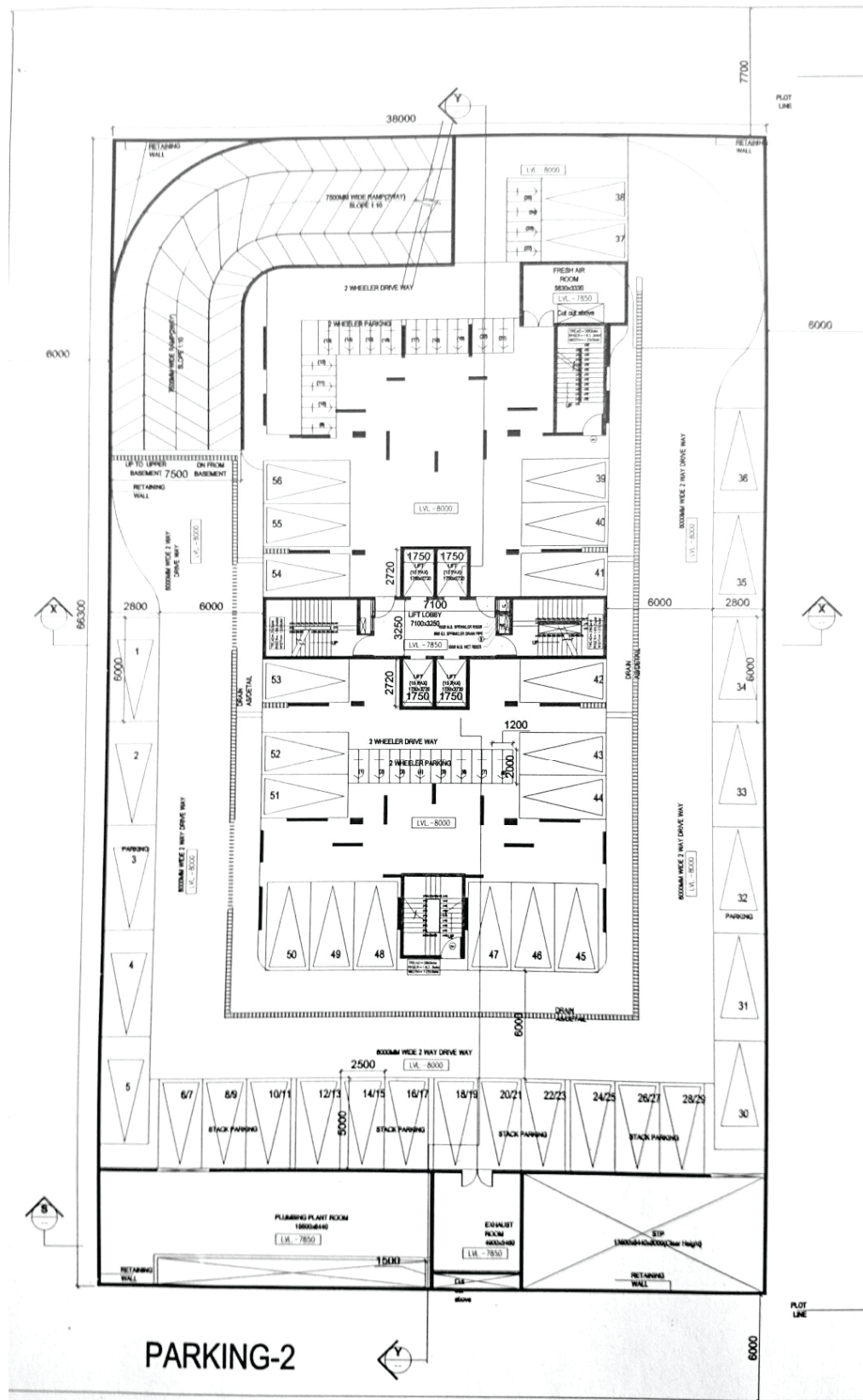


## ANNEXURE - V - B



## **Annexure VI**

### **List of Common Areas & Facilities**

1. The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for the phase;
2. The stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
3. The common basements, terraces, parks, play ground, open parking areas and common storage spaces;
4. The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
5. Installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
6. The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
7. All community and commercial facilities as provided in the real estate project. Explanation- Community & commercial facilities shall include only those facilities which have been provided as common areas in the real estate project.
8. All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

**Note:** *Applicant is to note that the above mentioned list is as per RERA Norms and is subject to amendment as per Govt. norms.*

## **ANNEXURE VII**

### **SUPER BUILT UP AREA**

Super area for the purpose of calculating the sale price in respect of the Said Apartment shall be the sum of Apartment Area and its pro-rata share of common areas in the entire said Project.

