

Ref No: REPL/Aadyant-P1/2018-19/12-.....

Date: 29/12/2018

Certificate for 'minor alteration' in area

**Project:** Aadyant Phase - 1, Paarth Aadyant, Saheed Path, Lucknow.  
**RERA Registration No. :** UPRERAPRJ5585

**Details of the project:**

**Phase Detail:** Aadyant, Phase – 1 (Towers – Ashlesha A, Ashlesha B, Ashlesha C & Revati - A)  
**Total carpet area (Sqm):** 38815.20  
**Plot Area (Sqm):** 24093.0

This letter is being issued in compliance with RERA directions dated 10.12.2018 regarding increase in Area of Apartment due to **minor alteration** in the Project which are permissible as per para 14 (2) (1) of Real Estate (Regulation & Development) Act, 2016 reproduced here:

*"Provided that the promoter may make such minor additions or alterations as may be required by the allottee, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized architect or engineer after proper declaration and intimation to the allottee."*

And also as per clause no.3 (which is re-produced as below) of Builder Buyer agreement which is duly agreed and accepted

*'The allottee (s) confirms that he has examined the tentative plans, designs and specifications of the unit/project and agrees to the same. The allottee also agrees that the company shall be entitled to effect such variations, modifications, additions, alterations etc., therein as may be necessary for optimum utilization of saleable area or as it may in its sole discretion deem appropriate and fit in the best interest of the project or as may be done by any competent authority, Govt., agency or Architect of said project without any objection from the allottee and it shall not be obligatory on part of the company to seek consent of allottee(s) for the said purpose. The necessary changes/alterations may involve change in position/location, including change in dimensions, area or number etc., of the unit. Further, the allottee (s) understands*



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820, Antriksh Bhawan, 22, K.G. Marg,  
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*Rudrabhishek Enterprises Limited*  
Stamp No. GA/2008/43324

*and agrees that notwithstanding anything contained hereinafter finalization of position, location, orientation, number, dimensions, area, floor etc., of the said unit (if revised), the sale/conveyance deed of the said finalized unit shall be executed and registered in favour of the allottee (s) as per applicable law'.*

*And also as per clause 5 of the BBA duly agreed and signed which is re-produced as below:*

*'In case of increase in the allotted area of the said unit, the allottee shall pay for the initial 10% of increase in area at the rate of booking of the said unit and shall pay balance increased area at the then prevailing company's rate/market rate. In case of decrease of the allotted area of the said unit, the amount received in excess over and above the total cost of the said unit based on the changed area, shall be refunded/adjusted (as the case may be) by the company.'*

Against permissible variation limit of 10%, the variation in this very case is limited to 6% maximum only which is permissible under the agreed clauses.

This is to certify that these **minor alteration** are verified and necessary due to technical reasons. The details are enclosed as annexure-1.

Minor Alterations in the Project are due to compulsions of the structural and the buildings' design work which include increase in size of services as per actual requirements and working drawings.



*Ruchi Mishra*  
Reg. No. CA/2008/43324

**Annexure-1**

**Statement of Area as mentioned in brochure and actual area:**

ACTUAL AREA DIFFERENCE								
S.No	Unit type	BUILT-UP AREA AS MENTIONED IN BROCHURE		ACTUAL BUILT-UP AREA		DIFFERENCE		COMMENTS
		sqm	sqft	sqm	sqft	sqm	sqft	
1	3BHK	103.91	1118.07	107.00	1151.75	+3.09	+33.26	DUE TO MINOR AREA CHANGES IN FLAT AND SERVICES SHAFT
2	3BHK+Store	127.28	1370.04	129.10	1389.63	+1.82	+19.59	DUE TO MINOR AREA CHANGES IN FLAT AND SERVICES SHAFT
3	3BHK+Servant	136.01	1464.01	139.80	1504.91	+3.79	+40.80	DUE TO MINOR AREA CHANGES IN FLAT AND SERVICES SHAFT

