PROJECT NAME-

PROPOSED GROUP HOUSING PROJECT, GC- 7, GAUR CITY, GH-01, SECTOR - 04, GREATER NOIDA (U.P)

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-

M/S GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Gaur Biz Park Plot No.-1, Abhay Khand-II.

Indirapuram, Ghaziabad

GC-7 SITE PLAN

(Revised Submission)

GAURS

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

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UTTAR PRADESH SHASHAN

AWAS EVAM SAHARI NIYOJAN ANUBHAG-1

In pursuance of the provisions of clause (3) of article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 3975/8-1-11-115D.A.-02T.C.-1 dated 16 November, 2011

NOTIFICATION
No. 3975/8-1-11 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.
(3) 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.

Amendment of declaration (sub section (2) of section 12)

4. (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 permission for prosecution
[sub section 4 of section 75]

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 the written complaint under the provisions of sub-section (4) of section 75.

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 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.

(रवीन्द्र सिंह)
प्रमुख सचिव।

FORM A

(See Rule 3)

FORM OF DECLARATION

Date 22nd Aug 2016

Place: Ghaziabad

Promoter Details

1 Name: M/S GAURSONS HI-TECH INFRASTRUCTURE (P) 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: **GAURSONS HI-TECH INFRASTRUCTURE (P) LIMITED**

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:

Sr. No	Description	Particulars
(1)	(2)	(3)
1.	Name of the building/Group Housing Scheme	GROUP HOUSING PROJECT – GC-7, GAUR CITY, AT PLOT NO GH-01, SECTOR - 04, GREATER NOIDA (U.P)
2.	Sanctioning Authority of the plan	GNIDA
3.	Date of sanction	09-10-2015
4.	Municipal No. of the property	GC-7, GH-01 SEC-04 , GREATER NOIDA
5.	Municipal Ward of the property	SEC-04 , GREATER NOIDA
6.	Postal address of the property	PLOT NO GC-7/ G.H.-01,SEC-04 , GREATER NOIDA (U.P)
7.	Name of Architect/ Structural Engineer	1-SH. KAILASH AGGARWAL CA NO. RE-20069 2- SH. V.S. RUSHWAHA, M.TECH (CIVIL)
8	Height of the building,	DIFFERENT TOWERS WITH DIFFERENT FLOORS Maximum height 101.30 M (details enclosed at map no. B – 24)
9.	Scheme whether residential or commercial (other than multiplex or mall)	RESIDENTIAL (GROUP HOUSING)
10.	No. of Floors	DIFFERENT TOWERS WITH DIFFERENT FLOORS, 4 BASEMENT + STILT + PODIUM + 32ND FLOOR (details enclosed at map no. B – 24)

THIRD: That the said property consists of the apartments demised 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(s) apartments to the exclusion of the other apartments."

FOURTH: That the aforesaid building has a total floor area of **358601.91** Square meters on all floors, of which **250903.23** square meters will constitute the apartments and remaining **47027.50** square meters will constitute the 'common areas and facilities' and **60671.18** 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, PLOT NO GC-7/GH-01, GAUR CITY, SECTOR 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(f) of the Act), the 'limited common areas and facilities' of the building/ scheme (as defined in S. 3(g) 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(f) 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 rights, 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, PLOT NO GC-7/GH-01, GAUR CITY, SECTOR 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, PLOT NO GC-7/GH-01, GAUR CITY, SECTOR 4, 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 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 area 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;

TWELFTH: 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.

GOT

SIXTEENTH. The promoter shall maintain the common areas and facilities of the association's formed and shall be entitled to collect the maintenance charges @ ** per month from the owners of each apartment

IN WITNESS WHEREOF, Sh. [illegible] for on and behalf of M/s **GAURSONS HI-TECH INFRASTUCTURE (P) LTD** (the promoter) hereto set his hand this 22nd day of August of year 2016.

Signed and delivered by

(Seal of the Promoter)

In the presence of:-

For Gaursons Hi-Tech Infrastucture Pvt. Ltd.

Authorised Signatory

1.

2.

** 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	HAIBATPUR & ITEHRA
		Tehsil	DADRI
		District	GAUTAM BUDDH NAGAR
2.	Survey no. with area		GH-01,SEC-04 , GREATER NOIDA (LEASE PLAN ENCLOSED)
3.	Date of last document of title under which the promoter claims the land		05-05-2010
4.	Details of Registration of the above title document	Book No.	1
		Vol. No.	6110
		Page No	371-400
		Sl. No	8016
		Date of Regn	05-05-2010
5.	Boundaries of the land	North	24 m WIDE ROAD
		South	CRICKET GROUND
		East	PARK
		West	GC-78
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 -05-05-2010)

For Gaursons Hi-Tech Infrastructure Pvt. Ltd.

