

PROJECT NAME:-
GROUP HOUSING, 'GAUR SAUNDARYAM'
AT PLOT NO-05C, TECH ZONE IV,
GREATER NOIDA

TITLE:-
DETAILS OF THE UTTAR PRADESH
APARTMENT(PROMOTION OF CONSTRUCTION,
OWNERSHIP AND MAINTENANCE) ACT 2010
AND RULES 2011

FORM A

(See Rule 3)

FORM OF DECLARATION

COMPANY NAME:-
GAURSONS REALTY PRIVATE LIMITED
GAUR BIZ PARK PLOT NO.- I, ABHAY KHAND- II,
INDIRAPURAM, GHAZIABAD



SAUNDARYAM SITE PLAN
(Part Completion-1)

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

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[Signature]

UTTAR PRADESH SHASTHAN

AWAS YAM SATARI NYOJAN ANUBHAG-I

In pursuance of the provisions of clause (3) of article 348 of the Constitution of India, the Government is pleased to order the publication of the following English translation of Notification no. 397S/8-1-11-115D.A/02T.C-1 dated 16 November, 2011

NOTIFICATION

No. 397S/8-1-11-115D.A/02T.C-1

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) Word 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.



Gaur Bandaru

Amendment of declaration (sub-section 1 of section 13)

4. (1) The declaration submitted by a promoter under rule 2 may be amended at any time by the promoter, if:-

(a) the declaration suffers from any clerical or arithmetical mistake or error arising thereon 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-rule (3) the Competent Authority shall, after giving an opportunity of being heard to the obligatory association of apartment owners and promoter, pass such order thereon as it deems fit as expeditiously as possible.

(5) A true copy of the order passed under sub-rule (4) shall be sent by the Competent Authority to the promoter, association of the apartment owners or to the objector as the case may be.

Grant of permission for
prosecution
(sub-section 1 of section 25)

5. (1) After majority decision by the Board, the President or the person authorized on its behalf may apply the Competent Authority for grant of the permission to file a written complaint under the provisions of sub-section (1) of section 25.

Provided that every such application shall be

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, alongwith 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 it may deem fit.

Provided that no such order shall be passed by the Competent Authority unless the Competent Authority records his satisfaction in writing as to the violation of the provisions of the Act or the bye-laws after affording adequate opportunity of being heard to all concerned

Undertaking to be filed by the
persons acquiring apartment.
(Section 10)

6. Any person acquiring any apartment from any apartment owner by gift, exchange, purchase or otherwise, or taking lease of an apartment from an apartment owner under section 10 and shall execute an undertaking in Form 'B' to comply with the covenants, conditions and restrictions, subject to which such apartment is owned by the said apartment owner. Such undertaking shall be executed and registered within a period of 30 days from the date of acquiring the apartment

(स्वीन्द्र सिंह)
प्रमुख सचिव।

FORM A
(See Rule 11)
FORM OF DECLARATION

Date:

Place: Ghaziabad

Promoter Details:

1. Name: GAURSONS REALTY 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 Authorized 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'** in this declaration.

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' in this declaration, an Apartment Building/Group Housing scheme, detailed below:

Sr. No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building/Group Housing Scheme	GROUP HOUSING PROJECT 'GAUR SAUNDARYAM', PLOT NO. 05-C, TECH ZONE 4, GREATER NOIDA (U.P.)
2.	Sanctioning Authority of the plan	GNIDA
3.	Date of sanction	13-07-2016
4.	Municipal No. of the property	PLOT NO. 05-C, TECH ZONE 4, GREATER NOIDA (U.P.)
5.	Municipal Ward of the property	TECH ZONE-4, GREATER NOIDA (U.P.)
6.	Postal address of the property	GAUR SAUNDARYAM, PLOT NO. 05-C, TECH ZONE 4, GREATER NOIDA (U.P.)
7.	Name of Architect/ Structural Engineer	1-SH. KAILASH AGGARWAL CA NO.- 86-10069 2- SH. V.S. KUSHWAHA M.TECH (CIVIL)
8.	Height of the building	DIFFERENT TOWERS WITH DIFFERENT FLOORS max 85.45m (details enclosed at map no. B-31)
9.	Scheme whether residential or commercial (other than multiplex or mall)	RESIDENTIAL [GROUP HOUSING]
10.	No. of Floor	DIFFERENT TOWERS WITH DIFFERENT FLOORS max 2 BASEMENT, STILT/GROUND FLOOR + 27 FLOORS (details enclosed at map no. B-31)

