



ANNEXURE 1 APPROVED LAYOUT WITH PHASING /USER SUPERIMPOSED

LEGEND

- REAL ESTATE PROJECT
- PROJECT ALREADY REGISTERED WITH MAHARERA BEARING REGISTRATION NO. P51800003582
- WHOLE PROJECT INCLUDED AMENITY
- OTHER RESIDENTIAL COMPONENT (TO BE DEVELOPED IN ONE OR MORE PHASES)
- NON - RESIDENTIAL COMPONENT WITH NON - RESIDENTIAL EXCLUSIVE AMENITIES (TO BE DEVELOPED IN ONE OR 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 is based on the current Approved Layout for the Larger Property. 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 project already registered with MahaRERA bearing registration no. P51800003582, 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 plus compensatory fungible FSI plus free of FSI areas together aggregating up to approximately 655,473 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.

