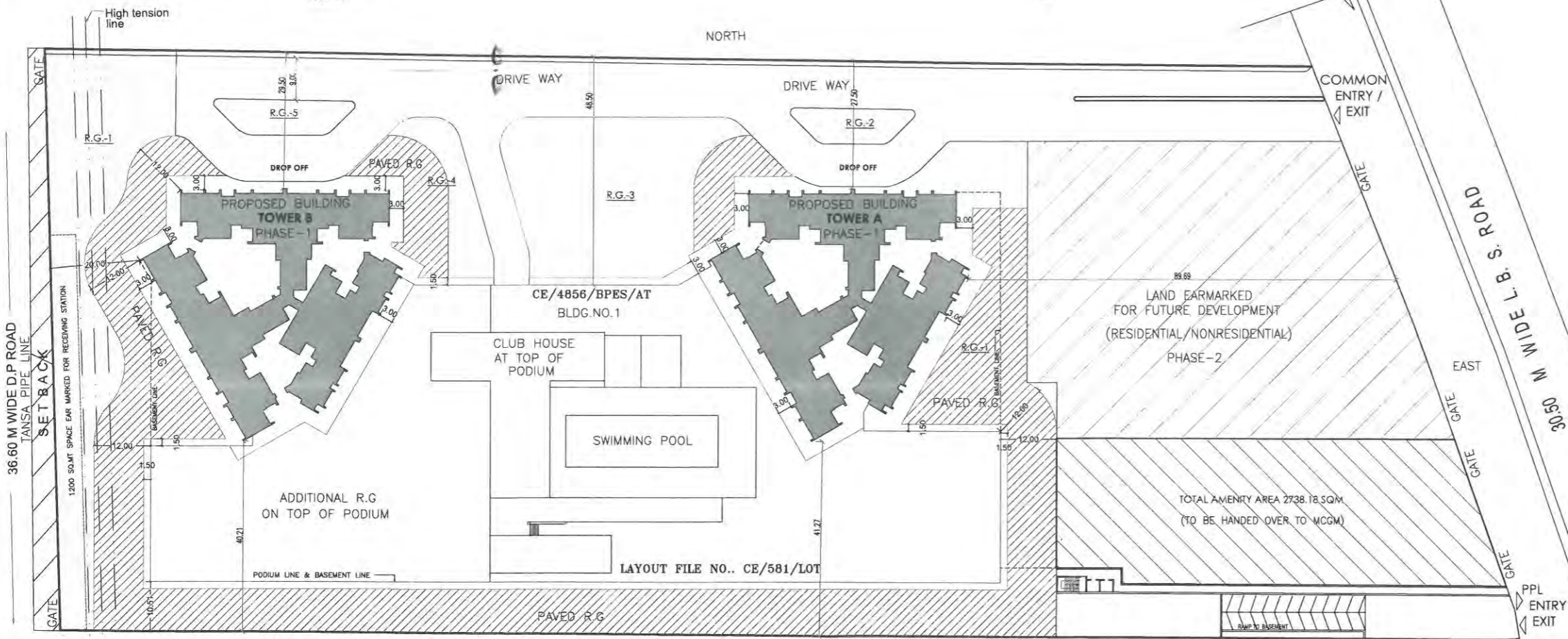


LOCATION PLAN  
Scale = 1:4000



LAYOUT PLAN  
SCALE = 1:500

A	AREA STATEMENT	AREA IN SQ.MT
1.	a) Area Of Plot (As per P.R.C. Card = 36990.30 Sq.mtrs.)	36990.30
2.	Deduction for	
	a) Road set back area	481.21
	b) Proposed Road	-
	Total (a+b)	481.21
3.	Balance Area of plot (1 - 2)	36509.09
4.	Deduction for	
	a) Amenity open space $[(36509.09 - 481.21) \times (7.5\%)]$	2736.16
5.	Net Area of plot (3 - 4)	33770.91
6.	Deduction for Recreation Ground (15% R.G.)	5065.64
7.	Balance Area of plot (5 - 6)	28705.27
8.	Additional for floor space index	
	a) 100% Set back Area	481.21
	b) 100%	
9.	Total Floor Area (7 + 8)	29186.48
10.	F.S.I. Permissible	1.00
11.	Permissible Floor Area	29186.48

PROFORMA B

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.10.2016 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 36990.30 SQ.M. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP/T.P. RECORD ETC.

