMENT ACT

BLOCK-A



17th FLOOR PLAN



17th FLOOR PLAN

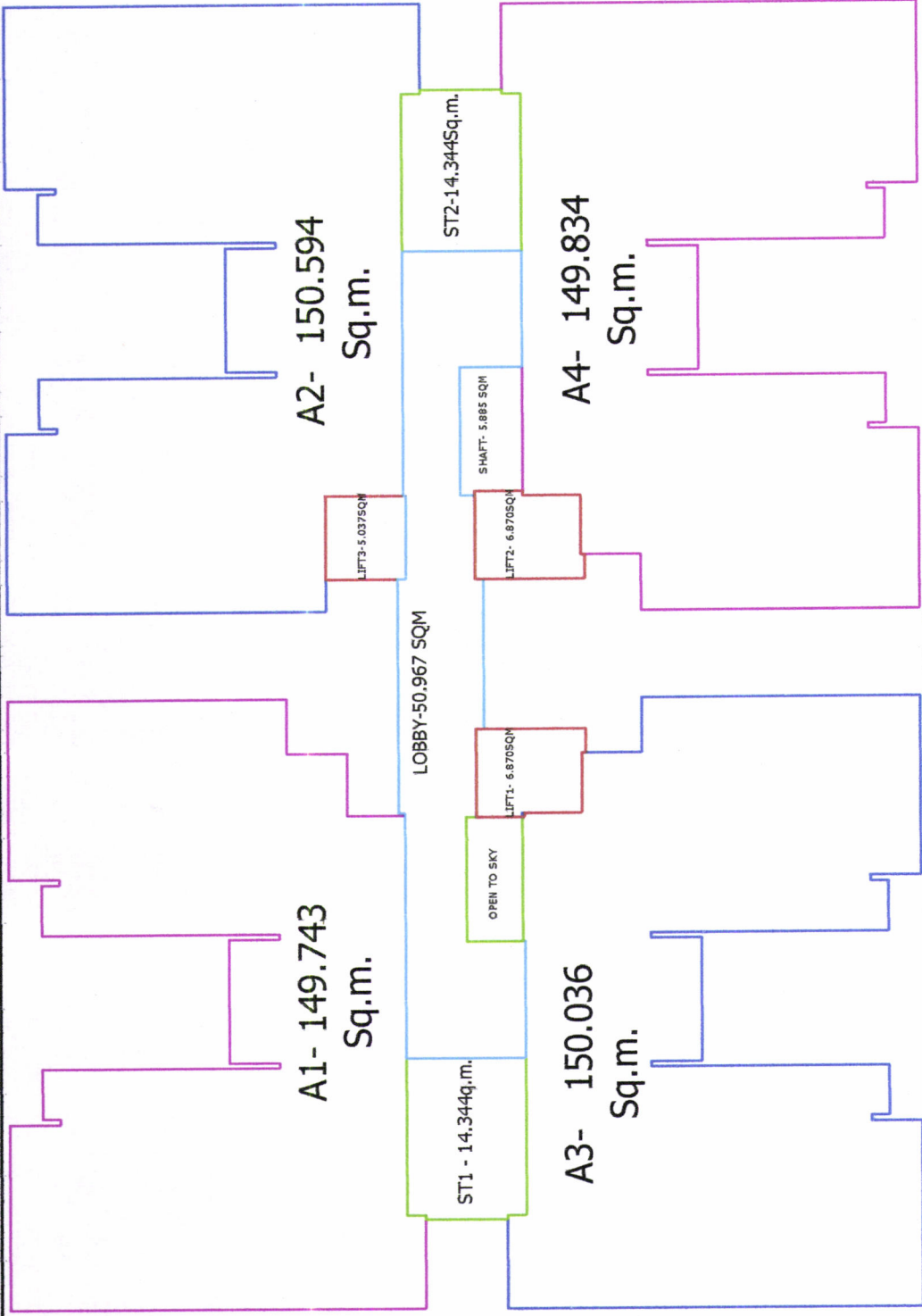
TYPICAL FLOOR PLAN (2nd to 17th floor)

PROPOSED GROUP
HOUSING PROJECT
"GREEN MANSION" AT
GH-01N, SECTOR -12,
GREATER NOIDA (U.P.)

