

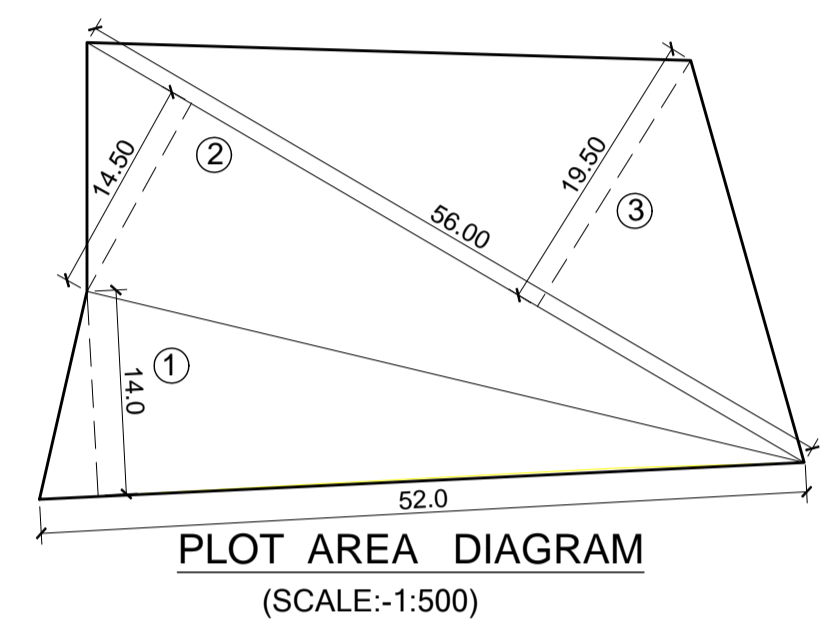
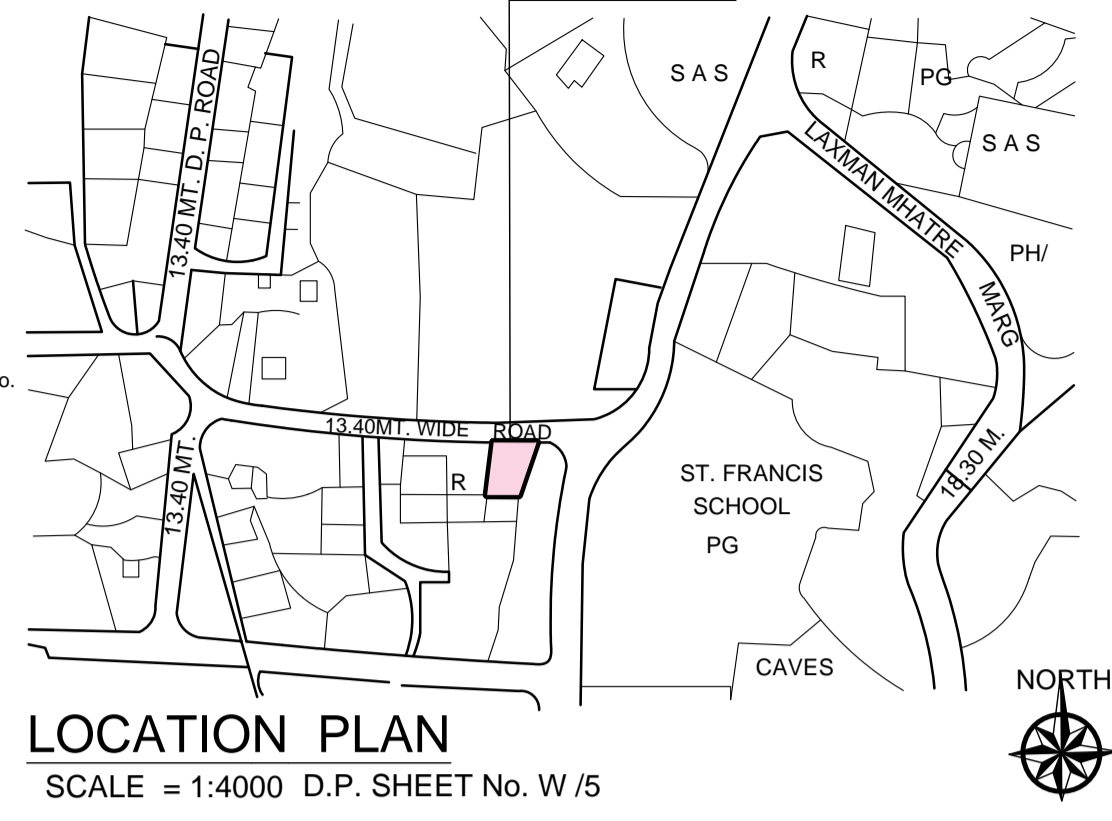
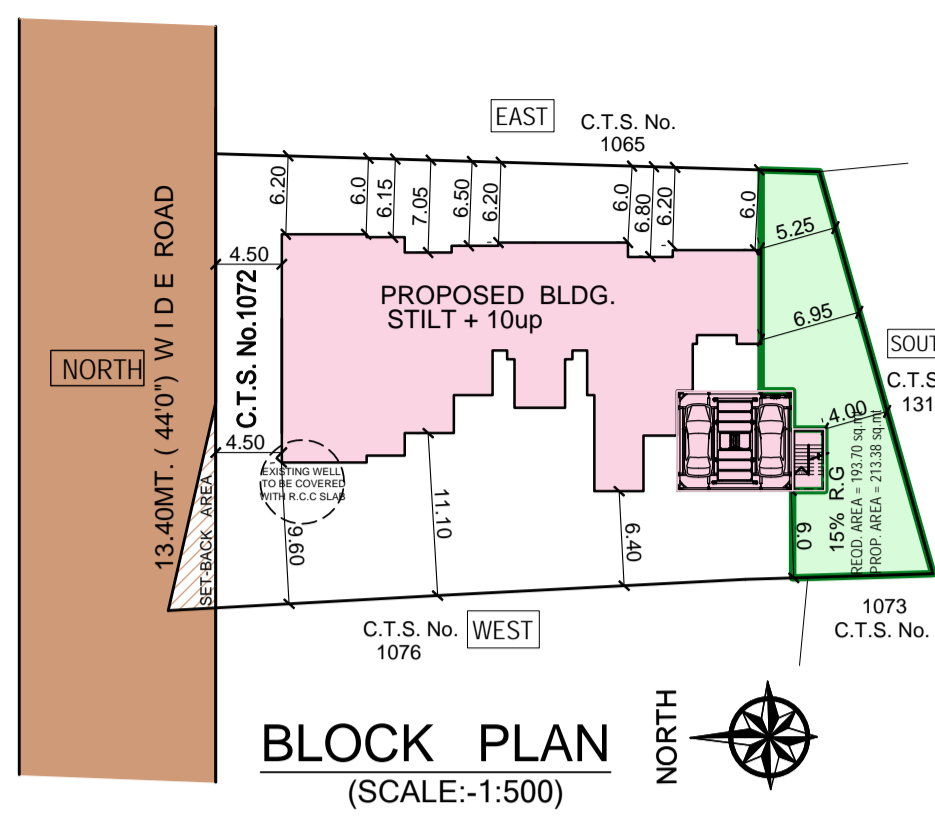
50% ADDITIONAL F.S.I. PAYMENT DETAILS TABLE