S.No	Unit type	SUPER AREA AS MENTIONED IN BROCHURE		ACTUAL SUPER AREA		DIFFERENCE		COMMENTS
		sqm	sqft	sqm	sqft	sqm	sqft	
1	3BHK	130.10	1400.00	138.50	1490.32	+8.40	+90.32	TOTAL INCREASE IN AREA IS DUE TO TECHNICAL REASONS AND REQUIREMENT FOR SERVICES
2	3BHK+Store	158.86	1710.00	163.94	1764.67	+5.10	+54.67	TOTAL INCREASE IN AREA IS DUE TO TECHNICAL REASONS AND REQUIREMENT FOR SERVICES
3	3BHK+Servant	172.80	1860.00	177.50	1911.06	+4.70	+51.06	TOTAL INCREASE IN AREA IS DUE TO TECHNICAL REASONS AND REQUIREMENT FOR SERVICES





Note: - The actual revised area is also submitted in RERA.

TOWER CORE AREA LOADING AREA DETAILS							
3BHK UNIT SERVICES AREA DETAIL (TOWER REVATI-A)							
S.No	CORE AREA	AREA AS MENTIONED		ACTUAL AREA		DIFFERENCE	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	TOTAL	418.70	4506.89	516.6	5560.68	+97.90	+1053.80
3BHK+ SERVENT & 3BHK+STORE UNIT SERVICES AREA DETAIL(TOWER ASHLESHA - A,B, C & DHRUV - A & B)							
S.No	CORE AREA	AREA AS MENTIONED		ACTUAL AREA		DIFFERENCE	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	TOTAL	440.73	4744.02	524.45	5645.18	+83.72	+901.16

TOWER ARCHITECTURAL FEATURE AREA DETAILS							
3BHK UNIT ARCHITECTURAL FEATURE AREA DETAIL (TOWER REVATI-A)							
S.No	ARCHITECTURAL FEATURE AREA	AREA AS MENTIONED		ACTUAL AREA		DIFFERENCE	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	TOTAL	201.18	2165.50	154.337	1661.28	-46.84	-504.22
3BHK+ SERVENT & 3BHK+STORE UNIT ARCHITECTURAL FEATURE AREA DETAIL(TOWER ASHLESHA - A,B, C & DHRUV - A & B)							
S.No	ARCHITECTURAL FEATURE AREA	AREA AS MENTIONED		ACTUAL AREA		DIFFERENCE	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	TOTAL	1281.62	13795.36	1514.62	16303.37	+233.00	+2508.01

ACTUAL SERVICES AREA DETAILS			
S. No	SERVICES	ACTUAL AREA	
		SQM	SQFT
1	LT PANEL	120	1291.68
2	GUARD ROOM	70	753.48
3	UG TANK	390	4197.96
4	STP	357.12	3844.04
5	PLANT ROOM	248	2669.47
6	BOUNDARY WALL	200	2152.80
7	BASEMENT FIRE EXIT STAIRCASE	84.7	911.71
8	EXHAUST TUNNEL	158.26	1703.51
9	EXHAUST /FRESH AIR DUCT & CUTOUT	79.5	855.74
10	BASEMENT RAMP AREA	355.5	3826.60
11	RAMP PERGOLA	260	2798.64
12	D.G. SET PLATFORM	110.00	1184.04
13	TRANSFORMER AREA	31.20	335.84



14	ENTRY PADSTRAIN AREA IN STILT LOBBY	421.45	4536.49
15	METER ROOM IN BASEMENT	48.00	516.67
	<b>TOTAL</b>	<b>2933.73</b>	<b>31578.67</b>

Also we mentioned Disclaimer in brochure – **This brochure is purely conceptual and not a legal offering.** It also provides that the promoters / architects reserve the right to add / delete any details / features / specifications / elevation mentioned if so warranted by circumstances.