APARTMENT ACT

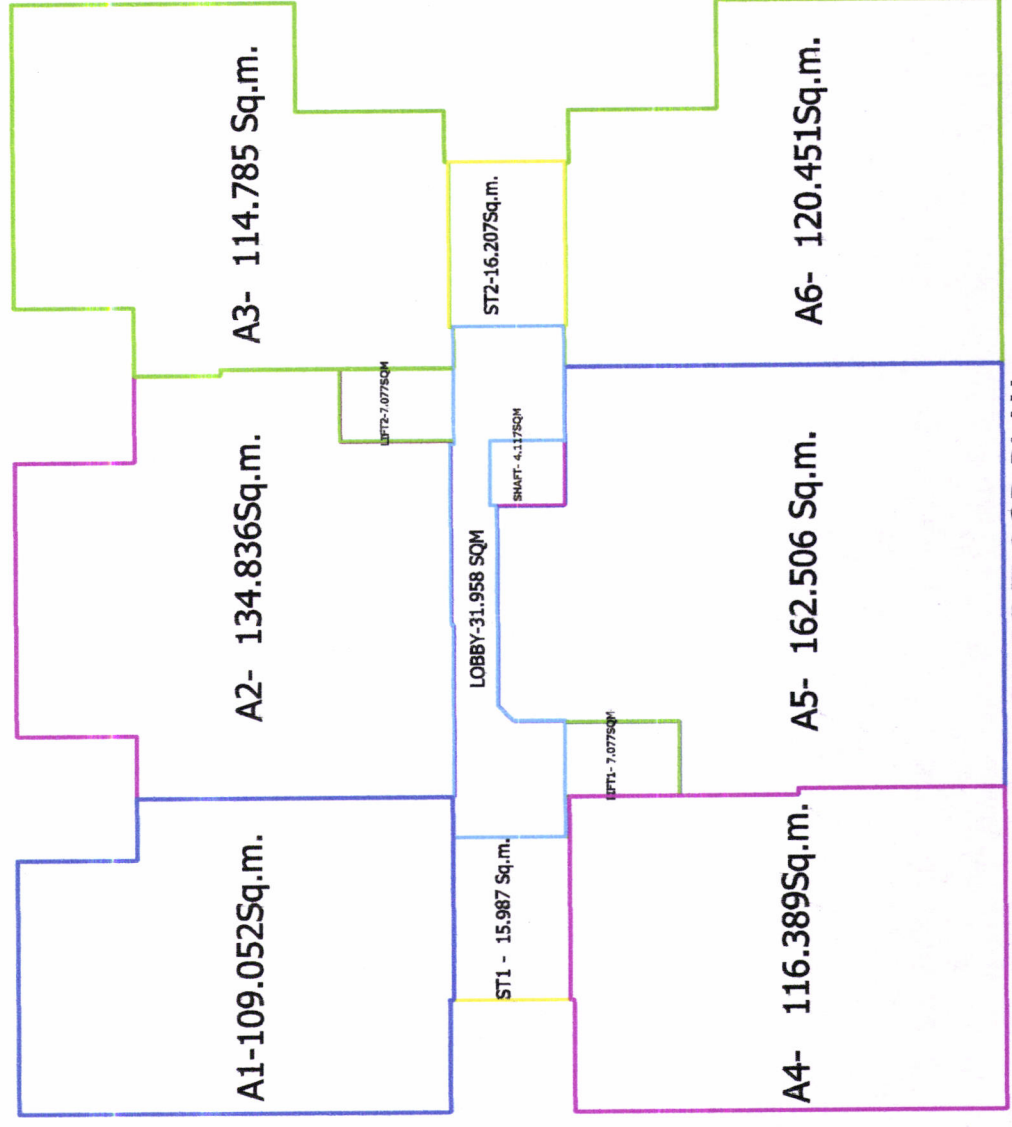