1	NET PLOT AREA	1291.35 sq.mt.
2	PERMISSIBLE ADDITIONAL 50% AREA	645.68 sq.mt.
3	AS PER APPROVED PLAN DATED = 29-10-2014 CLAIMED 28.27% AS PER DCR 32	365.06 sq.mt.
a	READY RECKONER 2008 (18,000/-)	18,000/-
b	BASE RATE	
c	AMT. Rs.	29,93,500/-
d	CHALLAN No. R-405	
e	AMT. Rs. (M.C.G.M.)	14,96,750/-
f	RECIPT/SAP No. 1001890053 DATED -	09-10-2014
g	AMT. Rs. (R.B.I.)	14,96,750/-
h	RECIPT No. 039559 DATED -	14-10-2014
4	ADDITIONAL AREA ALREADY CLAIMED 9.08% AS PER DCR 32	117.21 sq.mt.
a	READY RECKONER 2008 (55,300/-)	55,300/-
b	BASE RATE	
c	AMT. Rs.	38,89,027.80
d	CHALLAN No. R-001	
e	AMT. Rs. (M.C.G.M.)	19,44,520/-
f	RECIPT/SAP No. 1002386716 DATED -	
g	AMT. Rs. (R.B.I.)	19,44,520/-
h	RECIPT No. 0499048 DATED -	30.12.2015
5	ADDITIONAL AREA ALREADY CLAIMED 10.78% AS PER DCR 32	139.20 sq.mt.
a	READY RECKONER	59,800/-
b	AMT. Rs.	49,94,500/-
c	CHALLAN No. R-078	
d	AMT. Rs. (M.C.G.M.)	24,97,250/-
e	RECIPT/SAP No. 1002808638 DATED -	05.01.2017
f	AMT. Rs. (R.B.I.)	24,97,250/-
h	RECIPT No. 072923 DATED -	11.01.2017
6	ADDITIONAL AREA CLAIMED NOW 1.87% AS PER DCR 32	24.21 sq.mt.
a	READY RECKONER	59,800/-
b	AMT. Rs.	8,68,700/-
c	CHALLAN No. R-087	
d	AMT. Rs. (M.C.G.M.)	4,34,350/-
e	RECIPT/SAP No. DATED -	15-03-2017
f	AMT. Rs. (R.B.I.)	4,34,350/-
h	RECIPT No. 4386 DATED -	15-03-2017

FUNGIBLE F.S.I. AS PER 35(4) OF MODIFIED D.C.R. 1991

1	LOCATION OF LAND	PROPOSED BUILDING ON PROPERTY BEARING C.T.S. No. 1072 / 1 TO 2 OF VILLAGE- EKSAR, AT - I.C. COLONY, MUMBAI
2	USER PERMITTED	RESIDENTIAL
3	FUNGIBLE F.S.I. PERMISSIBLE	978.57 SQ.MT
4	FUNGIBLE AREA WITHOUT CHARGING PREMIUM (RESI.)	52.54 SQ.MT
5	BALANCE FUNGIBLE AREA WITH CHARGING PREMIUM (RESI.)	926.03 SQ.MT
6	ALREADY PAID FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) PREVIOUS approved plan ON DATE - 26 NOV. 2015	449.04 SQ.MT.
7	READY RECKONER RATE	55,300 /-
8	AMT (Rs.)	1,48,99,150 /-
9	RECIPT No. 1002347750	DATE - 26.11.2015
10	ALREADY PAID FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) PREVIOUS approved plan ON DATE - 31 DEC. 2015	232.57 SQ.MT.
11	READY RECKONER RATE	55,300 /-
12	AMT (Rs.)	77,16,700 /-
13	RECIPT No. 1002386707	DATE - 30.12.2015
14	ALREADY PAID FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) PREVIOUS approved plan ON DATE - 12 / 01 / 2017	86.06 SQ.MT.
15	READY RECKONER RATE	59,800 /-
16	AMT (Rs.)	30,87,900
17	RECIPT No. 1002808638	DATE - 05.01.2017
18	ALREADY PAID FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) (841.13 - 767.67)	73.46 SQ.MT.
19	READY RECKONER RATE	59,800/-
20	AMT (Rs.)	8,66,900/-
21	RECIPT No. 1002899167	DATE - 15-03-2017
22	TOTAL ALREADY PAID FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) TOTAL OF (6 + 10 + 14 + 18) = 449.04 + 232.57 + 86.06 + 73.46	841.13 SQ.MT
23	NOW PROPOSED BALANCE FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) (926.03 - 841.13)	84.90 sq.mt
24	READY RECKONER RATE	59,800/-
25	AMT (Rs.) 2/3 (M.C.G.M.)	20,30,900 /-
26	RECIPT No. 1002990727	DATE - 13 / 06 / 2017
27	AMT (Rs.) 1/3 (R.B.I.)	10,15,500 /-
28	RECIPT No. 091807	DATE - 20 / 06 / 2017

