

53

FORM A

(See Rule 3)

FORM OF DECLARATION

Date 11/7/2014

Place:- Ghaziabad

Promoter Details:

- 1 Name: m/s QUANTUM COLONIZERS PVT. LTD.
- 2 Registered Office: 122-D, Pocket F, Mayur vihar, Phase-2, New Delhi-91
- 3 Local/Postal Address 110 Ocean Plaza, Sec-18, Noida
- 4 Date of Incorporation 4/6/2007
- 5 Name/Designation of Authorised Signatory: Manoj Kumar (GM)

The Declarant hereby solemnly states that the following:

First: The promoter owners/ 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:

S.No.	Description	Particulars
(I.)		
1	Name of the building/ Group Housing scheme	QUANTUM HOMES
2	Sanctioning Authority of the Plan	Ghaziabad Development Authority
3	Date of sanctioning	6/9/2010
4	Municipal No. of the Property	Khasara No.-1116 &1123
5	Municipal ward of the Property	NooR NAGAR, GHAZIABAD
6	Postal address of the property	KH-1116 & 1123, NOOR NAGAR, GHAZIABAD
7	Name of Architect/ Structural Engineer	Designers Guild Associates, D-2, Sector-7, Noida
8	Height of the building	35.925 MT
9	Scheme whether residential or commercial(other than multiplex or mall)	Residential
10	No. of floors.	B+S+11

1130/080/0  
14/7/14

AE-5.6/15-1  
@

GM (1)  
14/7/14

Annexure'A'

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

S.No.	Items		
1	Location of land of the building	Revenue village	NOOR NAGAR
		Tehsil	Ghaziabad
		District	Ghaziabad
2	Survey No. with area		2620 Sq. Mtr.
3	Date of last document of title under which the promoter claims the land		10/9/2007
4	Details of registration of the above title document	Book no.	1
		Vol. no.	2886
		Page nos.	195 TO 301
		Sl. No.	6808
		Date of Regn.	10/9/2007
5	Booundaries of the land	North	7.5 MT ROAD
		South	KH-1117 & 1118
		East	KH-1116 & 1123
		West	CHAK ROAD
6	Land whether freehold or leasehold		Free Hold
7	If land is leasehold, the unexpired period of the lease		Not Applicable

For QUANTUM COLONIZERS PVT. LTD.

Place NOOR NASAK

Signature of declarant

  
General Manager

with designation and seal

Date 14-07-2014

## Annexure 'B'

(Details of Apartment)

Name of Condominium

Value of Condominium

S.No.	Floors	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	Proportinate 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	STILT Floor	001	0	74.69	1.08	1.08	Residential	
		002	0	73.89	1.07	1.07		
		003	0	62.43	0.91	0.91		
		004	0	62.49	0.91	0.91		
		005	0	69.94	1.01	1.01		
		006	0	74.8	1.08	1.08		
		007	0	73.77	1.07	1.07		
		008	0	63.23	0.92	0.92		
		009	0	61.75	0.90	0.90		
		0010	0	70.44	1.02	1.02		
2	UPPER GROUND TO 7TH FLOOR	G01	2	74.69	1.08	1.08		
		G02	2	73.89	1.07	1.07		
		G03	2	62.43	0.91	0.91		
		G04	2	62.49	0.91	0.91		
		G05	2	69.94	1.01	1.01		
		G06	2	74.8	1.08	1.08		
		G07	2	73.77	1.07	1.07		
		G08	2	63.23	0.92	0.92		
		G09	2	61.75	0.90	0.90		
		G010	2	70.44	1.02	1.02		
3	8TH TO 10TH FLOOR	801	3	98.67	1.43	1.43		
		802	3	126.75	1.84	1.84		
		803	3	126.75	1.84	1.84		
		804	3	98.67	1.43	1.43		

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 aggregate of Column No. 4.

