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ADDITIONAL INFORMATION RELATING TO THE PROJECT







(To be read in conjunction with Form A)

1. The Promoter is undertaking the development of all those pieces and parcel of land admeasuring approximately 1,01,153.10 bearing C.T.S. Nos. 107/E, 141, 142, 155 and 155/1 to 12 of Village Magathane, Taluka Borivali, Mumbai Suburban District hereto (“**the Larger Property**”) and is more particularly delineated in red colour in the attached Approved Layout with Phase/User Superimposed And Also Showing Proposed Adjoining Development (“**ALPS & PAD**”)
2. The land adjoining the Larger Property (“**Proposed Adjoining Land**” or “**PAL**”) more specifically shown in grey wash in the attached ALPS & PAD is the subject matter of a redevelopment under Regulation 33(10) of the DCR and the Abhedya S.R.A. Co-operative Housing Society (proposed), vide resolution dated 17th June, 2017 passed in its general body meeting, has appointed the Promoter as the developer for the redevelopment of the PAL. The development on/of the PAL is still at a concept stage and on the approval of the plans for its redevelopment/development, the Promoter reserves it right(s) to amalgamate the PAL and other adjoining lands with the Larger Property and develop the same as an integrated layout or as spearate independent layout/s in one or more phases.
3. All references in this document to the Larger Property shall be construed as references to such amalgamated property unless the context otherwise requires.
4. The Promoter is undertaking the development of the Larger Property and the PAL (“**the Whole Project**”) in a phase-wise manner. The development of the Whole Project is known as ‘**Sky City**’. The Promoter proposes to utilize a total FSI of 4 on gross plot area of the Larger Property and the Proposed Adjoining Land plus compensatory fungible FSI plus free of FSI areas together aggregating upto approximately 8,41,619 square meters plus the parking area and the amenities (“**Full Development Potential**”) in the course of the phase wise development of the Whole Project.
5. The development of the Whole Project known as ‘**Sky City**’ consists of Non-Residential Component, Proposed Adjoining Development and Building No. 1 comprising of Towers A, B, C, D, E, F, G and H out of which Towers A, B, C and D of the said Building No. 1 are presently being developed as a phase of the Whole Project and proposed as a “real estate project” by the Promoter and being registered as a ‘real estate project’ (“**the Real Estate Project**”) by the Promoter.
6. Without prejudice to the information provided in connection with the registration of the Real Estate Project under the RERA including Form A, the Promoter hereby states the following:
 - (i) The Promoter has commenced the process of obtaining the necessary approvals for construction and development of a multi-storey Public Parking Lot (“**PPL**”) as a scheme and component of the Whole Project at any location on the Larger Property including beneath the Real Estate Project in accordance with the provisions of Regulation 33(24) of the DCR and applicable law, which PPL will eventually be handed over to the MCGM, and which will thereafter be operated and managed as the MCGM may decide. The PPL may be constructed up to approximately 1,96,410 square meters and may be spread over such basement and podium areas in the Whole Project (including the Real Estate Project) as the Promoter may decide at its sole discretion. The said building/tower/s comprised in the Whole Project/Real Estate Project and the PPL may form a composite structure and will be developed by the Promoter as per the plans as may be sanctioned by the concerned authorities from time to time and therefore, the PPL shall operate as an independent unit. In this regard, it is further clarified that in the event the PPL scheme is not implemented on the Whole Project for

any reason whatsoever or the PPL scheme is not built to the extent presently envisaged, then the number of basements/podiums as disclosed may reduce.