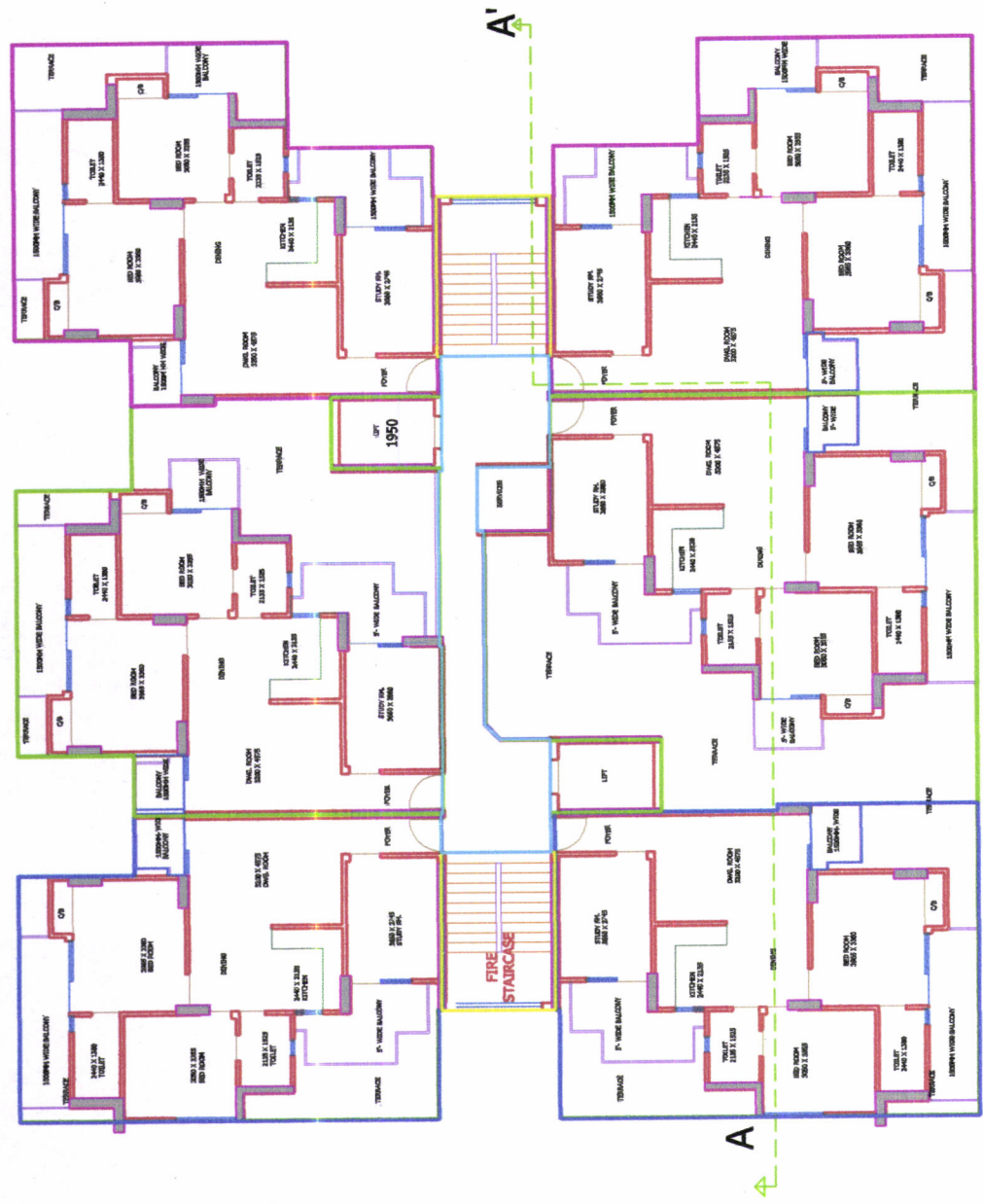