APPROVED SUBJECT TO CONDITION MENTIONED IN THE ACCOMPANYING OFFICE LETTER U/NO. CHE/A-4444/BP(WS)/AR SIGNED ON EVEN DATE.

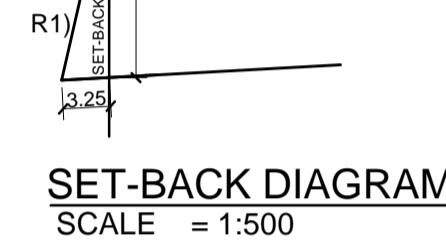


PLOT AREA CALCULATION.

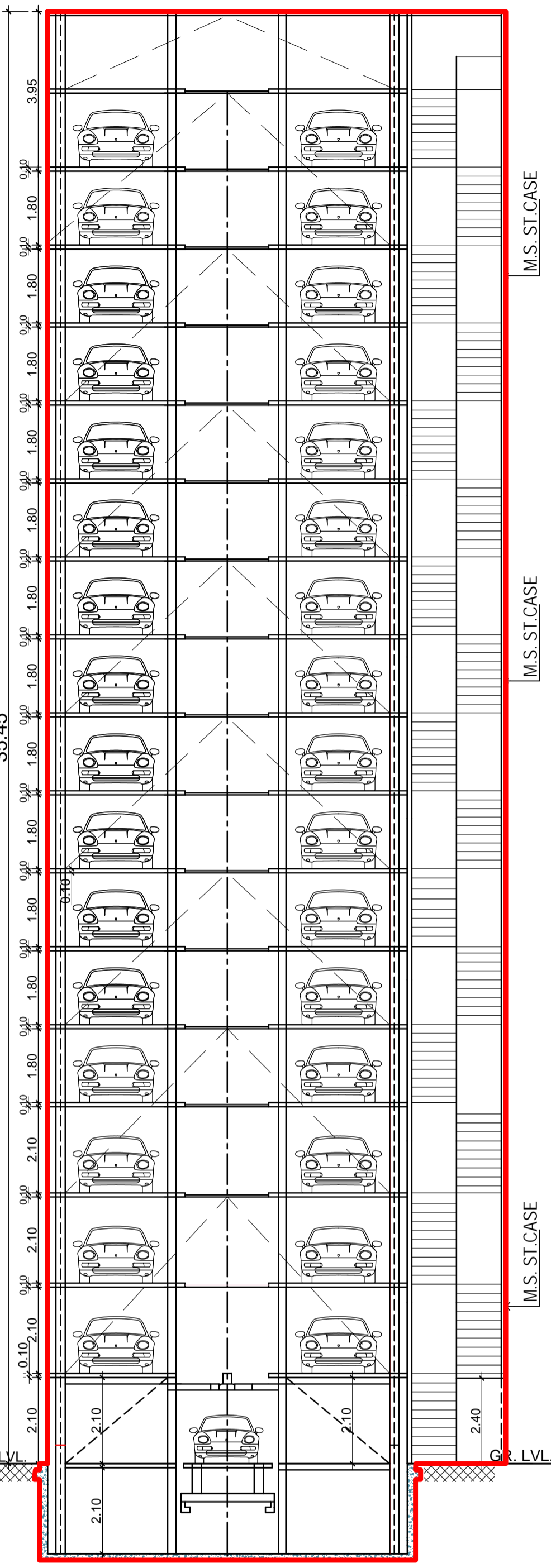
1)	52.00 X 14.00 X 0.50	=	364.00	SQ.MT.
2)	56.00 X 14.50 X 0.50	=	406.00	SQ.MT.
3)	56.00 X 19.50 X 0.50	=	546.00	SQ.MT.
TOTAL AREA		=	1316.00	sqm.
PLOT AREA AS PER P.R.C.		=	1314.10	sqm.

SET-BACK AREA CALCULATION

R1)	14.00 X 3.25 X 0.50	=	22.75	SQ.MT.
TOTAL		=	22.75	sq.mt.