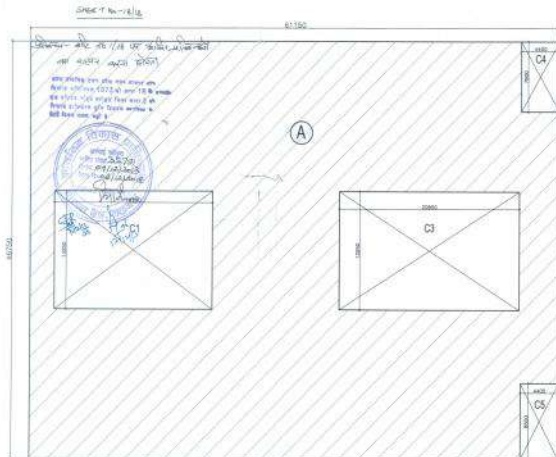
It is confirmed that no changes in the approved building layout plan envelopes and related parameters were made.

This certificate is being issued to concerned authority for reference.

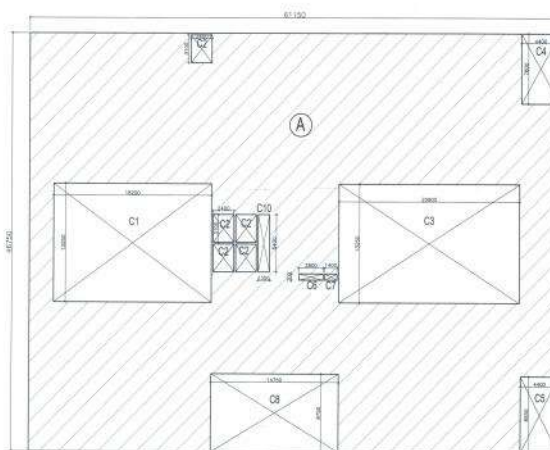
**Architect**



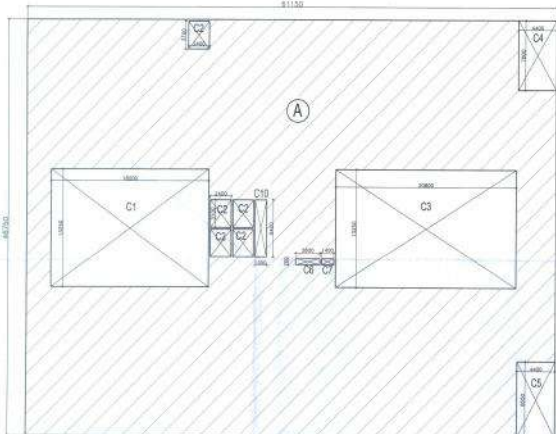
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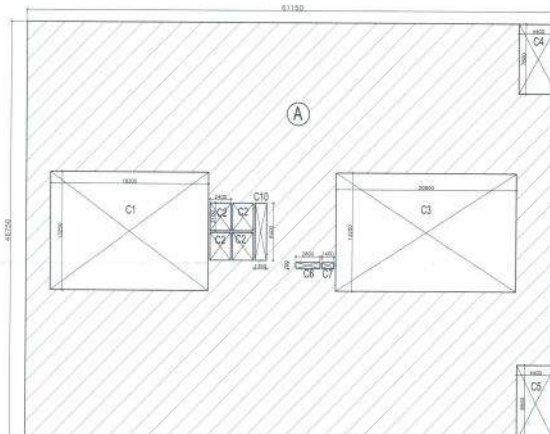
GROUND FLOOR PLAN