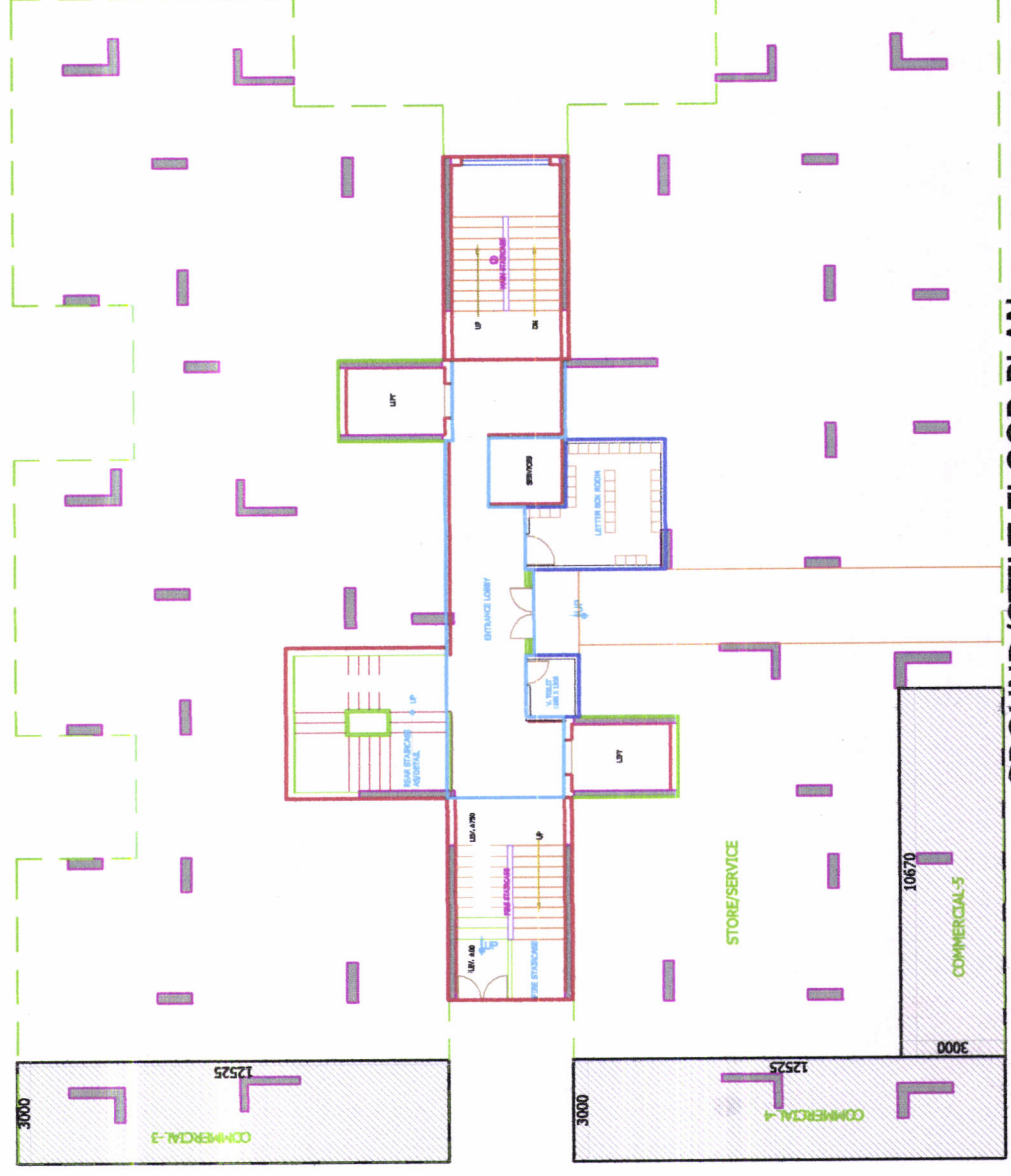