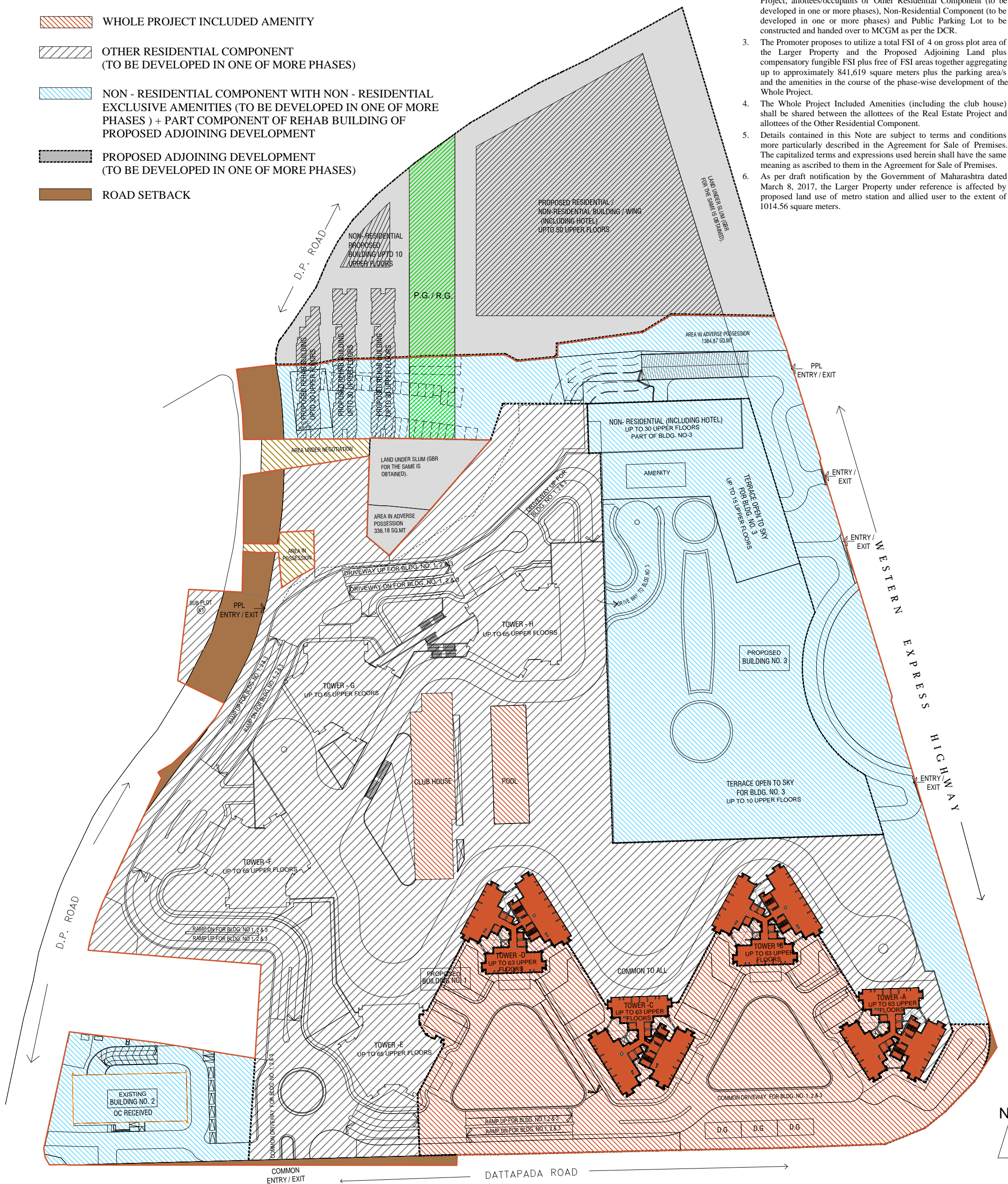
- (ii) Apart from the Real Estate Project more specifically shown in red wash in the ALPS & PAD, the Promoter proposes to develop in one or more phases other residential buildings/structures/towers/wings along with its/their common areas, facilities and amenities in the Whole Project upon the Larger Property, more specifically shown in grey hatch, (**“Other Residential Component”**) in such manner as the Promoter may in its sole discretion deem fit.
 - (iii) Further, the Promoter has developed and further proposes to develop in one or more phases, non-residential buildings/structures/towers/wings along with their common areas, facilities and amenities upon the Larger Property (**“Non-Residential Component”**). The portion of the Larger Property upon which the Non-Residential Component has been developed and/or shall be developed in such manner as the Promoter may in its sole discretion deem fit and such areas as may be designated as such by the Promoter are hereinafter referred to as the **“Non-Residential Portion of the Larger Property”**.
 - (iv) The Promoter is entitled to designate any common areas, facilities and amenities in the Whole Project, which may be usable on a non-exclusive basis by the allottee/s of the Real Estate Project and allottees of Other Residential Component.
 - (v) Further, the Promoter is entitled to designate any common areas, facilities and amenities in the Whole Project, which shall not be available to the allottee/s of the Real Estate Project and shall be exclusively made available to and usable by such other person(s) as the Promoter may deem fit including other allottee/s/occupants in the building(s)/wing(s) of the Other Residential Component.
 - (vi) On the Larger Property including the Non-Residential Portion of the Larger Property, the Promoter also proposes to develop certain common areas, facilities and amenities which shall not be available to the allottee/s of the Real Estate Project and which shall be for the exclusive use of such person(s) as the Promoter may in its sole discretion deem fit including the allottee/s/occupants of such non-residential buildings/structures/towers/wings and such common areas, facilities and amenities shall not be available for the use by the allottee/s of the Real Estate Project and the Other Residential Component.
7. The capitalized terms and expressions used herein shall have the same meaning as ascribed to them in the Agreement For Sale Of Premises which has been uploaded on the website of www.maharera.mahaonline.gov.in