Authorised Signatory

Place: GHAZIABAD

Date: 22nd Aug 201[illegible]

Signature of Declarant with designation and seal

Annexure- 'B' **(*details enclosed)**

(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	001		Specify	Specify	Specify	Specify	
		002		Specify	Specify	Specify	Specify	
		003		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	
2	First Floor	101		Specify	Specify	Specify	Specify	
		102		Specify	Specify	Specify	Specify	
		103		Specify	Specify	Specify	Specify	
		Onwards		Specify	Specify	Specify	Specify	
3	Onward 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 apartments in relation to the total covered area of the apartments, being the aggregate of Column No. 4.

Place: GURUGRAM

Date: 22nd Aug 2016

Authorised Signatory

Signature of declarant with designation and seal

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	Total Covered Area of apartments at various floors	Total Covered Area of common areas & facilities	Total Covered Area of limited common areas & facilities	Total Covered Area of the building
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total Covered Area of apartments at various floors	250903.23 SQ.M *	X	X	X
(b-1)	Total Covered Area of common areas & facilities (as defined in S. 3(j) of the Act) - common area (at scheme level)	X	47207.50 SQ.M *	X	X
(b-2)	Total Covered Area of limited common areas & facilities (as defined in S. 3(s) of the Act)	X	X	60671.18 SQ.M *	X
(c)	Total Covered Area of the building (Total of (a), (b-1) & (b-2)	X	X	X	358781.91 Sq.m
	Sum up	250903.23 Sq.m	47207.50 Sq.m	60671.18 Sq.m	358781.91 Sq.m

Place: GURGAON
Date: 21st Aug 2018

For [illegible] Pvt. Ltd.

[illegible]

Signature of declarant with desiguation and seal

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.**		PROPOSED GROUP HOUSING PROJECT PLOT NO. GC-7(GH-01) GAUR CITY SECTOR 4, GREATER NOIDA, U.P AREA- 53879.55 sq.m.
(b)	**Basement (if any) (as shown in Exhibit 'A' attached hereto)**		Basement-I Area- 20173.05 sqm Basement-II Area - 28126.82 sqm Basement-III Area - 29408.82 sqm Basement-IV Area - 25615.88 sqm Total = **107316.57 sqm** (map no enclosed)
(c)	**Facilities in the basement**		PARKING, STORAGE & SERVICES; (details enclosed as map no. 4-7)
(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	47 NOS.
	(ii)	Area of Shaft(s)	2626.60 SQM (*details at table 11 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	12 nos.
	(v)	No. of stairway "B" (if any), which lead from the open court to the upper floors	13 nos

	(vi)	A line (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 fed from the janitor's room of each of the ... upper floors	N.A.
	(vii)	No. of Water tank(s)	25 + 1 UG TANK
	(viii)	Elevator pent-house 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 net-work 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 roofs of the building	as per drawing
	(xv)	Tanks(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

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.

For [illegible] Hi-Tech Infrastructure Pvt. Ltd.

Place: Ghaziabad

Date: 22nd Aug 2018

Authorised Signatory

Signature of declarant with designation and seal

Annexure 'E'

Details of the limited common area 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	**2908** *ECS.*
(ii)	Lobby giving access to the elevator(s) to specific dwelling unit	**4004.84 sq.m** (* Table no. 11 of Annexure B summary)
(iii)	Corridor extending from the lobby to the stairway	**19288.61 sq.m.** (* Table no. 11 of Annexure B summary)

Place: *Navi Mumbai.*
Date: *28th Aug 2016*

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 'F'

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	238 *ECS*
(ii)	Servant quarter	N.A
(iii)	Club with independent access	N.A
(iv)	Convenient shops Plot Area (3 Plots of 2000 sq.m each)	6000 sq.m
(v)	Senior Secondary School and Nursery Schools (2 nos)	10000 *[Sr. Sec. School]* + 2000 *[Nursery Schools]* = 12000.00 sq.m
(vi)	Convenient shops.	1879.36 sq.m.
(vii)	(A) Area under storage	
	• Basement-I	2500.00 sq.m
	• Basement-II	2000.00 sq.m
	• Basement-III	2274.32 sq.m
	• Basement IV	2000.00 sq.m
	Total	8839.15 sq.m
	(B) Other independent areas	
	• Basement-I	4941.18 sq.m
	• Basement-II	5376.74 sq.m
	• Basement-III	5640.00 sq.m
	• Basement-IV	5839.34 sq.m
	Total	21797.26 sq.m
(viii)	Terrace attached to an apartment (if applicable)	N.A
(xi)	Community Hall [Block-L] Other Area / Club [Block-H]	6013.64 sq.m 1397.32 sq.m
(X)	Taxi Stand *	80.99 sq.m.
(xi)	Milk Booth (3 nos)*	599.58 sq.m