FIRST FLOOR PLAN



2ND, 3RD & 4TH FLOOR PLAN



FIFTH & SIXTH FLOOR PLAN

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NORTH

Area Detail of 1st Floor			
Sl. No.	Room	Area (sq. ft.)	Total Area (sq. ft.)
1	1st Floor	1000.00	1000.00
2	2nd Floor	1000.00	2000.00
3	3rd Floor	1000.00	3000.00
4	4th Floor	1000.00	4000.00
5	5th Floor	1000.00	5000.00
6	6th Floor	1000.00	6000.00
7	7th Floor	1000.00	7000.00
8	8th Floor	1000.00	8000.00
9	9th Floor	1000.00	9000.00
10	10th Floor	1000.00	10000.00
11	11th Floor	1000.00	11000.00
12	12th Floor	1000.00	12000.00
13	13th Floor	1000.00	13000.00
14	14th Floor	1000.00	14000.00
15	15th Floor	1000.00	15000.00
16	16th Floor	1000.00	16000.00
17	17th Floor	1000.00	17000.00
18	18th Floor	1000.00	18000.00
19	19th Floor	1000.00	19000.00
20	20th Floor	1000.00	20000.00
21	21st Floor	1000.00	21000.00
22	22nd Floor	1000.00	22000.00
23	23rd Floor	1000.00	23000.00
24	24th Floor	1000.00	24000.00
25	25th Floor	1000.00	25000.00
26	26th Floor	1000.00	26000.00
27	27th Floor	1000.00	27000.00
28	28th Floor	1000.00	28000.00
29	29th Floor	1000.00	29000.00
30	30th Floor	1000.00	30000.00
31	31st Floor	1000.00	31000.00
32	32nd Floor	1000.00	32000.00
33	33rd Floor	1000.00	33000.00
34	34th Floor	1000.00	34000.00
35	35th Floor	1000.00	35000.00
36	36th Floor	1000.00	36000.00
37	37th Floor	1000.00	37000.00
38	38th Floor	1000.00	38000.00
39	39th Floor	1000.00	39000.00
40	40th Floor	1000.00	40000.00
41	41st Floor	1000.00	41000.00
42	42nd Floor	1000.00	42000.00
43	43rd Floor	1000.00	43000.00
44	44th Floor	1000.00	44000.00
45	45th Floor	1000.00	45000.00
46	46th Floor	1000.00	46000.00
47	47th Floor	1000.00	47000.00
48	48th Floor	1000.00	48000.00
49	49th Floor	1000.00	49000.00
50	50th Floor	1000.00	50000.00
51	51st Floor	1000.00	51000.00
52	52nd Floor	1000.00	52000.00
53	53rd Floor	1000.00	53000.00
54	54th Floor	1000.00	54000.00
55	55th Floor	1000.00	55000.00
56	56th Floor	1000.00	56000.00
57	57th Floor	1000.00	57000.00
58	58th Floor	1000.00	58000.00
59	59th Floor	1000.00	59000.00
60	60th Floor	1000.00	60000.00
61	61st Floor	1000.00	61000.00
62	62nd Floor	1000.00	62000.00
63	63rd Floor	1000.00	63000.00
64	64th Floor	1000.00	64000.00
65	65th Floor	1000.00	65000.00
66	66th Floor	1000.00	66000.00
67	67th Floor	1000.00	67000.00
68	68th Floor	1000.00	68000.00
69	69th Floor	1000.00	69000.00
70	70th Floor	1000.00	70000.00
71	71st Floor	1000.00	71000.00
72	72nd Floor	1000.00	72000.00
73	73rd Floor	1000.00	73000.00
74	74th Floor	1000.00	74000.00
75	75th Floor	1000.00	75000.00
76	76th Floor	1000.00	76000.00
77	77th Floor	1000.00	77000.00
78	78th Floor	1000.00	78000.00
79	79th Floor	1000.00	79000.00
80	80th Floor	1000.00	80000.00
81	81st Floor	1000.00	81000.00
82	82nd Floor	1000.00	82000.00
83	83rd Floor	1000.00	83000.00
84	84th Floor	1000.00	84000.00
85	85th Floor	1000.00	85000.00
86	86th Floor	1000.00	86000.00
87	87th Floor	1000.00	87000.00
88	88th Floor	1000.00	88000.00
89	89th Floor	1000.00	89000.00
90	90th Floor	1000.00	90000.00
91	91st Floor	1000.00	91000.00
92	92nd Floor	1000.00	92000.00
93	93rd Floor	1000.00	93000.00
94	94th Floor	1000.00	94000.00
95	95th Floor	1000.00	95000.00
96	96th Floor	1000.00	96000.00
97	97th Floor	1000.00	97000.00
98	98th Floor	1000.00	98000.00
99	99th Floor	1000.00	99000.00
100	100th Floor	1000.00	100000.00

यह मानचित्र तमिल नाडु सरकार 2021 का नक्का है।  
 तारीख 2008 (या) तमिल नाडु सरकार के अनुसार है।  
 बिना त्रुटि है।