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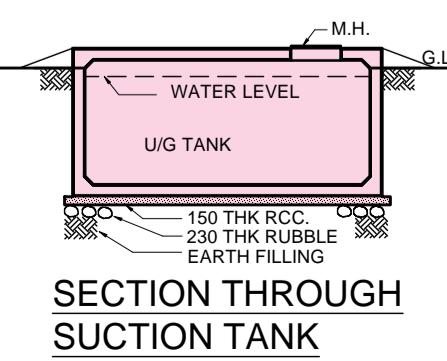
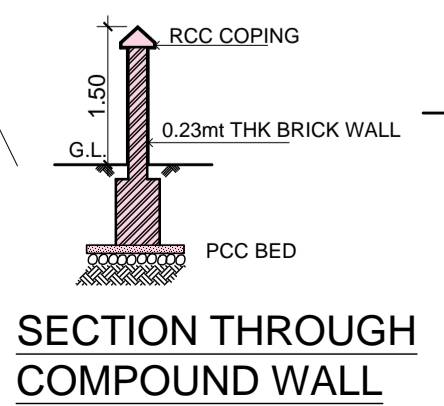


TOWER TYPE SYSTEM

32.00Nos. PARKING
7.00Nos. BIG PARKING
25.00Nos. SMALL PARKING

15% R.G. AREA CALCU.

1)	(4.35 + 2.40) X 16.00 X 1/2	=	54.00	sq.mt.
2)	2.50 X 17.55 X 1/2	=	21.94	sq.mt.
3)	1.85 X 3.55 X 1/2	=	3.28	sq.mt.
4)	5.00 X 29.10 X 1/2	=	72.75	sq.mt.
5)	2.75 X 12.60 X 1/2	=	17.33	sq.mt.
6)	0.30 X 9.85 X 1/2	=	1.48	sq.mt.
7)	(1.40 + 5.70) X 12.00 X 1/2	=	42.60	sq.mt.
PROPOSED R.G. AREA		=	213.38	sq.mt.
REQUIRE R.G. AREA (ON AREA = 1291.35 X 15%)		=	193.70	sq.mt.