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 access 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 **415199.67** Square meters on all floors, of which **274970.32** square meters will constitute the apartments and remaining **62891.54** square meters will constitute the 'common areas and facilities' and **77337.81** Square meters constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

FIFTH: That this condominium shall be known as "GROUP HOUSING PROJECT 'GAUR SAUNDARYAM', PLOT NO. DS-C, TECH ZONE-4, GREATER NOIDA (U.P)" (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:-

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 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 "GROUP HOUSING PROJECT 'GAUR SAUNDARYAM', PLOT NO. DS-C, TECH ZONE-4, GREATER NOIDA (U.P)." Condominium is based on the proportionate value of each apartment to the total value of all apartments

SEVENTH: That the Administration of "GROUP HOUSING PROJECT 'GAUR SAUNDARYAM', PLOT NO. 05-C, TECH ZONE 2, GREATER NOIDA (U.P.)" 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 on 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 his 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 to



liberty to sell them or to encumber thereupon without interference of other apartment owners in view of the provisions of Sec. 2(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 of ~~Rs.~~ ₹ per month from the owners of each apartment.

IN WITNESS WHEREOF, Shri Devendra Prasad for and behalf of M/s GAURSONS REALTY PVT. LTD (the promoter) hereto set his hand this 21st day of July of year 2016.

Signed and delivered by

(Seal of the Promoter)

In the presence of:-

1. Anwar Abdul Karim
2. Chaitanya Wadhwa

Devendra Prasad
For M/s GAURSONS REALTY PVT. LTD

* *

As per Allotment letter

Annexure 'A'

Details of the land of the building to which the present declaration relates

Sl. No	Items		
1	Locations of the land of the building	Revenue Village	NEHRA
		Tehsil	DAIRI
		District	GAUTAM BUDDH NAGAR
2	Survey no. with area		'GAUR SAUNDARYAM', PLOT NO. G5-C, TECH ZONE 4, GREATER NOIDA (U.P.) (lease plan enclosed)
3	Date of last document of title under which the promoter claims the land		10-05-2011
4	Details of Registration of the above title document	Book No.	1
		Vol. No.	8510
		Page No.	53-102
		Sh. No.	8259
		Date of Regg.	10-05-2011
5	Boundaries of the land	North	Other's land
		South	60 m WIDE ROAD
		East	Other's land
		West	130 m wide road
6	Land whether freehold or leasehold		LEASEHOLD
7	If land is leasehold, the unexpired period of the lease:		84 YRS (90 YRS FROM THE LEASE DATE -10-05-2011)

Place GAUTAM BUDDH NAGAR

Date 31st July 2018

Signature of
Declarant with
designation and seal



Gaur Saundaryam

(*details enclosed)

Annexure - 'B'

(Details of Apartments)

Name of condominium:

Value of condominium:

Sl. No.	Floor	Identifiable No. of the Apartment	No. of Rooms	Covered area (in sq.mtrs.)	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)	
1	Ground Floor	101		Specify	Specify	Specify	Specify	
		102		Specify	Specify	Specify	Specify	
		103		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	
1	First Floor	101		Specify	Specify	Specify	Specify	
		102		Specify	Specify	Specify	Specify	
		103		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	
2	Ground Floors	201		Specify	Specify	Specify	Specify	
		202		Specify	Specify	Specify	Specify	
		203		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	

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 Chennai

Date 21st July 2010

Signature of declarant with designation and seal

Gaur Sankaran

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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	274970.32 sq.m *	X	X	X
(b-1)	Total Covered Area of common areas & facilities (as defined in S. 3(i) of the Act) - common area (at scheme level)	X	62891.54 sq.m *	X	X
(b-2)	Total Covered Area of limited common areas & facilities (as defined in S. 4(5) of the Act)	X	X	77337.81 sq.m *	X
(c)	Total Covered Area of the building [Total of (a), (b-1) & (b-2)]	X	X	X	415199.67 Sq.m
	Sum up	274970.32 Sq.m	62891.54 Sq.m	77337.81 Sq.m	415199.67 Sq.m

Place: GHANSHYAMDate: 24 July 2016

Signature of declarant with
designation and seal



Annexure 'D'