#### PROJECT

PROPOSED HOSPITAL AT GOMTI NAGAR  
 EXTENSION - LUCKNOW

#### DRAWING TITLE

SUBMISSION DRAWING  
 (AREA DETAIL)

DEALT BY: RAKHI CHECKED BY: VIRESH KUMAR APPROVED BY:

SCALE: NA DATE: MAY 2013

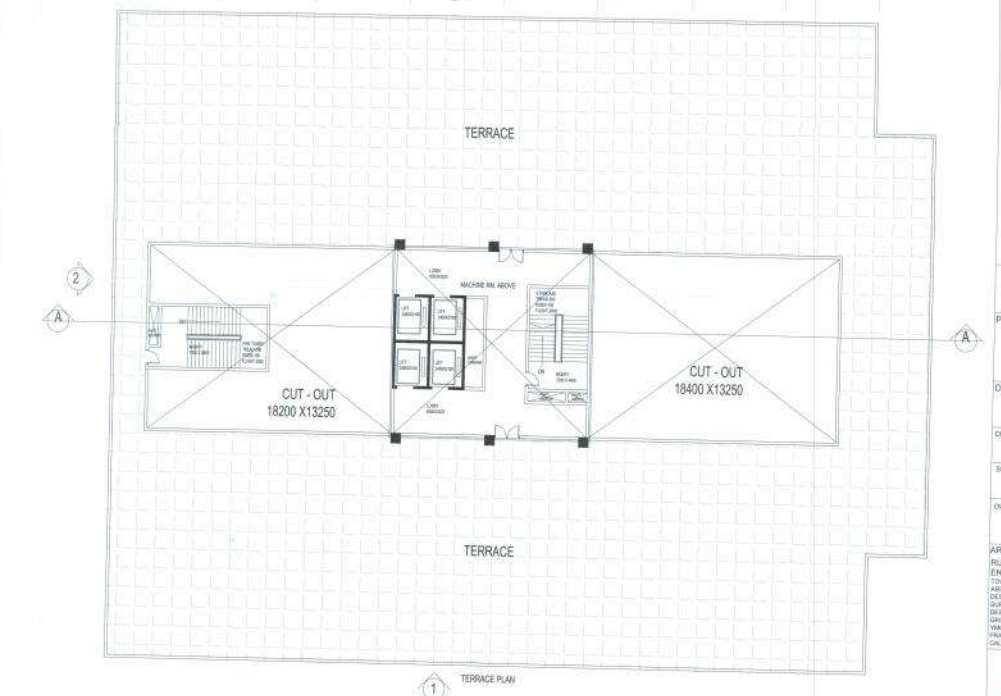
OWNER'S NAME:

PAARTH Infrabuild Pvt. Ltd. and Others

ARCHITECT: RUDRABHISHEK ENTERPRISES PVT. LTD. PROJECT DEVELOPED BY: M/s PAARTH INFRABUILD PVT. LTD.  
 TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS  
 SURVEY CIVIL SERVICES DESIGNERS  
 GROUND FLOOR, YUVA BHAWAN, YMCA COMPLEX, 13 RANA PRATAP MARG LUCKNOW  
 CALL - (0522) 2209165

