

Gulshan Homz Private Limited

**Registered Office: 121, Hargobind Enclave, Delhi- 110092 ; Tel: 011-22375246;
Corporate Office : Grandstreet, Plot no. 2C, Vaibhav Khand, Indirapuram, U.P.-201014
CIN No.: U70109DL1997PTC084494 ; E-mail : gaurav.kumar@gulshanhomz.com**

Date : 23.06.2020

The Secretary
UP Rera Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007

REF: UP RERA registration no. : UPRERAPRJ950870 for Project “Gulshan Dynasty”

Sub: Change in ‘Project Specification’ sheet

Dear Sir,

With reference to captioned subject, we wish to submit as below:

1. The Promoter i.e. “Gulshan Homz Pvt. Ltd. “having Promoter ID: UPRERAPRM11443 have get registered its group housing project namely “Gulshan Dynasty” situated at Plot no. GH-03D, Sector-144, Noida, Uttar Pradesh with the UP RERA Authority (herein after referred to as “Said Project”).
2. After taking into account the customer preferences, prevailing market conditions etc. the Promoter has proposed few minor changes in the existing ‘Project Specification’ sheet as was uploaded to UP Rera site at the time of registration of the said project. Please find attached ‘Revised Specification sheet’ of the said project.
3. We wish to state that Promoter has so far sold only three Apartments in the said project and have obtained consent of two buyers (i.e. 2/3rd of all sold Apartments) for change in the project specification and same are enclosed herewith.

4. Please also find enclosed the following documents.

- (a) Affidavit sworn in by one of the Director of Gulshan Homz Pvt. Ltd. (Promoter)
- (b) Copy of transaction receipt dated 23.06.2020 for paying project editing fees of Rs. 6,150/-
- (c) Revised Specification Sheet

We request you to kindly do yourself or allow us to make editing of the said project by uploading Revised Project specification sheet in the said Project. We shall highly appreciate you, if you kindly do the same at the earliest and do confirm to us via post or at our registered email id: **umashanker@gulshanhomz.com** or by post at our registered /corporate office.

We shall be highly obliged to you.

Thanking you,

Yours truly
For Gulshan Homz Pvt. Ltd.

A handwritten signature in blue ink, appearing to read 'Prabhleen', with a stylized flourish underneath.

Prabhleen Singh Saggu
(Authorized Signatory)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL69310824961260R
Certificate Issued Date	: 15-Oct-2019 12:31 PM
Account Reference	: IMPACC (IV)/ d1828003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL82800346367091224207R
Purchased by	: GULSHAN HOMZ PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GULSHAN HOMZ PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GULSHAN HOMZ PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

This stamp paper forms an integral part of Affidavit dated 18/06/2020

[Signature]
X DK Sir



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The name of the person the certificate is on the name of the certificate.

AFFIDAVIT

I, Deepak Kapoor, Director of M/s Gulshan Homz Pvt. Ltd. having its registered office at 121, Hargobind enclave, New Delhi- 92 ("PROMOTER") and having its project "Gulshan Dynasty" registered with UP RERA authority vide Registration no. UPRERAPRJ950870, do hereby solemnly affirm and declare as under:

1. That after taking into account the customer preferences, prevailing market conditions etc. the Promoter has proposed few minor changes in the existing 'Project Specification' sheet as was uploaded to UP Rera site at the time of registration of the said project.
2. That Promoter has sold only three Apartments and in the said Project till now and has obtained consent of Two Buyers (i.e. 2/3rd of all sold Apartments) for change in the Project Specification.
3. That Promoter shall be held responsible individually and officially for giving any inaccurate information for change in Project Specification to U.P. RERA Authority.

D K Sir


(DEPONENT)


Verification

Verification on this day _____, that the contents of the above affidavit are true to the best of my knowledge and belief.