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous Plans Sanctioned under no. CE/581/BPS/LOT/ Dated. 13.01.2016

Approved Subject to terms and conditions mentioned in the office letter No. CE/581/BPS/LOT dated.....

i) This approval is for the position of access road and location of recreation/amenity spaces only.

ii) This approval is not for bldgs, its users and open space around the same.

iii) Special attention is drawn to condition Nos..... and..... of the Terms and conditions in the letter referred above

**Avinash Goraksh Tambewah**  
Executive Engineer, Building Proposal(E.S) II

**RAKESH JATASHAN KAR UPADHYAY**

**Jitendra Chhaganlal Siddhpura**

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Amended Layout on Land bearing C.T.S No. 475,475/ 1 to 11 of Village Mulund, Mulund (W) & C.T.S Nos. 545, 546, 546/ 1 & 2 of Village Nahur, at Mulund (W).

NAME OF THE OWNER

**RAJENDRA CHANDORKAR**

Digitally signed by RAJENDRA CHANDORKAR  
DN: cn=RAJENDRA CHANDORKAR, o=ou, email=rajendra.chandorkar@oberoiirealty.com, c=IN  
Date: 2017.07.21 20:35:15 +05'30'

DIRECTOR

Oberoi Constructions Ltd.  
Commerz. 3rd floor, International business park  
Oberoi Garden city, Off. Western Express highway  
Goregoan (East), Mumbai - 400 063

NAME & ADDRESS OF ARCHITECT

**Sunil B Arora**  
Architect Sunil Arora  
Lic.No.CA/89/12741  
Commerz. 3rd floor, International business park  
Oberoi Garden city, Off. Western Express highway  
Goregoan (East), Mumbai - 400 063  
Tel:+91 22 6677 3606 Fax:+91 22 6677 3392



**ANNEXURE 1  
APPROVED LAYOUT WITH  
PHASING / USER SUPERIMPOSED**

**LEGEND**

	REAL ESTATE PROJECT
	LAND EARMARKED FOR FUTURE DEVELOPMENT

**NOTE:**

1. THE DETAILED SCHEME OF DEVELOPMENT IN THIS ANNEXURE DISCLOSES THE DESIGNATED USES OF THE BUILDINGS / STRUCTURES / TOWERS / WINGS AND THE PHASE/S OF DEVELOPMENT ON THE LARGER PROPERTY AND IS BASED ON THE CURRENT APPROVED LAYOUT AND ANY AMENDMENTS TO THE APPROVED LAYOUT IN ACCORDANCE WITH THE APPLICABLE LAWS MAY RESULT IN CONSEQUENTIAL CHANGES TO THE SCHEME DISCLOSED IN THIS ANNEXURE.
2. TOWER A AND B SHALL EACH HAVE UPTO 67 UPPER FLOORS.
3. FURTHER, THE OVERALL DEVELOPMENT ENVISAGED IN THE WHOLE PROJECT SHALL INTER ALIA, COMPRISE OF UPTO 9 PODIUMS AND UPTO 3 BASEMENTS WHICH WOULD HAVE PARKING FOR ALLOTTEES OF THE REAL ESTATE PROJECT, ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT, AND FOR USERS OF PUBLIC PARKING LOT (TO BE HANDED OVER TO MCGM) CONSTRUCTED AS PER THE DCR.
4. THE PROMOTER PROPOSES TO UTILIZE A TOTAL FLOOR SPACE INDEX ("FSI") OF 4 ON GROSS PLOT AREA OF THE LARGER PROPERTY PLUS COMPENSATORY FUNGIBLE FSI PLUS FREE OF FSI AREAS TOGETHER AGGREGATING UPTO APPROXIMATELY 2,39,697.00 SQUARE METERS PLUS THE PARKING AREA/S AND THE AMENITIES IN THE COURSE OF THE PHASE-WISE DEVELOPMENT OF THE WHOLE PROJECT.
5. CLUB HOUSE AT PODIUM TOP SHALL BE SHARED BETWEEN ALLOTTEES OF REAL ESTATE PROJECT AND ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT.
6. SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT FOR SALE OF PREMISES.