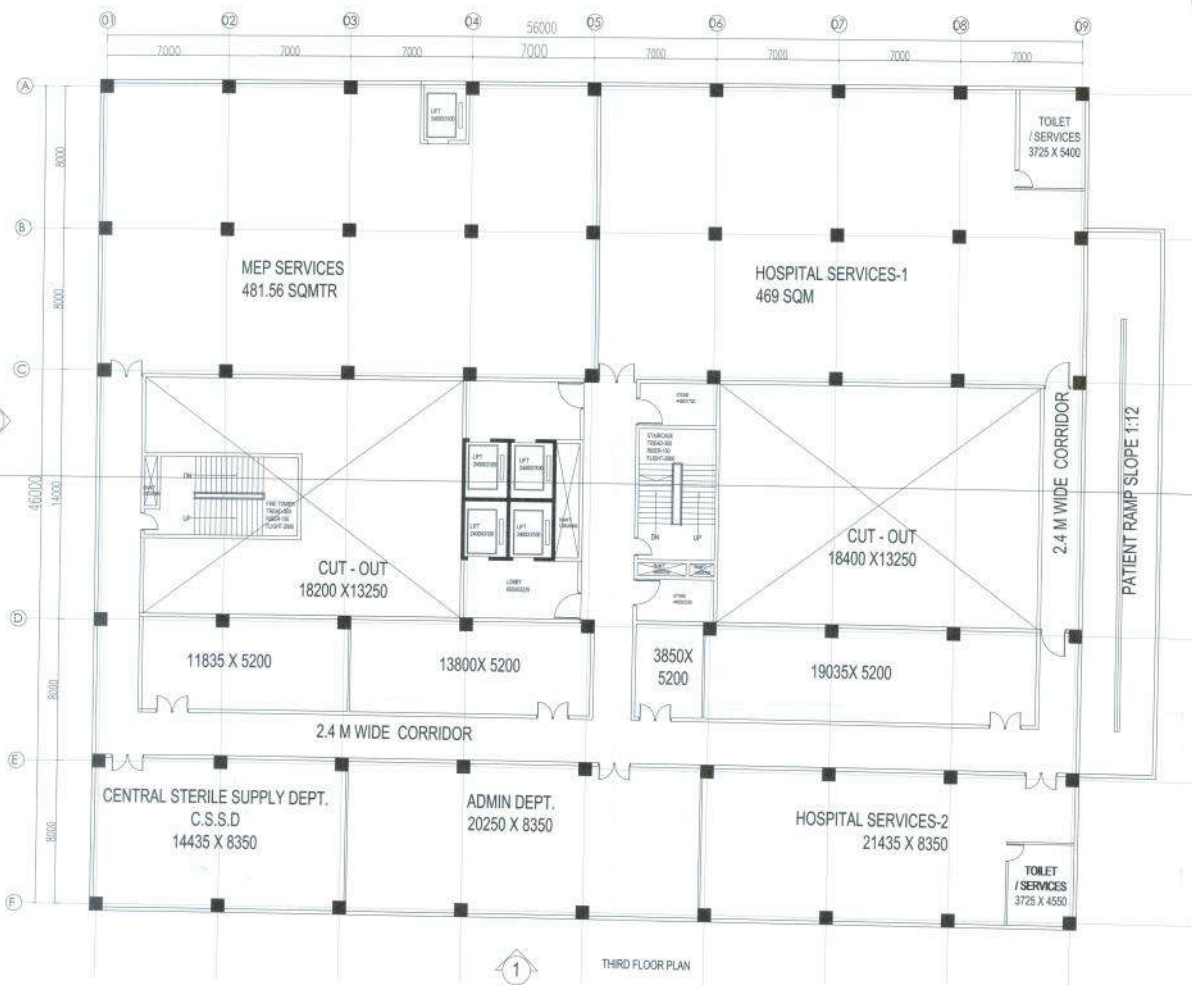
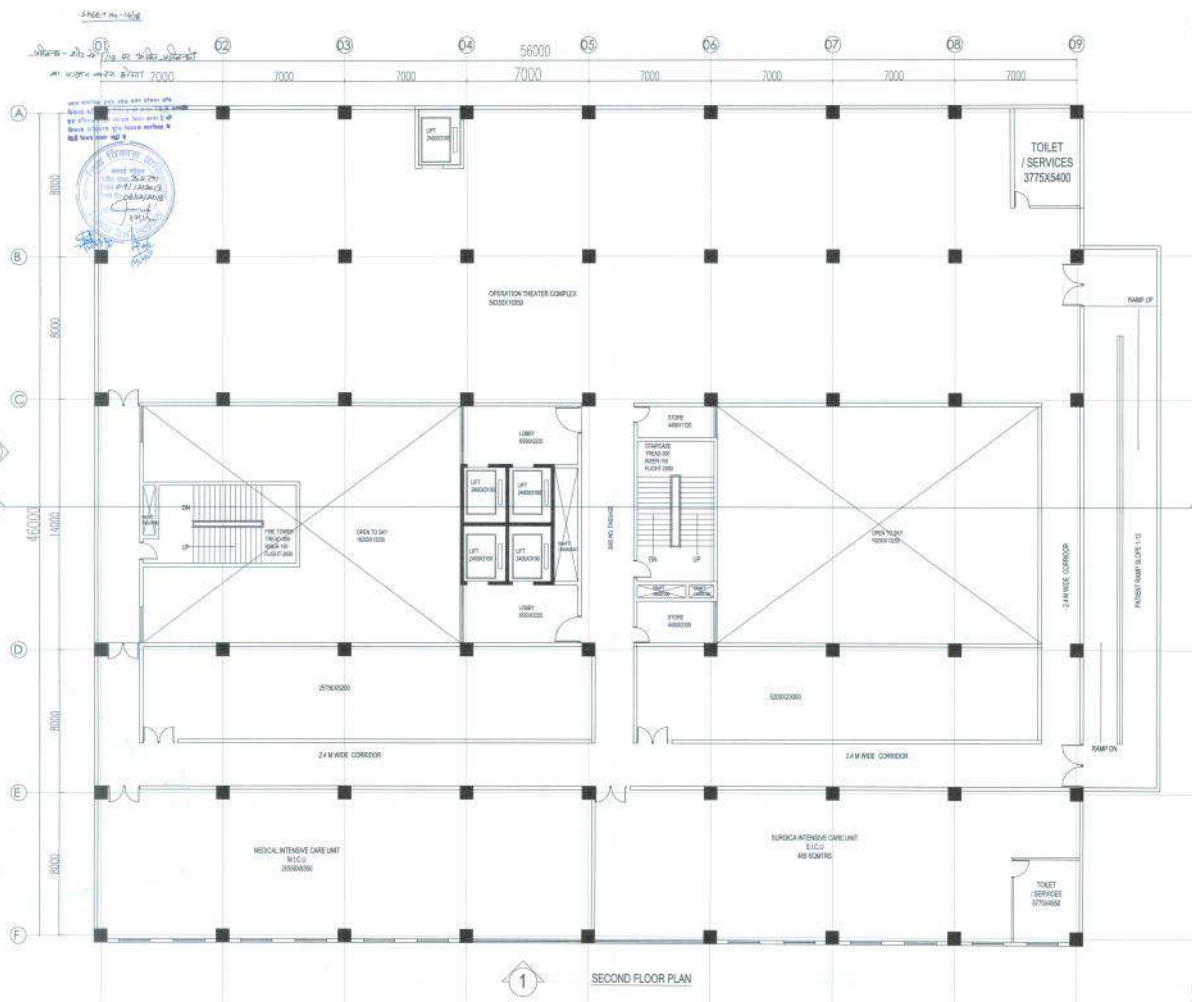
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DRAMATIC ALLUSIONS