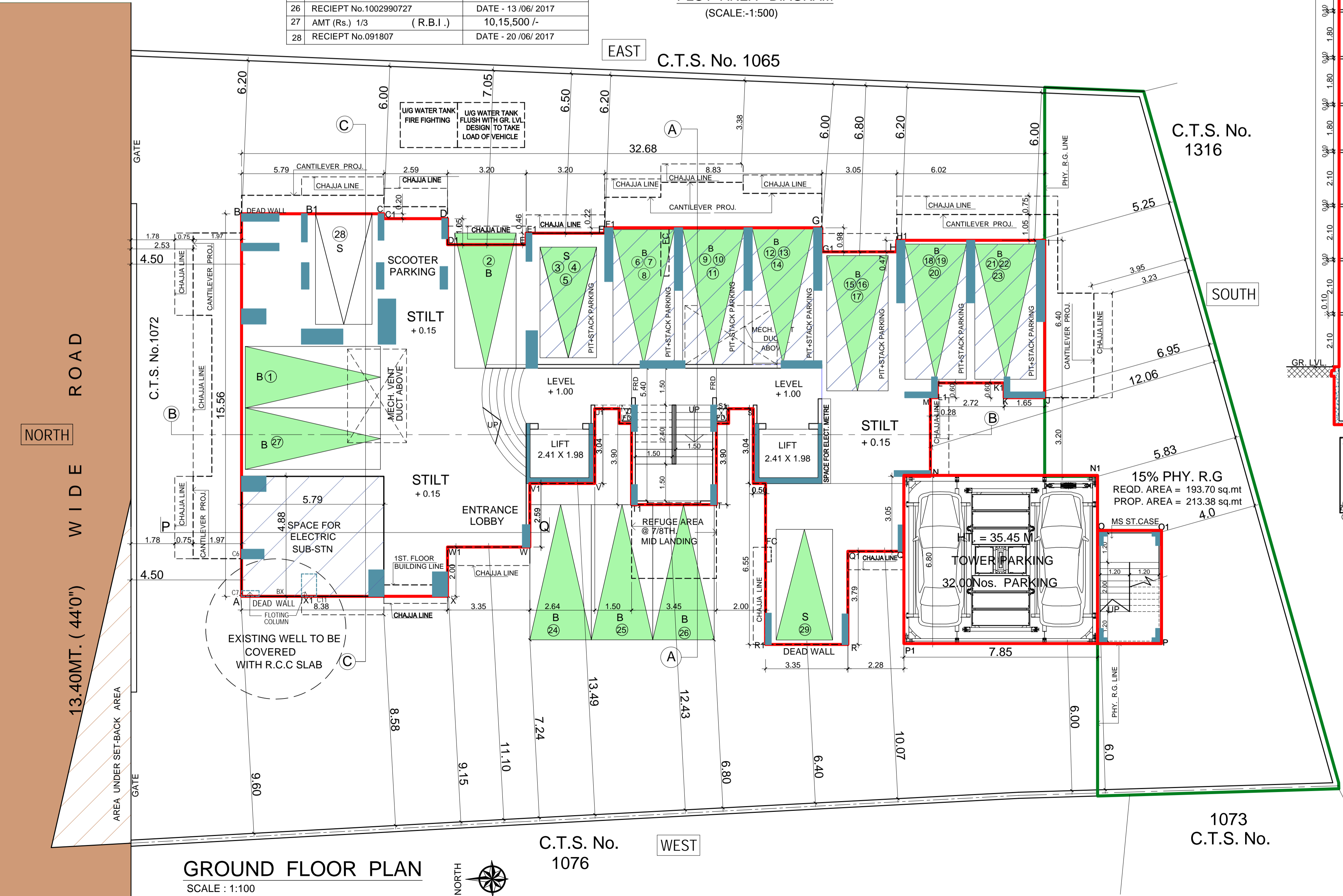


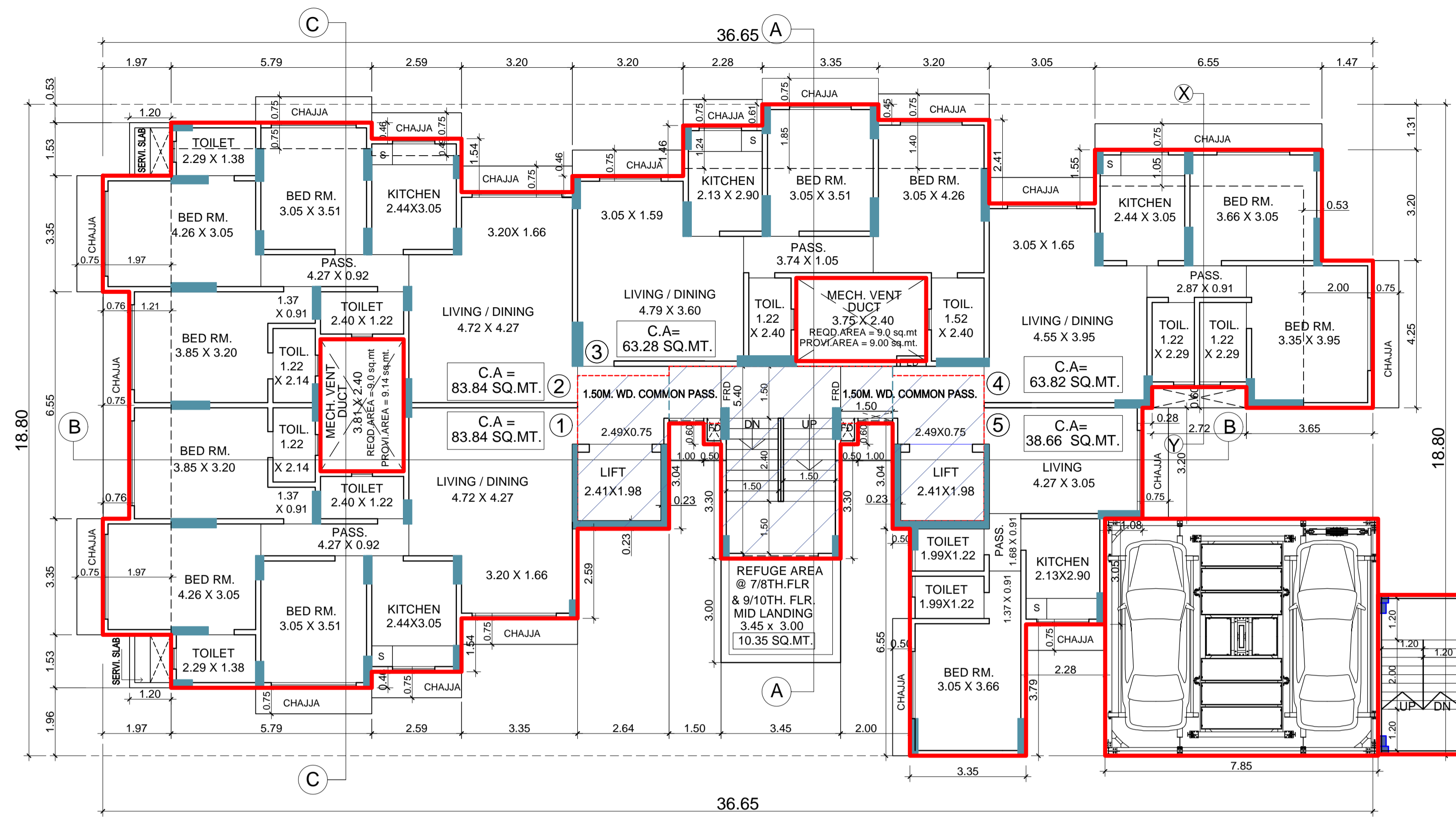
PROFORMA - I SHEET NO. 1 + 3 = 4 (1/4) CHE / A-4444 / BP(WS) / AR