Detail of the common areas 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.	GROUP HOUSING PROJECT 'GAUR SAUNDARYAM', PLOT NO. 05-C, TECH-ZONE-4, GREATER NOIDA (U.P.) Area- 71100.00 sq.m
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	Double basement Area 114474.41 SQ.M (map no. 1, 4, 5 enclosed)
(c)	Facilities in the basement	PARKING STORAGE & SERVICES (details enclosed at map no 1, 4, 5)
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	-
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	as per drawing
	(i) Garden lawns	as per drawing
	(ii) Children playing area	as per drawing
	(iii) Swimming Pool	as per drawing
	(iv) Tennis Court	as per drawing
	(v) Badminton Court	as per drawing
	(vi) Commercial areas & facilities	as per drawing
	(vii) Lobby & facilities	as per drawing
	(viii) Any other facility	as per drawing
(f)	Common areas & Facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	45 NOS
	(ii) Area of Shaft(s)	13029.05 sq.m (*details at Table 17 of Annexure B summary)
	(iii) Elevator Shaft extends from ground floor upto	From ground floor level to top floor level
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	15 nos.
	(v) No. of stairway 'B' (if any), which lead from the open court to the upper floors	15 nos.
	(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 the upper floors for the disposal of garbage and rubbish, and will be	N.A.

		fed from the penthouse roof of each of the upper floors.	
(vii)	No. of Water tank(s)		13 + U.G tank
(viii)	Elevator penthouse with corresponding elevator equipment located on the roof of the building.	N.A	
(ix)	Plumbing network throughout the building	as per drawing	
(x)	Electric wiring network throughout the building	as per drawing	
(xi)	Necessary light(s)	as per drawing	
(xii)	Telephone(s)	INTERCOM FACILITY ONLY	
(xiii)	Public water connection(s)	as per drawing	
(xiv)	Foundation and main walls, columns, girders, beams and roof 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	
(xix)	Fire fighting equipment(s)	as per drawing submitted to GNIDA (FIRE NOC enclosed)	
(xx)	Compressor(s)	N.A, RESIDENTIAL BUILDING ONLY, COMPRESSORS NOT PROPOSED.	
(xxi)	Duct(s)	as per drawing	
(xxii)	Central Air Conditioning Equipment(s)	RESIDENTIAL BUILDING ONLY, CENTRAL AIR CONDITIONING EQUIPMENT(S) NOT PROPOSED.	
(xxiii)	Heating Equipment	N.A, RESIDENTIAL BUILDING ONLY HEATING EQUIPMENTS NOT PROPOSED.	
(xxiv)	General all apparatus & installation existing for common use	as per drawing	

Place: Gurgaon

Date: 2nd July 2016

Signature of declarant with designation and seal



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

Annexure 'I'

Details of the limited common areas and facilities of the building to which the present declaration relates

"Limited Common areas & Facilities" (as defined in S. 3(e) of the Act and shown in Exhibit 'A')		
(i)	Parking	
	a) Existing	1008 ECS
	b) Proposed	1068 ECS
	TOTAL	2076 ECS
(ii)	Lobby giving access to the elevator(s) to specified dwelling unit	5132.98 sq.m (* Table 17 of Annexure B summary)
(iii)	Corridor extending from the lobby to the stairway	16689.76 sq.m (* Table 17 of Annexure B summary)

Place: CHAZHARA
Date: 21st July 2018

Signature of declarant with
designation and seal



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

Annexure 'B'Details of the "independent areas" of the building to which the present declaration relates

<u>"Independent Areas" (as defined in S. 3(P) of the Act)</u>				
(i)	Parking	1218 ECS		
(ii)	Servant quarter	N/A		
(iii)	Club with independent access	N/A		
(iv)	Covered garage	N/A		
(v)	Convenient Shops	FAR (SQ.M)	15% PRES (SQ.M)	NON FAR (SQ.M)
	Existing Upper Basement	383.09	0	0
	Proposed Upper Basement	1009.41	2.15	0
	Proposed Ground Floor	1112.49	2.15	0
(vi)	Area under storage	FAR (SQ.M)	15% PRES (SQ.M)	NON FAR (SQ.M)
	Existing Lower Basement	0	0	2711.12
	Proposed Lower Basement	0	0	5259.71
	Existing Upper Basement	0	0	2283.10
	Proposed Upper Basement	0	0	4588.27
(vii)	Milk booth (in proposed Upper Basement)	0	125.32	0
(ix)	Nursery school (in Ground Floor) [proposed Tower Tulip]	0	1000.00	0

Note:- (i) Section 3(p) of the Act has defined the term "*independent areas*" 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: GUWAHATI