DRAWING NUMBER	HS/PAARTH/SUB-15
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यह मानचित्र तमिल नाडु सरकार 2021 के पास लपसि 2006 के पास समक कानूनन के अनुसार तैयार किया गया है।

PROJECT

PROPOSED HOSPITAL AT GOMTI NAGAR EXTENSION - LUCKNOW

DRAWING TITLE

SUBMISSION DRAWING (PLANS)

DEALT BY

RAKHI

CHECKED BY

VIRESH KUMAR

APPROVED BY

SCALE

1:100

DATE

MAY 2013

OWNER'S NAME:

PAARTH Infrabuild Pvt.Ltd. and Other's

ARCHITECT

RUDRABHISHEK ENTERPRISES PVT. LTD. TOWN & COUNTRY PLANNERS, ARCHITECTS & INTERIOR DESIGNERS, SURVEY CIVIL SERVICES, DESIGNERS, GROUND FLOOR: YUVA BHAWAN, YMCA COMPLEX, 13 BANA, PRATAP NAGAR LUCKNOW, CALL : (0522) 2295165

PROJECT DEVELOPED BY:

M/s PAARTH INFRABUILD PVT. LTD.

*(Signature)*  
Rudrabhishek  
Reg. No. - 0000000000

*(Signature)*  
Vishesh Kumar  
Reg. No. - 0000000000

DRAWING NUMBER

HSPAARTH/SUB-14