D. K. Sir


(DEPONENT)



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)
8 JUN 2020



Tue 23-06-2020 06:40 PM

Gyan Singh <gyansingh@gulshanhomz.com>

GD - Edit Payment receipt

To kamal.gupta@gulshanhomz.com

up-rera.in/ResponsePage.aspx

UPRERA -Transaction Status

Transaction Ref No.:	UPRERAR21269760232313	Transaction ID:	1145275830
Status:	Success		
Transaction Date & Time:	23-06-2020 17:18:48		
Transaction Amount	6150.00	Transaction Status:	
Status Description:			

Gyan Singh FW: GD - Edit Payment receipt

Date : 01.06.2020

To,

M/s Gulshan Homz Pvt. Ltd. ("Company")
Regd. Office : 121, Hargobind Enclave,
Delhi-110092.

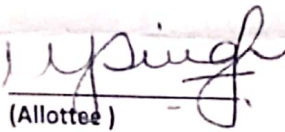
Consent for Revision in 'Project Specification of Gulshan Dynasty Project

This is with reference to the my booking /allotment of Apartment bearing No. C-1801 in 17th floor and having 4700 Sq. ft. super area (2784 Sq. Ft. carpet area) in the Company's Group housing residential project namely "Gulshan Dynasty" situated at GH-03D, Sector-144, Noida, Uttar Pradesh having UP RERA registration no. bearing "UPRERAPRJ950870" (herein after referred to as "PROJECT")

That I have been conveyed that the Company is proposing to revise the existing 'Project Specification' of the Project. I have been shown the proposed revision in the "Project Specification Sheet" of the project.

After having understood the proposed revision and after seeking necessary clarification from the representatives of the Company, I hereby give my free and irrevocable consent for the Revised 'Project Specification' sheet of the project.

Further for the purpose of identification, I have also put my signature on a copy of the proposed revised 'Project Specification' of the Project which shall remain in the custody of the Promoter as evidence of my consent granted to the said proposed revision.


(Allottee)

Name : Naripjeet Singh

Date : 01.06.2020

To,

M/s Gulshan Homz Pvt. Ltd. ("Company")
Regd. Office : 121, Hargobind Enclave,
Delhi-110092.

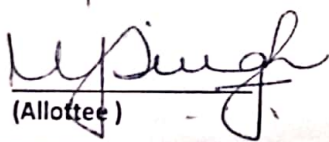
Consent for Revision in 'Project Specification' of Gulshan Dynasty Project

This is with reference to the my booking / allotment of Apartment bearing No. C-1802 in 17th floor and having 4700 Sq. ft. super area (2784 Sq. Ft. carpet area) in the Company's Group housing residential project namely "Gulshan Dynasty" situated at GH-03D, Sector-144, Noida, Uttar Pradesh having UP RERA registration no. bearing "UPRERAPRJ950870" (herein after referred to as "PROJECT")

That I have been conveyed that the Company is proposing to revise the existing 'Project Specification' of the Project. I have been shown the proposed revision in the "Project Specification Sheet" of the project.

After having understood the proposed revision and after seeking necessary clarification from the representatives of the Company, I hereby give my free and irrevocable consent for the Revised 'Project Specification' sheet of the project.

Further for the purpose of identification, I have also put my signature on a copy of the proposed revised 'Project Specification' of the Project which shall remain in the custody of the Promoter as evidence of my consent granted to the said proposed revision.


(Allottee)

Name : Simranjeet Singh

GULSHAN DYNASTY - PROJECT SPECIFICATION SHEET (Revised)

PART A : GULSHAN DYNASTY APARTMENT (COLD SHELL SPECIFICATIONS)

FLOORING

All internal spaces in the apartment with bare concrete/IPS.

WALL/CEILING

All internal walls and ceilings within the apartment would be rough finished and unpainted.

EXTERIOR

Appropriate finish of exterior grade texture paint.

DOORS AND WINDOWS

Main door (veneer polished) and external doors and windows will be provided.

PLUMBING

Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchen. Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.

ELECTRICAL

Only PVC conduits will be provided in the ceiling slabs up to drop points. No light points, Fixtures/switches will be provided.