Note: (1) (*) marked independent areas are provided in "*Block-J*"

(2) Section 3(n) 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: [illegible]

Date: 22nd Aug 2016

For [illegible] Hi-Tech Infrastructure Pvt. Ltd

Authorised Signatory

Signature of declarant with designation and seal

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 Barandis 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
Mumty 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 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
Taxi Stand

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 ± 3% variation

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 marani or equivalent wood. Internal doors made of painted flush shutter. Main entry door frames made of marani or equivalent wood with laminated doors. Good quality hardware fittings

4. **Windows:** Outer windows in aluminium powder coated/. Internal window frames of marani 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

For [illegible] Pvt. Ltd.

Authorised Signatory

Place: [illegible]

Date: 2nd Aug 2016

Signature of declarant with designation and seal

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. .....

JAMIA MILLIA ISLAMIA
(A Central University by an Act of Parliament)
Faculty of Engineering and Technology
Maulana Mohammad Ali Jauhar Marg, New Delhi-110025
Tel: [illegible]

Department of Civil Engineering

Ref. No.: [illegible]

To, [illegible]-2014

[illegible] INFRASTRUCTURE PRIVATE LIMITED
[illegible] Friends Colony,
New Delhi - 110065

Sub: Proof checking of the submission drawings and structural design of the Proposed Group Housing Project "[illegible]" at Plot No. [illegible], Sector [illegible], Greater Noida (West)

Sir,

This is to certify that the submission drawings and structural design for the proposed group housing project "[illegible]" at Plot No. [illegible], Sector [illegible], Greater Noida (West) with floor area details as per mention below:

S.No	Block	Floors
1	Block-A	2 Basement + GF + 18 Floors
2	Blocks B, C & D	2 Basement + GF + 18 Floors
3	Block E, F & G	2 Basement + GF + 18 Floors
4	Block H, I & J	2 Basement + GF + 18 Floors

have been checked and found to be conforming to relevant Codes of practice as per the Bureau of Indian Standards. All the stipulated considerations of loads, details and detailing for vertical and lateral loads has been incorporated in the analysis and design. The design and drawings have been checked and found to be satisfactory. Hence they are approved.

Dr. KHALID MOIN
(Professor)

[illegible]

JAMIA MILLIA ISLAMIA

(A Central University by an Act of Parliament)

Faculty of Engineering and Technology

Maulana Mohammad Ali Jauhar Marg, New Delhi-110025
Tel : 26985227, 26981717 Ext.2311, 2312, 2318 Telefax: 26981261

Department of Civil Engineering

Reference No. 2017/2111 DATED: [illegible]

Structural Vetting of the revised submission drawings and design of Proposed Blocks – G, H and L at Plot no. GC-7 / GH-01, Sector-04, Greater Noida (UP) of M/s Gaursons Hi-Tech Infrastructure (P) Ltd.

This is to certify that the Revised submission drawings and design of Proposed Blocks – G, H and L at Plot no. GC-7 / GH-01, Sector-04, Greater Noida (UP) with the details as given below:

S. No.	Blocks	Total Floor	Ground Coverage (Sq. Mt.)	FAR (In Sq. Mt.) For Structural Planning
1	Block -G	4 Basement Stilt/Ground+12 Floors	625.00	17600.00
1	Block -H	4 Basement Stilt/Ground+25 Floors	1350.00	15630.00
2	Block -L	4 Basement Stilt/Ground+30 Floors	2050.00	18500.00
3	Other Area	Ground	500.00	1000.00

The above Group Housing Project GC-7, at Plot No.-GH-01, Sector-04, Greater Noida is having submission Blocks – G, H and L with Basement Area 1,34,756.23 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 per relevant IS Codes for structural stability and earthquake resistance. Hence they are approved.

Dr. Khalid Moin
(Professor)

[illegible]

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CII

Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby certifies that

Gaur City

Greater Noida

(IGBC Registration No: GH 11 1173)

has successfully achieved the Green Building Standards required for the following level of certification under the IGBC Green Homes Rating System

IGBC Green Homes Gold

September 2016

Sharukh Mistry	**Dr Prem C Jain**	**K S Venkatagiri**
Chairman, IGBC Green Homes Rating	Chairman, IGBC	Executive Director, CII-Godrej GBC

Annexure

Details of Apartments Block-A

[illegible]

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