Whereas the Apartment Area of the Said Apartment, shall mean the entire area enclosed by its periphery walls including area of walls, columns, balconies, terraces, shafts, and projected beams etc, and half the area of common walls with other Apartments which form integral part of Said Apartment and common area shall mean all such parts/areas in the entire said Building which the Allottee shall use by sharing with other occupants of the said building including entrance lobby at ground floor, lift lobbies, lift shafts, electrical shafts, fire escapes, services, services area-including but limited to, lift machine room, overhead water tanks, maintenance office/stores, pump rooms etc., architectural features if provided and security/ fire control rooms.

Super Area of the Said Apartment shall not include area of terraces(s).

It is specially made clear that the computation of Super Area does not include:

1. Site(s) for shops and shop(s)
2. Sites/building/Areas of (if any).
3. Roof/Terrace
4. Car parking area within Arthah Tower.
  - a) Paid car-parking area allotted to Allottee for exclusive use
  - b) Car parking area allotted to the Allottee for exclusive use around buildings/on surface/ stilts/ basement stores.

Its is further clarified that the Super Area mentioned is tentative and for the purpose of computing sale price in respect of said flat only and that the inclusion of common area within the said building, for the purpose of calculating super area does not give any right, title or interest in common area to the Allottee in the said building subject to timely payment of maintenance charges.

Super Area and percentage of Said Apartment to Super Area may undergo changes till the completion of the Project and final super area shall be intimated upon completion of the Project.

#### **Part A**

List of common areas & facilities for use of Allottee within the said building proportionate area of which is included in the Super Area of the Said Apartment shall be inclusive of the following:

1. Entrance lobby at Ground Floor
2. Staircases and munties
3. Lifts
4. Lift lobbies including lighting equipment thereof.
5. Lift Machine room
6. Overhead Water Tanks
7. Electrical/Plumbing/Fire/Lift Shafts

8. Security/Fire Control Room, if any, provided
9. Maintenance/Services rooms.
10. D.G. Room/D.G. sets & pump rooms.
11. Electrical sub-station/Transformers/Electrical Panels
12. Guard posts.
13. Swimming pool
14. Health Club.
15. Club.
16. Open Seating
17. Games Room.

### **Part B**

List of commonly used Areas & Facilities within the Project for use of all Allottee's in the Project excluded from computation of Super Area for the Said Apartment shall include the underground domestic & fire water tanks. That save and except the common areas and facilities described in Part-A, Part- B as above, exclusive use of car parking space as specially allotted to the Allottee and the undivided pro-rata share in the Said Land underneath the said building, it is specially made clear by the Company and agreed by the Allottee, facilities and amenities within the Project are excluded as these are specially excluded from the scope of this Letter and the Allottee has not paid any money in respect of such land(s), area facilities and amenities and the same shall vest solely with the Company, its Associates, its subsidiaries and the Company shall have the absolute discretion and the right to decide on their usage, and method of disposal etc.

### **Part C**

It is specially made clear by the Company and agreed by the Allottee that this Agreement is limited and confined in its scope only to the said Apartment, areas, amenities and facilities as described in Part-A and part-B of this Annexure, the land underneath the Project. It is understood and confirmed by the Allottee, that the outer building elevation space/structure for hoardings or advertisement of Company in any form/shape facilities and amenities shall vest solely with the Company, its associates, subsidiaries and the Company shall have the absolute discretion and right to decide on their usage, manner and method of disposal etc. A tentative list of such other lands, areas, facilities and amenities is given below which is merely illustrative & provisional and is not exhaustive in any manner:

1. Shop within the said Building/Complex, if any, and/or within the said Land/Portion of the Land.
2. Space/Area for Service Personnel
3. Areas for Club/Community Centre.
4. Areas for Health Centre.
5. Areas for Electric Sub-Station (ESS).

**In Witness Whereof, the Parties have entered into this Agreement on the day and year first above written.**

**SIGNED AND DELIVERED by [Gautam Thapar] the authorised signatory of [THAPAR BUILDERS PVT LTD], the within named Party of the First Part**

**SIGNED AND DELIVERED by [ ] the authorised signatory of [ ], the within named Party of the Second Part.**

011-41665530 +91 9996 84866 • + 91 98102 03537  
theearthah@thaparindia.com

*Site Office*

The Arthah • Sector 4 • Plot 15 • Vasihali Group Housing • Ghaziabad • Uttar Prad

*Sales Office*

Te New Delhi • A3 Pamposh Enclave • GK 1 • New Delhi 48

*Corporate Office*

Thapar Builders • SCO 6 • Sector 14 • Gurgaon