Date: 20th July 2016

Signature of declarant with designation and Seal


[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 Balconies in 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 Staff 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- Schema Level-

Road Area

Ramp Area

Guard Room with Toilets 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

Convenient shops, ATM, Milk Booth

Covered Garage

Area under storage

Nursery, School

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



Gaur Sandarvani

Schedule—A
(Specifications of construction)

1. Foundation: As enclosed
2. Flooring: Vitrified tiles in drawing room, Kitchen and bedrooms. Ceramic tiles in bathrooms and balconies
3. Doors and Hardware: Outer doors 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 doors. Good quality hardware fittings
4. Windows: Outer windows in aluminium powder coated. Internal window frames of maranti or equivalent wood
5. Internal Finish: Finished walls and ceilings with OBD in pleasing shades
6. External Finish: Finished walls in textured & cement based paint in pleasing shades.
7. Toilet wall/ Kitchen wall/ Sanitary ware and fittings: Ceramic tiles on walls upto door level in toilets & upto 2' above kitchen counter. White sanitary ware with EWC. CP fittings and mirror in all the toilets
8. Electrical: Copper wire in PVC conduits with MCB supported circuits and adequate no. of points and light points in the ceiling.
9. Plumbing and water line: As enclosed.

Place: CHANAYANUR

Date: 21st July 2016

Signature of declarant with
designation and seal


Sd/-
Sd/-

Gan Sasidharan

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 (Promotions of
 Construction, Ownership & Maintenance) Act, 2010.

Signature _____

In presence of _____

By _____

By _____

JAMIA MILLIA ISLAMIA

(A Central University by an Act of Parliament)

Faculty of Engineering and Technology

Maulana Mohamed Ali Jauhar Marg, New Delhi-110025
Tel. 26985227, 26981711 Ext. 2310, 2312, 2313, Tele Fax : 26981261



Department of Civil Engineering

Ref. No. 2015/1658

DATED 05/08/2016

Proof checking of Existing Blocks-(MENTION BELOW), of Group Housing Project "GAUR SAUNDARYAM" (PART COMPLETION-I) at Plot No.- 05 C, Sector-Tech Zone -IV, Greater Noida (UP) for M/s GAURSONS REALTY PRIVATE LIMITED.

This is to certify that the Existing Blocks-- (MENTION BELOW), of Group Housing Project "GAUR SAUNDARYAM" (PART COMPLETION-I) at Plot No.- 05 C, Sector-Tech Zone -IV, Greater Noida (UP), of M/s GAURSONS REALTY PRIVATE LIMITED, with the following details

S. No.	Blocks/Tower	Total Floor	Ground Coverage (Sq. Mt.)	FAR (in Sq. Mt.)
1	BLUE BELL	2 Basement+Ground+21 Floors	1100.12	17825.27
2	MAGNOLIA	2 Basement+Ground+21 Floors	1106.12	17825.27
3	WISTERIA	2 Basement+Ground+21 Floors	1173.34	19950.30
4	SPARON	2 Basement+Ground+21 Floors	1001.94	22287.52
5	ZINNIA	2 Basement+Ground+21 Floors	1001.94	22287.52
6	HANNA	2 Basement+Ground+21 Floors	1578.45	26450.99
7	CARNATION	2 Basement+Ground+21 Floors	1578.45	26450.99
8	Other Area (Gr.Rm., ESS, Co. rm)	Ground	900.79	361.09

The above Group Housing Project "GAUR SAUNDARYAM" (PART COMPLETION-I) at Plot No.- 05 C, Tech Zone -IV, Greater Noida is having with Total Permissible Floor Area of 248850 Sq.Mt. with Basement Area (PART-I) 75102.01 Sq.Mt. have been checked and found to be conforming to relevant Codes of practice as per the latest Indian Standards. All the stipulated combination of loads (static and dynamic) in vertical and lateral direction has been incorporated in the analysis and design. Above mention building have been checked and the provision in building are as relevant IS Codes for structural stability and earthquake resistance, hence they are approved.

