

Date: 28th July, 2017

Salient features of the Real Estate Project

1. Vijay Citispace Pvt. Ltd. ("Promoter") is constructing 2 (two) buildings being Building No.4 and Building No.5 on portion of land admeasuring 4918.07 Sq.Mtrs. ('Project Land') out of total area admeasuring 21610 sq. mtrs. bearing land Survey Nos. 141/2, 141/3 and 208/1 of Village Kavesar, Taluka and District Thane ("Larger Land"), by utilizing the entire balance built up area as per the approved FSI available in respect of the larger property i.e. 11209.14 sq.mtrs. together with future FSI/TDR (by whatever name called) that may become available from time to time as per the applicable laws and building regulations;
2. At present, as per the amended sanction of Development Permission/Commencement Certificate dated 25th April, 2017 the Promoter is entitled to construct Building No.4 comprising of Basement + Lower Ground + Stilt + 30 residential upper floors (amenity + 29 residential) and Building No.5 comprising of Basement + Lower Ground + Stilt + 19(pt) residential upper floors (amenity + 18(pt) residential floors) and club house comprising of Ground + 1st (pt.) Floor;
3. As per the applicable DCR the Promoter is entitled to purchase and load TDR of 3117.31sq. mtrs. on Building No. 5 for construction of additional 19(pt) floor to 30 floors and for that purpose is entitled to get the present plans amended and sanctioned from Thane Municipal Corporation/competent authority;
4. Upon sanction/applicability of the proposed unified Development Control Regulations for MMR region dated 28th February, 2017, the Promoter shall be entitled to further construction of 31 to 40 floors on Building No.4 and Building No.5 by consuming Built up Area of 5446.05 sq. mtrs. (approx.) and for that purpose is entitled to get the

present plans amended and sanctioned from Thane Municipal Corporation/competent authority. The additional floors from 31 to 40 floors shall be considered as second building of Real Estate Project for the purpose of registration thereof under RERA;

5. The Real Estate Project shall comprise of following:

Sr. No.	Building No.	Details
1.	Building No. 4 (Floor 1 to 30)	Basement + Lower Ground + Stilt + 30 floors
2.	Building No. 4 (Floor 31 to 40)	31 st to 40 th residential Floors. The same is vertical extension of Building No. 4 mentioned at Sr. No. 1
3.	Building No. 5 (Floor 1 to 30)	Basement + Lower Ground + Stilt + 30 floors
4.	Building No. 5 (Floor 31 to 40)	31 st to 40 th residential Floors. The same is vertical extension of Building No. 5 mentioned at Sr. No. 3

6. It is clarified that, in Phase-I, Vijay Developers constructed 3 Buildings namely Vijay Enclave Building No.1, 2 & 3 each comprising of stilt + 14 upper floors on the portion of the larger property by consuming FSI of 13257.43 sq. meters and society thereof in the name of Vijay Enclave Co-Op. Housing Society Ltd. ("**said Society**") is also formed. The members of the said Society as well as Flat Purchaser/s of the Building No.4 & 5 shall be entitled to use Swimming Pool and Club House that is proposed to be constructed on portion of the Project Lands being Phase-II herein by the Promoter. 

7. The Promoter shall convey the Project Land (undivided portion of the Larger Land) alongwith common areas, amenities and facilities in favor of the Society formed by the Promoter in accordance with the Real Estate (Regulation and Development) Act, 2016 and rules thereunder.
8. In terms of order bearing no. ULC/ATP/WSHS 20/SR-1087 dated 1st March, 2000 read with order No. ULC/TA/ATP/SEC.20/SR-1087 dated 13th March, 2000 passed by Addl. Collector and Competent Authority, Thane Urban Agglomeration constituted under the provisions of Urban Land (Ceiling & Regulations) Act, 1976, the predecessor of the Promoter is required to construct 292 flats having requisite carpet area of 40 sq. mtrs. The predecessor of the Promoter has already constructed 108 number of Flats having 40 sq.mtrs. carpet area in phase - I of Vijay Enclave (Building No.1, 2 & 3) and the Promoter herein themselves have constructed 98 number of Flats having 40 sq.mtrs. carpet area in their project "Vijay Galaxy" and the Promoter herein shall construct 86 number of tenements having 40 sq.mtrs. carpet area out of the total number of the Flats proposed to be constructed in Building No.4 on the Project Lands.
9. Consent of the affected allottee/s of the concerned portion of the floor/wing/building as the case may be of the Real Estate Project undergoing material change/modification shall only be obtained as per provisions of Real Estate (Regulation and Development) Act, 2016 and rules thereunder.

For **Vijay Citispace Pvt. Ltd.**



Mr. Deepak Laxmichand Furia
(Authorized Signatory)