A	AREA STATEMENT	SQ.MTS
1	AREA OF THE PLOT. (AREA AS PER P.R.C.)	1314.10
2	DEDUCTIONS FOR	
a)	ROAD-SET BACK AREA (13.40 MT. WIDE ROAD)	22.75
b)	PROPOSED ROAD	NIL
c)	TOTAL (a + b + c)	22.75
3	BALANCE AREA OF PLOT (1-2d)	1291.35
4	DEDUCTIONS FOR 15% RECREATIONAL GROUND /	NIL
5	NET AREA OF PLOT (3 - 4)	1291.35
6	F.S.I. PERMISSIBLE - ONE	ONE
7	TOTAL AREA (5 X 6)	1291.35
8	ADDITIONS FOR FLOOR SPACE INDEX (AS PER NOTIFICATION - 16/11/2016)	
2(a)	200% FOR D.P. ROAD SET-BACK AREA (22.75 x 2.75) = 45.50 sq.mt	
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
TDR PERMISSIBLE 100% on area = 1291.35 sq.mt. (AS PER NOTIFICATION - 16/11/2016)		
a) 0.50% ADDITIONAL F.S.I.	= 645.68 sq.mt	
b) 70% TDR AS PER 16/11/2016 notification = 903.94 sq.mt		1549.62 sq.mt
c) PERMISSIBLE GEN.80% AS PER DCR 34 = 903.94 x 80% = 723.15 sq.mt		
d) PERMISSIBLE SLUM 20% AS PER DCR 34 = 903.94 x 20% = 180.79 sq.mt		
TOTAL (c + d) = 1549.62 sq.mt		
a) ALREADY CLAIMED 50% F.S.I. AS PER DCR 32	= 645.68 sq.mt	
f) ALREADY CLAIMED GEN 41.82% AS PER DCR 34	= 540.00 sq.mt	
g) ALREADY CLAIMED SLUM 21.68% AS PER DCR 34	= 280.00 sq.mt	
TOTAL = 1265.68 sq.mt		
10	TOTAL AREA (e+f+g)	1465.68
11	PERMISSIBLE FLOOR AREA	7+ 8 + 10 = 2802.53
12	EXISTING BUILT-UP AREA	NIL
13	PROPOSED BUILT-UP AREA	2795.92
14	TOTAL BUILT-UP AREA (12 + 13)	2795.92
15	F.S.I. CONSUMED (14 / 3)	2.16
D DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1	PURELY RESIDENTIAL BUILT UP AREA PROPOSED	2795.92
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	NIL
C DETAILS OF FSI AVAILED AS PER DCR 35 (4)		
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL =	2795.92 X 35% = 978.57
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE	NIL
3	TOTAL FUNGIBLE BUILT UP AREA PROPOSED	978.57
4	TOTAL GROSS BUILT UP AREA PROPOSED (12 + C3)	3774.49
D TENEMENT STATEMENT		