Dr. Khalid Moin

Dr. Khalid Moin
(Professor)

1. होमोस्टैट/होमोस्टासिस-परिणत। जहाँ में समतुल्य बना रहे। उदाहरण: रक्त में ग्लूकोज का स्तर। यदि ग्लूकोज का स्तर कम हो जाय तो पितृगन्ध (ग्लूकोज) का स्तर बढ़ा दिया जाता है।

४-परिमित ईश- प्रत्यगात्मानं मयि मे अस्मान्मात्रं कथंसां हेतु २०००० जी. एम्मा. वा. मुमिस्त ईश मनुजो के अनुसार व्यापित एव पायेगीत, इसा म

3. प्रम. अस्सल/मल के संग्रहित होने के साथ 50 करोड़ की कुल कीमत के फायर अम्स आता 2000 अस्सलीकरण के समय अम्स का डीकार माला उन
4. समय अम्स का अस्सल अम्स ए 01 अम्स अम्स 180 अस्सलीकरण अम्स के अम्स अम्स है।

4-टीरा टीक:- प्रत्यक्ष पठन । प्रारंभिक टाइम को टीरा पर टीरा टैक बसाया 25,000 रुमन री। मन्त्रालय के अनुसार स्थापित एवं कार्यशील दश है ।

३-आवधिक ज्ञानिमान्त्र प्रयोजना (आयुर् दस्तविष्टुतः)-नारोम मानव शरीर के आरुदत्त-आरु के अनुसार कवरीण दत्त नो रदमित्त नो रदित्त।

16-आदिमेट्रिक सिक्लर डिस्टो- प्रत्यक्ष भाग के मेरु में स्थित सम्पूर्ण भाग में आदिमेट्रिक सिक्लर डिस्टो 10000 मानक के अनुसार स्थापित है।

7-विद्युत् आपूर्ति इन्फ्रस्ट्रक्चर एवम् रेलवे सिस्टम- यहाँ में विद्युत् आपूर्ति इन्फ्रस्ट्रक्चर एवम् रेलवे सिस्टम एम्बेडेड। यहाँ के सतुआ, मर्यादित है।

३-आयोमेरिक विटैकन एक फायर एलार्म सिस्टम—मैन ने आयोमेरिक विटैकन एक फायर एलार्म सिस्टम तैयार की अनुयायि सम्पत्ति है।

[illegible][illegible]

14-सीके एकाडेक्सन सिस्टम- प्रस्तावित भवन के विभाज्य में सीके एकाडेक्सन अन्तर्गत के प्रस्ताव है।

12- **श्रीगुरु किरण**— परमपूज्य गुरु महाराज श्रीगुरु किरण जी स्वामीजी महाराजों के आश्रम में।

13-एम्बेड साइमन्स-समग्र गणन में एम्बेड साइमन्स की सुझावों माफको के अनुसार ।

[illegible]

१- गठन प्रक्रिया को निर्देशित करने की सुहा कर कि तबल में अग्नि शुरूवा प्रत्यक्षताओं को सर्वप्रकारों से दबा ने बनाए रखने हेतु मैन्डोमेन्स सिस्टम का उपयोग करें तथा सभी के सख्त कामकाज दबा ने चेता जायें।

२- मनुष्य-मत्तव्यविता आग्निशमन, प्रणाली ४१ सशस्त्रम हत निर्माण प्रसिद्ध स्टाफ नियुक्त किया जावे।

2- तबना ने ज्ञापित अभिशपण व्यक्तियों में किसी प्रकार की जाति, धर्म, वर्ण, पर-इसमें समानाचारितन स्थानीय अभिशपण केन्द्र को भी गार

४- सभने ने किसी प्रकार या निर्माण-कार्यसे पहले ही पूर्ण वास्तुविज्ञान विभाग से बनाइएलें प्रस्ताव पत्र प्राप्त किया जल्दी अभिमत होना।

5- मरीच ५५ नाइ-ने पूरा तार पकन ने कारेला चुल्हा ऊर्गिसो लठे गोल छिल/कापर छिल काई जरी ठावा इनखेन्ही उर्गिसुन नाना बगाना जय
होई पावसारी चुल्हा ऊर्गिसो डी प्रदन काई जाय।

II— मन्त्रों में विद्युत् सञ्चालन की सम्बन्धी विद्युत् विनिर्देशों के अन्तर्गत प्रमाण पत्र प्राप्त करना आवश्यक होगा।

४- यदि भी एक बार अतिरिक्त विभाग से मिलने के कार्यक्रमों होने का प्रस्ताव पत्र प्राप्त किया जाता या निर्धार होता।

[illegible]

सं- देका शर्मा का कुलुत्तान पुत्रे शूने की दश में निर्दिष्ट प्रमाण प्रस्तुत किया। श्री निरस्त समझा जाएगा।