Place: NOOR NAGAR

Signature of declarant with designation and seal

Date: 14-07-14

For QUANTUM COLONIZERS PVT. LTD.  
General Manager

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 apartment at various floors	6851.96	x	x	x
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (i) of the Act)	x	268	x	x
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)	x	x	x	3429
(c)	Total covered area of the building { Total of (a), (b-1) & (b-2)}	x	x	x	10548.96
	Sum up	i.e. (a)	i.e. (b-1)	i.e. (b-2)	i.e. ©

For QUANTUM COLONIZERS PVT. LTD.

Place **NOOR NAGAR**

Signature of declarant  
with designation and seal

*Maj*  
General Manager

Date **14-07-14**

## 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	
(b)	Basement (if any) (as shown in exhibit 'A' attached hereto)	Single basement of area 1669 sqmt.
©	Facilities in basement	Parking, Services and under ground water tanks
(d)	Parking facilities (as shown in exhibit 'A' attached hereto)	Approx 1465 sqmt area in basement for parking
(e)	Facilities on the ground floor (as shown in exhibit 'A' attached hereto)	
	(i) Garden lawns	Provided
	(ii) Children playing area	NA
	(iii) Swimming pool	NA
	(iv) Tennis Court	NA
	(v) Badminton Court	NA
	(vi) Commercial areas & facilities	Approx 30 sqmt. Area
	(vii) Lobby & facilities	NA
	(viii) Any other facility	NA
(f)	Common areas & facilities located throughout the building (as shown in exhibit 'A')	
	(i) Elevator	4. no. of elevator
	(ii) Area of shaft	12.96 sqmt.
	(iii) Elevator shafts extends from ground floor upto	Terrace lvl.
	(iv) No. of stairways 'A', which lead from the ground floor to the roof of the building	2
	(v) (iv) No. of stairways 'B', which lead from the open court to the upper floors.	NA
	(vi) A flue (if applicable), extending from the incinerator in the basement to the roof of the building, which has a hooper 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.	NA
	(vii) No. of water tanks	6
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the	Machine room provided
	(ix) Plumbing network throughout the building.	Provided
	(x) Electric wiring net-work, throughout the building	Provided
	(xi) Necessary light(s).	Provided

(xii) Telephone(s)	Provisions made
(xiii) Public water connection(s)	Provided
(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	As per IS code
(xv) Tanks(s)	Provided
(xvi) Pump(s)	Provided
(xvii) Motor(s)	Provided
(xviii) Fans	Provided
(xix) Fire fighting equipments.	As/NBC
(xx) Compressors	NA
(xxi) Duct(s)	NA
(xxii) Central Air Conditioning Equipments	NA
(xxiii) Heating equipment	NA
(xxiv) General all apparatus & installation existing for common use	NA

Place **NOOR NAGAR**

Date **14-07-14**

For **QUANTUM COLONIZERS PVT. LTD.**

Signature of declarant  
with designation and seal

**General Manager**

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.

Annexure 'E'

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

"Limited common areas & Facilities " (as defined in S.3© of the Act and shown in Exhibit 'A'		
(i)	Parking	STILT-896 SQMT AND BASEMENT-1465 SQMT
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit.	PROVIDED
(iii)	Corridor extending from the lobby to the stairway	WELL CONNECTED CORRIDORS AT EVERY FLOOR AREA- PROVIDED 1068 SQMT. APPROX.

TOTAL AREA-3429 SQMT

Place: NOOR NASAR

Signature of declarant  
With designation and seal

FOR QUANTUM COLONIZERS PVT. LTD.

Date: 14-07-14

General Manager

Note:- Section 3(s) of the Act has defined the "Limited common areas and facilities" means "those 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	NA
(ii)	Servant Quarter	NA
(iii)	Club with independent access	NA
(iv)	Convenient Shops	NA
(v)	Covered garage/store	NA
(vi)	Terrace attached to an apartment. (if applicable)	NA

Note:- Section 3(P) of the Act has defined the term "independent area" which the areas which have been declared but not included as common areas for the joint use of apartment and may be sold by the promoter without the interference of other apartment owners.

For QUANTUM COLONIZERS PVT. LTD

Place:- NOOR NASAR

Signature of declarant

With designation and seal

Date:- 14-07-14

General Manager