i	PROPOSED AREA (ITEM A, 12 ABOVE) OR C4	3774.49
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	NIL
iii	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	3774.49
iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	170.00 Nos.
v	TENEMENTS EXISTING	NIL
vi	TENEMENTS PROPOSED	50.00 Nos.
vii	TOTAL TENEMENTS (v+vi)	50.00 Nos.
E PARKING STATEMENT		
1	TOTAL PARKING REQUIRED BY REGULATIONS FOR	81.00 NOS.
2	TOTAL PARKING PROVIDED	61.00 NOS.
F TRANSPORT VEHICLES PARKING		
i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	N.A.
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	N.A.

PROFORMA - II

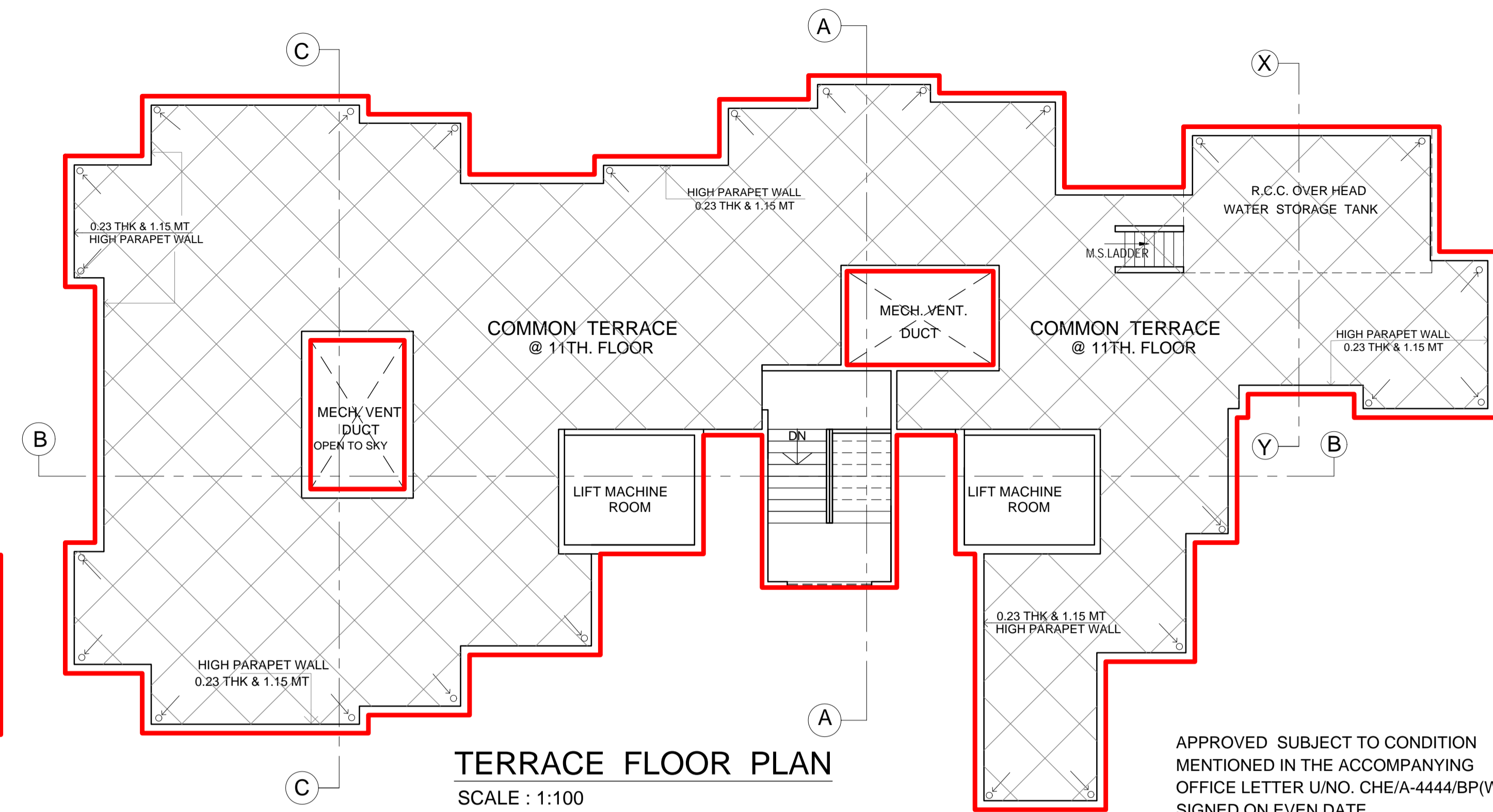
CONTENT OF SHEET
GROUND FLOOR PLAN, PLOT, SET-BACK, 15% PHY.R.G. CALCULATIONS, COMPOUND WALL & SUCTION TANK SECTION, LOCATION PLAN, BLOCK PLAN, PARKING TOWER SECTION - DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING ON PROPERTY BEARING C.T.S. No. 1072 / 1 TO 2 OF VILLAGE- EKSAR, AT - I.C. COLONY, BORIVALI (W) MUMBAI- 400092
CERTIFICATE OF AREA SIGNATURE OF ARCHITECT
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 9/02/09 & THAT THE DIMENSIONS OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 1314.10 sq. mt. & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.S.RECORD (ONE THOUSAND THREE HUNDRED FOURTEEN POINT TEN SQUARE METRE)
NAME OF OWNER SIGNATURE OF OWNER
M/S. SHRADDHA SHIVSHAKTI DEVELOPERS
B-3, ASHIRWAD CHS. LTD., BAMBHAI NAKA, L.T. ROAD, BORIVALI (WEST) MUMBAI-400 092
BUILDING PROPOSAL FILE NO. FILE NAME JOB NO. DRG. NO.
CHE / A-4444 / BP(WS) / AR
NAME, ADDRESS OF ARCHITECT SIGN. OF ARCHITECT
VILAS G. BAGUL
NEOCON INFRASTRUCTURE SERVICES PVT. LTD.
ARCHITECT, ENGINEER, INTERIOR CONSULTANTS
101/A BORIVALI ASHIRWAD, OPP. ANANDRAO PAWAR SCHOOL, VAZIRA, BORIVALI (W) MUMBAI. 400 091
SUB. ENGG. (R/NORTH)
ASST. ENGG. (R/NORTH)
EXE. ENGG. (R/ WARD)