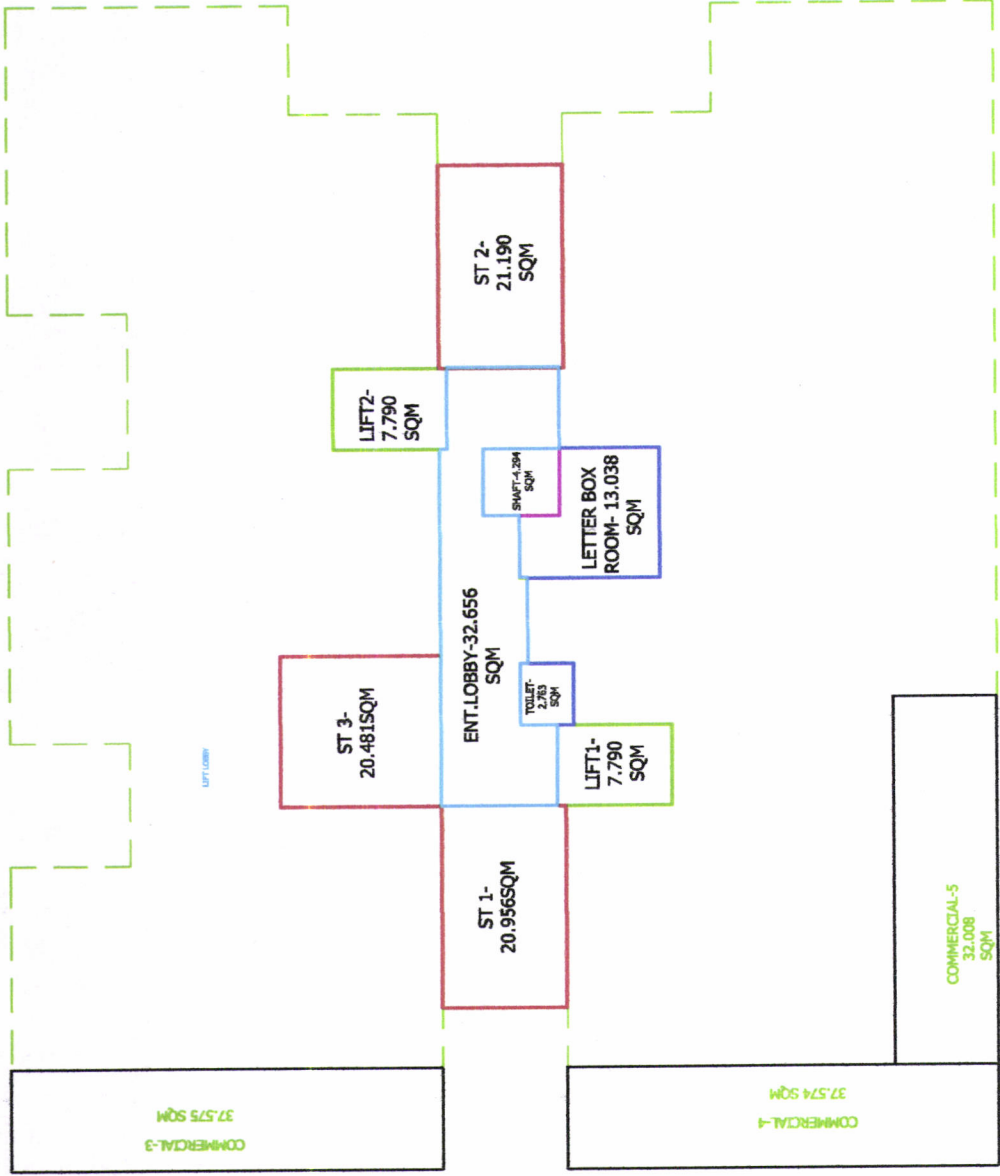
BLOCK- A