LEGEND







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|---|---|
|  | REAL ESTATE PROJECT |
|  | WHOLE PROJECT INCLUDED AMENITY |
|  | OTHER RESIDENTIAL COMPONENT
(TO BE DEVELOPED IN ONE OF MORE PHASES) |
|  | NON - RESIDENTIAL COMPONENT WITH NON - RESIDENTIAL
EXCLUSIVE AMENITIES (TO BE DEVELOPED IN ONE OF MORE
PHASES) + PART COMPONENT OF REHAB BUILDING OF
PROPOSED ADJOINING DEVELOPMENT |
|  | PROPOSED ADJOINING DEVELOPMENT
(TO BE DEVELOPED IN ONE OF MORE PHASES) |
|  | ROAD SETBACK |

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 the Proposed Adjoining Land and is based on the current Approved Layout for the Larger Property and the conceptual layout for the Proposed Adjoining Land. Any amendments to the approved layout/s in accordance with the applicable laws may result in consequential changes to the scheme disclosed in this Annexure.
2. The Whole Project will also include up to 10 Podiums and up to 3 Basements which will have parking for allottees of the Real Estate Project, allottees/occupants of Other Residential Component (to be developed in one or more phases), Non-Residential Component (to be developed in one or more phases) and Public Parking Lot to be constructed and handed over to MCGM as per the DCR.
3. The Promoter proposes to utilize a total FSI of 4 on gross plot area of the Larger Property and the Proposed Adjoining Land plus compensatory fungible FSI plus free of FSI areas together aggregating up to approximately 841,619 square meters plus the parking area/s and the amenities in the course of the phase-wise development of the Whole Project.
4. The Whole Project Included Amenities (including the club house) shall be shared between the allottees of the Real Estate Project and allottees of the Other Residential Component.
5. Details contained in this Note are subject to terms and conditions more particularly described in the Agreement for Sale of Premises. The capitalized terms and expressions used herein shall have the same meaning as ascribed to them in the Agreement for Sale of Premises.
6. As per draft notification by the Government of Maharashtra dated March 8, 2017, the Larger Property under reference is affected by proposed land use of metro station and allied user to the extent of 1014.56 square meters.



LEGEND

- | | |
|---|---|
|  | REAL ESTATE PROJECT |
|  | WHOLE PROJECT INCLUDED AMENITY |
|  | OTHER RESIDENTIAL COMPONENT
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|  | NON - RESIDENTIAL COMPONENT WITH NON - RESIDENTIAL
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