

FORM A  
(See Rule 3)  
FORM OF DECLARATION

Date: 11.05.2016  
Place: Delhi

Promoter Details;

1. Name: Arihant Buildcon Pvt. Ltd.
2. Registered Address: Office No. 601, 6<sup>th</sup> Floor, Plot No. 17, Sachdeva Tower, Community Center, Karkardooma, Delhi-110092.
3. Local/ Postal Address: Arihant Altura , GH-03, Abhay Khand-2, Indirapuram, Ghaziabad.
4. Date of Incorporation (if applicable): 1996-97
5. Name/ Designation of Authorized Signatory: Kaushal Jain / Director

The Declaring 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:

S.No.	Description	Particulars
(1)	(2)	(3)
1.	Name of the building/ Group Housing Scheme	Arihant Altura
2.	Sanctioning Authority of the plan	Ghazibzd Development Authority(Ghaziabad)
3.	Date of sanction/Date of Compounding	11-12-2007/08-01-2010
4.	Municipal No. of the property	GH-03
5.	Municipal Ward of the property	Abhay Khand-2, Indirapuram, Ghaziabad.
6.	Postal address of the property	Arihant Altura , GH-03, Abhay Khand-2, Indirapuram, Ghaziabad.
7.	Name of Architect/ Structural Engineer	M/S Deepak Mehta & Associates
8.	Height of the building	Max. Ht. -42.350 mt.
9.	Scheme whether residential or commercial (other than multiplex or Mall)	Group Housing
10.	No. of Floors	S+13

**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 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 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 10330.178sqm on all floors, of which 8390.644 sqm will constitute the apartments and remaining 1836.586sqm will constitute the 'common areas and facilities' and (79.723 + 23.225)sqm constitute 'limited common areas and facilities', which have been detailed in Annexure 'C' hereto.

**FIFTH:** That this condominium shall be known as “**Arihant altura**” (Insert the name of 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 shall be as follows –

Sl. No	Item	Details
1.	‘Common areas and facilities’ [as defined in S. 3(i) of the Act]	As per Annexure ‘D’
2.	‘Limited common areas and facilities’ [as defined in S. 3(s) of the Act]	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 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 **Arihant altura** Condominium is based on the proportionate value of each apartment to the total value of all apartments.

**SEVENTH:** That the Administration of **Arihant altura** 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 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 percentage of 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 approval of Competent Authority expressed in amendment to this deed.

**ELEVENTH:** that the undivided interest in 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 mortgages 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 mortgaged 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 become 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.

**SIXTEENTH:** The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the maintenance charges @ Rs. 1.50/sqft per month from the owners of each apartment in the context of the prices prevailing as on 31.3.2010 and the same shall be enhanced @15% every year.

IN WITNESS WHEREOF, Shri Kaushal Jain for on behalf of M/S Arihant buildcon Pvt. Ltd. (the promoter) hereto set his hand this 11th day of May of year 2016

Signed and delivered by

(Seal of Promoter)

**In the presence of:-**

1. ....

2. ....

**Annexure 'A'**

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

Sl.No.	Items		
1.	Location of the land of the building	Revenue village	Abhay Khand-2, Indirapuram
		Tehsil	Ghaziabad
		District	Ghaziabad
2.	Survey No. with areaGH-6		3202.900 sq.m
3.	Date of last document of title under which the promoter claims the land		Sale Deed dt.18.03.2010
4.	Details of Registration of the above title document	Book No.	01
		Vol. No.	14887
		Page Nos.	261 to 272
		Sl. No.	6134
		Date of Regn.	18.03.2010
5.	Boundaries of the land	North	24.000 mt wide road
		South	Other's property
		East	Other's property
		West	45.000 m road
6.	Land whether freehold or leasehold		Free Hold
7.	If land is leasehold, the unexpired period of the lease		_____

Place: Delhi

Signature of declarant with designation and seal

Date: 11.05.2016

**Annexure 'C'**

**Details of covered area of apartments and covered area of common areas and  
Facilities/ limited common areas and facilities**

<b>S.No.</b>	<b>Description</b>	<b>Particulars</b>			
(1)	(2)	(3)	(4)	(5)	(6)
(a)	Total covered area of apartments at various floors	8390.644 sqm			
(b-1)	Total covered area of common areas & facilities (as defined in S.3 (s) of the Act)		1836.586 sqm		
(b-2)	Total covered area of limited common areas & facilities (as defined in S.3 (s) of the Act)			79.723 sqm + 23.225 sqm	
(c)	Total covered area of the building [Total of (a), (b-1) & (b-2)]				10330.178 sqm
	Sum up	8390.644 sqm	1836.586 sqm	102.948 sqm	10330.178 sqm

79.723 sq mt. is terrace area for 2 flats on 1<sup>st</sup> floor.