A-2



PROPOSED GROUP HOUSING PROJECT "GREEN MANSION" AT GH-01N, SECTOR -12, GREATER NOIDA (U.P.)
APARTMENT ACT
BLOCK- A
A-3





PROPOSED GROUP HOUSING PROJECT "GREEN MANSION" AT GH-01N, SECTOR -12, GREATER NOIDA (U.P.)
APARTMENT ACT
BLOCK- B

A1-103.385Sq.m.

A2- 99.862Sq.m.

A3- 103.859 Sq.m.

ST1 - 16.180 Sq.m.

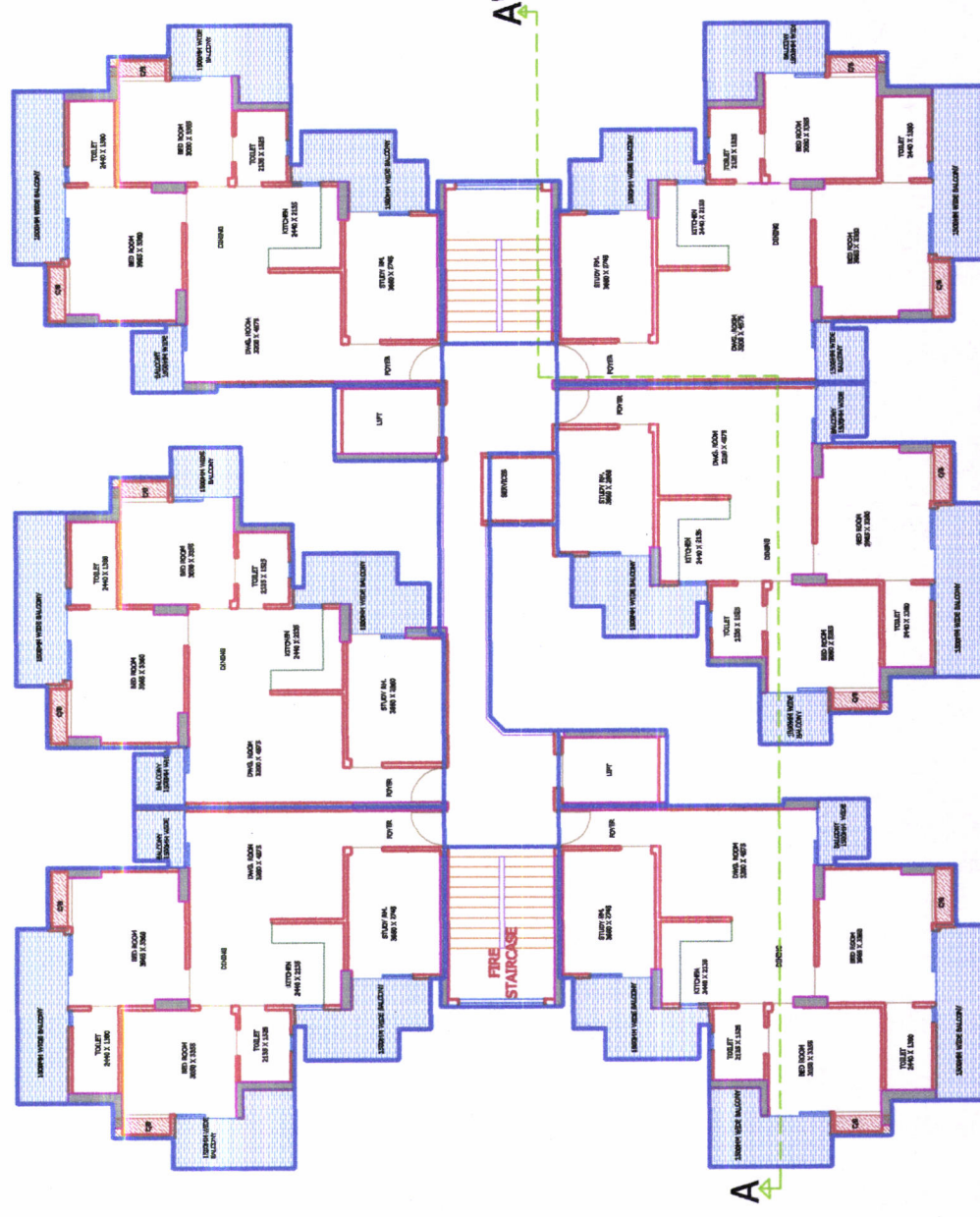
LOBBY-34.499SQM

ST2-16.388 Sq.m.

A4- 103.859Sq.m.

A5- 99.862 Sq.m.

A6- 103.385Sq.m.