PART B : GULSHAN DYNASTY APARTMENT (WARM SHELL SPECIFICATIONS)

LIVING/ FAMILY LOUNGE/ CORRIDOR

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

DINNING

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

KITCHEN

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls and Dado

Stain Resistant Engineered stone of appropriate height finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

Hardware

Blum/Hettich or equivalent.

Sink

SS/Powder Coated Finished. **Flick Mixer** Chrome/Powder Coated.

Drawers and Cabinets

Soft closing bank/ soft close shutters.

Counter Top

Exclusive stain resistant engineered stone or equivalent.

Miscellaneous

Chimney, Hob, Microwave, OTG, Waste Crusher of approved make.

MASTER BEDROOM**Floor**

Premium laminated wooden flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

BEDROOM-1**Floor**

Premium laminated wooden flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

BEDROOM-2**Floor**

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

GUEST BEDROOM**Floor**

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

TOILETS**Floor**

Designer Ceramic tiles/imported marble or equivalent.

Walls

Designer Ceramic tiles/Imported Marble or equivalent.

Ceiling

Premium quality acrylic emulsion paint on false ceiling.

Counters

Exclusive granite/imported marble or equivalent.

Sanitary Ware & C.P fittings

- Premium sanitary fixtures of American Standard/Toto or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent;
- Bath Tub in master toilet. Glass partitions in shower area of all toilets.

SERVANT ROOM**Floor**

Premium vitrified tiles.

Walls & Ceiling

Finished with premium plastic emulsion paint of appropriate colour

BALCONY/ DECK (FRONT SIDE)

Floor

Anti-Skid Ceramic tiles.

Walls & Ceiling

Appropriate finish of exterior grade texture paint.

Railing

Glass railing as per design.

BALCONIES (REAR SIDE)

Floor

Anti-Skid Ceramic tiles.

Walls & Ceiling

Appropriate finish of exterior grade texture paint.

Railing

MS railing as per design.

DOORS, WINDOWS AND FRAMES

Main Door and Frame

Designer Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames.

Internal Doors and Frames

Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door. frames.

Hardware and Locks

Stainless steel/brass finished hardware fittings for doors and locks of branded makes.

Exterior Doors & Windows

Premium Aluminium Section with DGU Glass.

Servant Toilet Door & Frame : Aluminium door & frame.

WOODWORK

Stylish pre laminated modular Wardrobe with highest standard hardware of Blum, Hettich or equivalent.

CENTRALISED HEAT PUMPS

Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen.

HVAC

VRV/VRF AC system in living room, dining, family room and bedrooms. Treated fresh air unit in the Apartment.

ELECTRICAL

All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs.

PLUMBING

As per standard practice, all internal plumbing in CPVC/Composite. All external in UPVC

Note: Promoter will provide warm shell specifications for those Buyers only who opt for such specifications in the Apartment and agreed to pay extra price for that.

PART C: GULSHAN DYNASTY - COMMON AREAS SPECIFICATIONS:

ENTRANCE LOBBIES

Floor

Imported marble flooring or equivalent.

Walls

Combination of Imported marble cladding or equivalent finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

APARTMENT FLOOR LOBBIES

Floor

Imported marble flooring or equivalent.

Walls

Combination of Imported marble cladding or equivalent finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

ELEVATORS

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

GENERATORS

Generator to be provided for 100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

STRUCTURE

Earthquake resistant RCC Structure.

SECURITY AND Fibre to home (FTTH)

Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection and alarm system as per fire norms.

EXTERIOR

Appropriate finish of exterior grade texture paint.

FIRE FIGHTING SYSTEM

A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.

STAIRCASE & LANDING

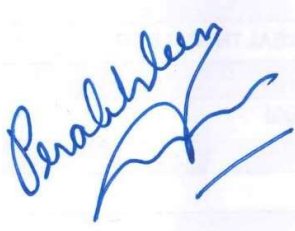
Floor

Marble/ Granite.

Railing

MS as per design

For Gulshan Homz Pvt. Ltd.



(Prabhleen Singh Saggu)
Authorised Signatory