प्रतिनिधि ।—उपनिषत्सु प्रकृत्याचार्यसु मेरुत्तुं यो मुमुक्षुः ।

४-तुल्यं अभिनिवृत्तं अधिकारी शीतलपदद्वयः तौ वृत्तौ॥ एवं श्रावस्वस्य कार्यवाही भूत् ।

॥ अथ भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या भक्त्या ॥

१. सार्वजनिक स्थानों पर प्रकाशित किये गये विज्ञापनों के अन्तर्गत ४०० रु. से अधिक की लागत वाले विज्ञापनों के प्रकाशकों को प्रोत्साहित करने के उद्देश्य से १००० रु. तक की छूट दी जायेगी।

संलग्न प्रमाणों के साथ प्रमाणित किया जाता है।

(हस्ताक्षर)

संलग्न प्रमाणों के साथ प्रमाणित किया जाता है।

संलग्न प्रमाणों के साथ प्रमाणित किया जाता है।



Confederation of Indian Industry



Indian Green Building Council (IGBC)

hereby certifies that

Gaur Saundaryam

Greater Noida

has achieved pre-certification under the IGBC Green Homes Rating Documentation has been submitted for this project, which demonstrates an intent to design and build a high performance residential building in accordance with IGBC Green Homes criteria

IGBC Green Homes Pre-certified Gold

July 2013

Amulya

Sharmukh Mishra

Chairman, IGBC Green Homes Rating

S. Raghupathy

Dr. Preeti C. Jain

Chairman, IGBC

S. Raghupathy

S. Raghupathy

Executive Director, CII-Godrej IGBC

EXHIBIT – ‘A’

[ENCLOSED DRAWINGS]



21

COMMON AREA											
FLOOR	ROOM	DESCRIPTION	AGE OF ROOM	IS THE ROOM	COMMON AREA	UNIT AREA	UNIT AREA	UNIT AREA	UNIT AREA	UNIT AREA	UNIT AREA
1ST FLOOR	COMMON AREA										
	101	REAR PORCH	10	Y	100	100	100	100	100	100	100
	102	REAR PORCH	10	Y	100	100	100	100	100	100	100
	103	REAR PORCH	10	Y	100	100	100	100	100	100	100
2ND FLOOR	COMMON AREA										
	201	REAR PORCH	10	Y	100	100	100	100	100	100	100
	202	REAR PORCH	10	Y	100	100	100	100	100	100	100
	203	REAR PORCH	10	Y	100	100	100	100	100	100	100
3RD FLOOR	COMMON AREA										
	301	REAR PORCH	10	Y	100	100	100	100	100	100	100
	302	REAR PORCH	10	Y	100	100	100	100	100	100	100
	303	REAR PORCH	10	Y	100	100	100	100	100	100	100
4TH FLOOR	COMMON AREA										
	401	REAR PORCH	10	Y	100	100	100	100	100	100	100
	402	REAR PORCH	10	Y	100	100	100	100	100	100	100
	403	REAR PORCH	10	Y	100	100	100	100	100	100	100

LINE	LOCATION	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	DATE	BY	REMARKS	APPROVED	DATE
20th FLOOR	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
20th FLOOR	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
20th FLOOR	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
20th FLOOR	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	COMMON AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140
	UNIT AREA	CEILING	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140	11.140

20th FLOOR

COMMON SHEET									
FLOOR	ROOM	NO. OF WALLS WITH SLAB ATTACHMENT	NO. OF SLOPED ROOFS	THICKNESS OF WALLS (IN INCHES)	THICKNESS OF ROOFS (IN INCHES)	THICKNESS OF FLOORS (IN INCHES)	THICKNESS OF CEILING (IN INCHES)	THICKNESS OF PARTITION (IN INCHES)	THICKNESS OF EXTERIOR WALLS (IN INCHES)
2ND FLOOR	COMMON AREA	1							
	UNIT AREA	1							
	COMMON AREA	1							
	UNIT AREA	1							
3RD FLOOR	COMMON AREA	1							
	UNIT AREA	1							
	COMMON AREA	1							
	UNIT AREA	1							
4TH FLOOR	COMMON AREA	1							
	UNIT AREA	1							
	COMMON AREA	1							
	UNIT AREA	1							
5TH FLOOR	COMMON AREA	1							
	UNIT AREA	1							
	COMMON AREA	1							
	UNIT AREA	1							

10/10/2017