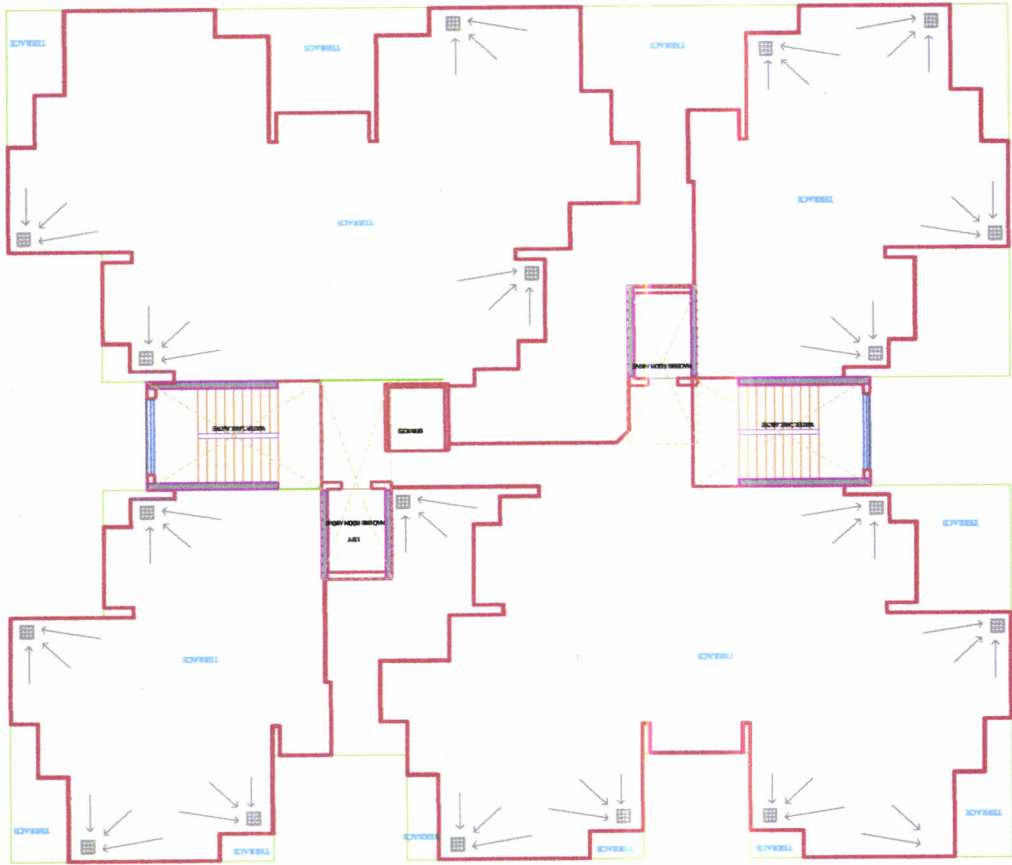
TYPICAL FLOOR PLAN 2ND TO 15TH

PROPOSED GROUP
HOUSING PROJECT
"GREEN MANSION" AT
GH-01N, SECTOR -12,
GREATER NOIDA (U.P.)

APARTMENT ACT

BLOCK- B

H-3
BLOCK-B
APARTMENT ACT
PROPOSED GROUP HOUSING PROJECT AT "GREEN MANSSION" AT GH-01N, SECTOR -12, GREATER NOIDA (U.P.)



The site plan for Block-B is a rectangular plot with overall dimensions of 47770 units by 102990 units. The plan includes the following features and dimensions:

- Top Boundary:** A 6.00 M wide road runs along the top edge. A 6M wide setback line is indicated just below the road.
- Left Boundary:** A 4.5 M wide road runs along the left edge. A 4.5 M wide setback line is indicated just inside the road.
- Right Boundary:** A 6.00 M wide road runs along the right edge. A 4.5 M wide setback line is indicated just inside the road.
- Bottom Boundary:** A 24.0 M wide road runs along the bottom edge. A 7.5 M wide setback line is indicated just above the road.
- Building Footprint:** The main building is a large rectangle with a central "CENTRAL RECREATION / GREEN AREA". The building is surrounded by a "6 M WIDE HARD LANDSCAPE". The building's footprint is defined by a "BASEMENT LINE".
- Setbacks:** The building is set back from all four boundaries by 4.5 M. The setbacks are labeled "4.5 M WIDE SETBACK LINE" on all four sides.
- Other Features:**
 - A "GATE" is located at the top left corner.
 - A "GATE" is located at the bottom right corner, near a "GUARD ROOM" and "TOILET" area.
 - An "ESS/SERVICE" area is located at the bottom left corner.
 - The "FINISH LVL. +1450" is indicated on the right side of the building.
 - The "ROAD LVL. ±00" is indicated at the bottom right corner.

PLOT NO.-GH-01M
LOT LINE

PROPOSED GROUP
HOUSING PROJECT
"GREEN MANSION" AT
GH-01N, SECTOR -12,
GREATER NOIDA (U.P.)

APARTMENT ACT

OPEN PARKING

PLOT NO.-GH-01A

[illegible]