23.225 sq mt is Limited area not yet sold in form of 5 stores retained with the developer.

Place: Delhi

Signature of declarant with designation and seal

Date: 11.05.2016

### Annexure 'D'

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

Sl.No.	Name of common areas & facilities	Particulars
(a)	The parcel of land described in paragraph First of this Deed.	3202.900 sqm
(b)	Basement (if any) (as shown in Exhibit 'A' attached hereto)	-N.A-
(c)	Facilities in the basement	
(d)	Parking facilities (as shown in Exhibit 'A' attached hereto)	-N.A-
(e)	Facilities on the ground floor (as shown in Exhibit 'A' attached hereto)	
	(i) Garden lawns	As Per Drawing
	(ii) Children playing area	As Per Drawing
	(iii) Swimming Pool	As Per Drawing
	(iv) Tennis Court	-N.A-
	(v) Badminton Court	-N.A-
	(vi) Commercial areas & facilities	176.400 sqm
	(vii) Lobby & facilities	-N.A-
	(viii) Any other facility	-N.A-
(f)	Common areas & facilities located throughout the building (as shown in Exhibit 'A')	
	(i) Elevator	2 nos.
	(ii) Area of shaft(s)	As per drawing
	(iii) Elevator shaft extends from basement upto	Upto 13 <sup>th</sup>
	(iv) No. of stairway 'A', which lead from the ground floor to the roof of the building	02 nos.
	(v) No. of stairway 'B' (if any), which lead from the open court to the floor basement.	-N.A-
	(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 fed from the janitor's room of each of the .... Upper floors.	-N.A-
	(vii) No. of water tank(s)	Underground tank for domestic & fire-fighting. 01 tower each with 1 no. domestic and 1 no. fire fighting
	(viii) Elevator pent-house with corresponding elevator equipment located on the roof of the building.	-N.A-
	(ix) Plumbing network throughout the building Electric wiring net-work throughout the building	As per norms
	(x) Electric wiring net-work throughout the building	As per norms
	(xi) Necessary light(s)	As per norms
	(xii) Telephone(s)	As per norms
	(xiii) Public water connection (s)	From Ghaziabad Development Authority

	(xiv) Foundations and main walls, columns, girders, beams and roofs of the building	As per norms
	(xv) Tank(s)	As per norms & requirements
	(xvi) Pump(s)	As per norms & requirements
	(xvii) Motor(s)	As per norms & requirements
	(xviii) Fans	As per norms & requirements
	(xix) Firefighting equipment(s)	As per norms & requirements
	(xx) Compressor(s)	-N.A-
	(xxi) (Duct(s)	-N.A-
	(xxii) Central Air Conditioning Equipment(s)	-N.A-
	(xxiii) Heating Equipment	-N.A-
	(xxiv) General all apparatus & installation existing for common use	-N.A-

Open parking area = 5086.186 Sq. mtr.

Place: Delhi

Signature of declarant with designation and seal

Date: 11.05.2016

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 the limited common area and facilities of the building to which the present declaration relates**

"Limited Common areas & Facilities" (as defined in S.3 [c] of the Act and shown in Exhibit 'A')		
(i)	Parking	760.842 sqm in stilt ; and rest in open As Per Drawing
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	-N.A-
(iii)	Corridor extending from the lobby to the stairway	-N.A-

Place: Delhi

Signature of declarant with designation and seal

Date: 11.05.2016

Note: Section 3(S) of the Act has defined the " 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 related**

"Independent areas" (as defined in S.3 (P) of the Act.)		
(i)	Parking	-N.A-
(ii)	Servant Quarter	NIL
(iii)	Club with independent access	112.161 sqm
(iv)	Convenient shops	176.400 sqm
(v)	Store/ unused basement	723.254 sqm
(vi)	Terrace attached to an apartment. (if applicable)	79.723 sq mt.

Place: Delhi

Signature of declarant with designation and seal

Date: 11.05.2016

Note: Section 3(p) of the Act has defined the term "independent area" 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.

## Schedule – A

### [Specifications of Construction]

1. **Foundation:** Earth quake resistance structure with RCC raft foundation
2. **Flooring:** Drawing/ Dining Marble / Bedrooms/ vitrified tiles 2'x2' size, master bed room with wooden laminated flooring, ceramic tiles flooring in toilets & balconies& Kitchen.
3. **Doors and Hardware:** Moulded Skin Door Shutter
4. **Windows:** UPVC Doors, Outer
5. **Internal Finish:** Oil Bound Distemper
6. **External Finish:** Paint
7. **Sanitary ware and fillings:**WC Cistern & wash basin in white shade of standard make; cp fittings.
8. **Electrical:**Copper wiring, Modular switches & Protective switch/MCB's
9. **Plumbing and water line:**PPR & UPVC

Place: Delhi

Signature of declarant

With designation and seal

Date: 11.05.2016