7TH TO 10TH FLOOR PLAN (REFUGE AREA)

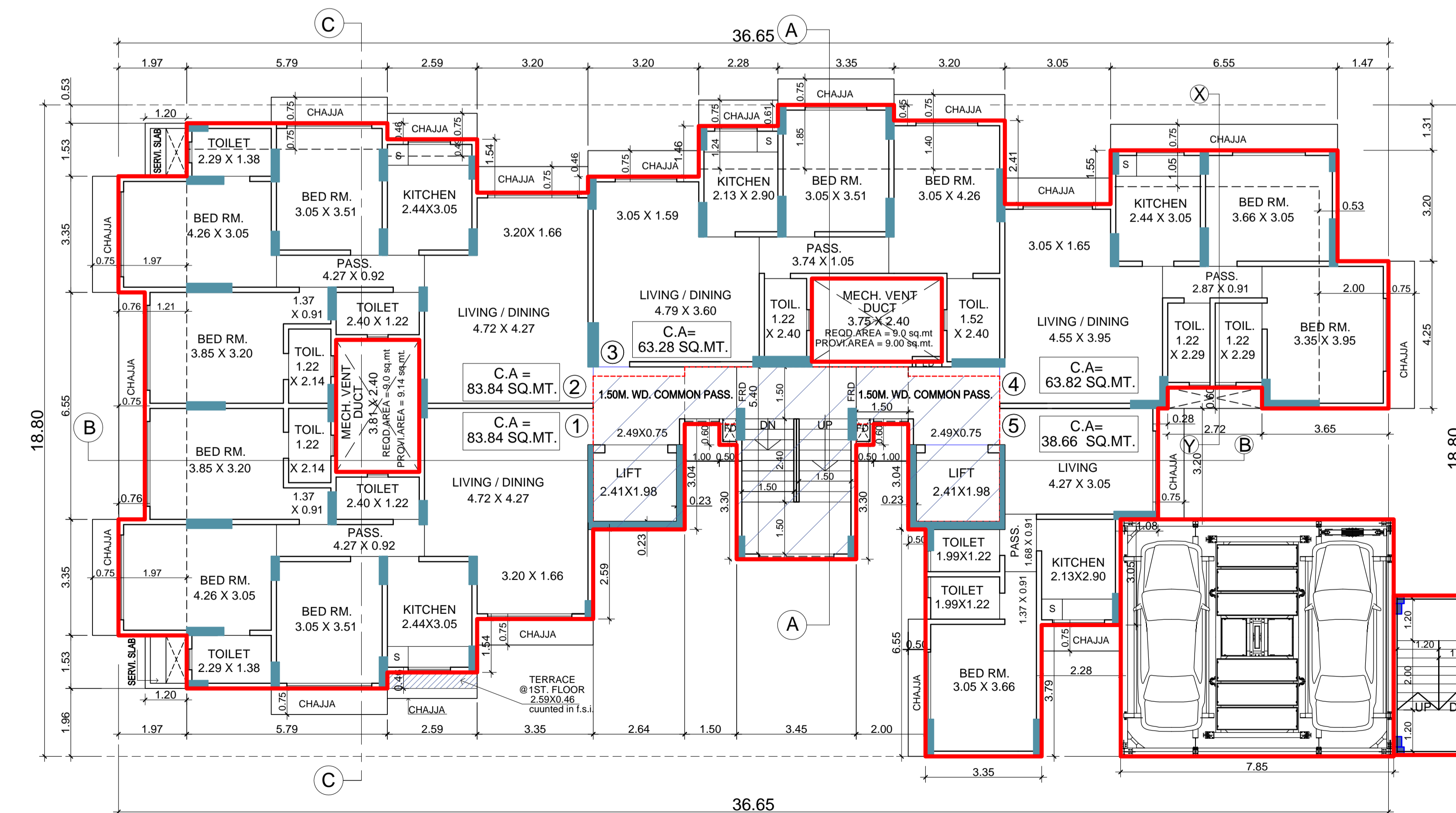
SCALE : 1:100



TERRACE FLOOR PLAN

SCALE : 1:100

APPROVED SUBJECT TO CONDITION MENTIONED IN THE ACCOMPANYING OFFICE LETTER U/NO. CHE/A-4444/BP(WS)/AR SIGNED ON EVEN DATE. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED U/NO. CHE/A-4444/BP(WS)/AR DATED 21/06/2017.



1ST TO 6TH FLOOR PLAN

SCALE : 1:100

CARPET AREA STATEMENT

STILT + 10up = 50.00 NOS (PARKING PURPOSE ONLY)

FLOOR	1ST. TO 10TH	1ST. TO 10TH	1ST. TO 10TH	1ST. TO 10TH
FLAT NO.	1 & 2	3	4	5
LIVING / DIN	4.72 X 4.27 20.15 SQ.MT.	4.79 X 3.60 17.24 SQ.MT.	4.55 X 3.95 17.97 SQ.MT.	4.27 X 3.05 13.02 SQ.MT.
KITCHEN	3.20 X 1.66 5.31 SQ.MT.	3.05 X 1.59 4.85 SQ.MT.	3.05 X 1.65 5.03 SQ.MT.	NIL
BED RM	3.05 X 3.51 10.71 SQ.MT.	3.05 X 3.51 10.71 SQ.MT.	3.66 X 3.05 11.16 SQ.MT.	NIL
BED RM	4.26 X 3.05 12.99 SQ.MT.	3.05 X 4.26 12.99 SQ.MT.	3.35 X 3.95 13.23 SQ.MT.	NIL
BED RM	3.85 X 3.20 12.32 SQ.MT.	NIL	NIL	3.05 X 3.66 11.16 SQ.MT.
TOILET	1.37 X 0.91 1.25 SQ.MT.	NIL	NIL	1.37 X 0.91 1.25 SQ.MT.
TOILET	2.40 X 1.22 2.93 SQ.MT.	NIL	NIL	NIL
TOILET	2.29 X 1.38 3.16 SQ.MT.	1.22 X 2.40 2.93 SQ.MT.	1.22 X 2.29 2.79 SQ.MT.	1.99 X 1.22 2.43 SQ.MT.
TOILET	1.22 X 2.14 2.61 SQ.MT.	1.52 X 2.40 3.65 SQ.MT.	1.22 X 2.29 2.79 SQ.MT.	1.99 X 1.22 2.43 SQ.MT.
PASSAGE	4.27 X 0.92 3.93 SQ.MT.	3.74 X 1.05 3.93 SQ.MT.	2.87 X 0.91 2.61 SQ.MT.	1.68 X 0.91 1.53 SQ.MT.
DOOR JAMS	1.05 X 0.15 X 1 0.16 SQ.MT.	1.05 X 0.15 X 1 0.16 SQ.MT.	1.05 X 0.15 X 1 0.16 SQ.MT.	1.05 X 0.15 X 1 0.16 SQ.MT.
TOTAL AREA	83.84 SQ.MT.	63.28 SQ.MT.	63.82 SQ.MT.	38.66 SQ.MT.
TOTAL FLAT	20.00 Nos	10.00 Nos	10.00 Nos	10.00 Nos

PARKING STATEMENT AS PER PRESENT DCR

CARPET AREA	NO. OF FLAT	PARKING RATIO	PARKING PROVIDED
BELOW 35.0	NIL	1/4 T	NIL
35.0 TO 45.0	10.00	1/2T	5.00
45.0 TO 70.0	20.00	1/1T	20.00
ABOVE 70.0	20.00	2/1T	40.00
TOTAL	50.00 FLAT		65.00
ADD. 25% VISITORS		65.00 X 25%	16.25
TOTAL PARKING REQUIRED =			81.25 say 81.00
TOTAL PARKING PROVIDED =			61.00
BIG PARKING PROVIDED =			31.00
SMALL PARKING PROVIDED =			30.00
DEFFICIENT PARKING (81.00 - 61.00)			20.00

PROFORMA - II

CONTENT OF SHEET			
1ST. TO 6TH FLOOR PLAN , 7TH TO 10TH FLOOR PLAN, TERRACE FLOOR PLAN			
CARPET AREA STATEMENT , PARKING STATEMENT			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED BUILDING ON PROPERTY BEARING C.T.S No.1072 ,1072 / 1TO 2			
OF VILLAGE- EK SAR, AT - I.C. COLONY, BORIVALI (W) MUMBAI- 400092			
NAME OF OWNER	SIGNATURE OF OWNER		
M/S. SHRADDHA SHIVSHAKTI DEVELOPERS			
B-3,ASHIRWAD CHS.LTD.BABHAI NAKA, L.T. ROAD, BORIVALI- (WEST) MUMBAI-400 092			
BUILDING PROPOSAL FILE NO.	FILE NAME	JOB NO.	DRG. NO.
CHE / A-4444 / BP(WS) / AR			
NAME,ADDRESS OF ARCHITECT	SIGN. OF ARCHITECT		
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