

AVIATION HOTELS PVT. LTD.

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ANNEXURE 1 - NOTES/CLARIFICATION TO THE ONLINE APPLICATION

1. The principal and material aspects of the development of the Real Estate Project, are known as "Proxima Residences" briefly stated below: -
 - (i) The entire layout of the land admeasuring 15015.80 sq.mtr. (hereinafter referred to as the Said Land), shall be developed in different phases as per the sanctioned & proposed FSI.
 - (ii) FSI in Phase-I of 21667.40 square meters has been sanctioned for consumption in the construction and development of this Phase. The Promoter proposes to eventually consume a further FSI of 10766.35 square meters aggregating to total FSI of 32433.75 square meters in the construction and development of the Phase-I. The Phase-I will consist of 7 buildings, i.e. Wing 'A', 'B', 'C', 'D', 'E', 'F' & 'G' comprising of 3 tier basement + Stilt + 13 upper floors with further construction of phases taking places as & when sanctions are received.
 - (iii) The details of entire layout are attached herewith Annexure "A" and same will also form part of the disclosures in RERA draft agreement for sale.
 - (iv) FSI details bifurcation as under:

Sr.No	FSI Details	Area in Sq.Mtrs.
1.	Permissible FSI as per DCR 1991 & Govt. Notification dated 16/11/2016	45,948.31
2.	FSI consumed in REP "Proxima Residences" (Sanctioned & Proposed)	32,433.75
3.	Balance FSI proposed in future phases(s). (1-2)	13514.56
4.	Approximately expected / proposed FSI as per draft DCR 2034/ Govt. vital public infrastructure project (i.e. Metro etc.)/and/or any other regulations of DCR 1991, as modified from time to time.	33335.08
5.	Total FSI Proposed / Expected / Future Phases(s) Approximately (3+4)	46849.64

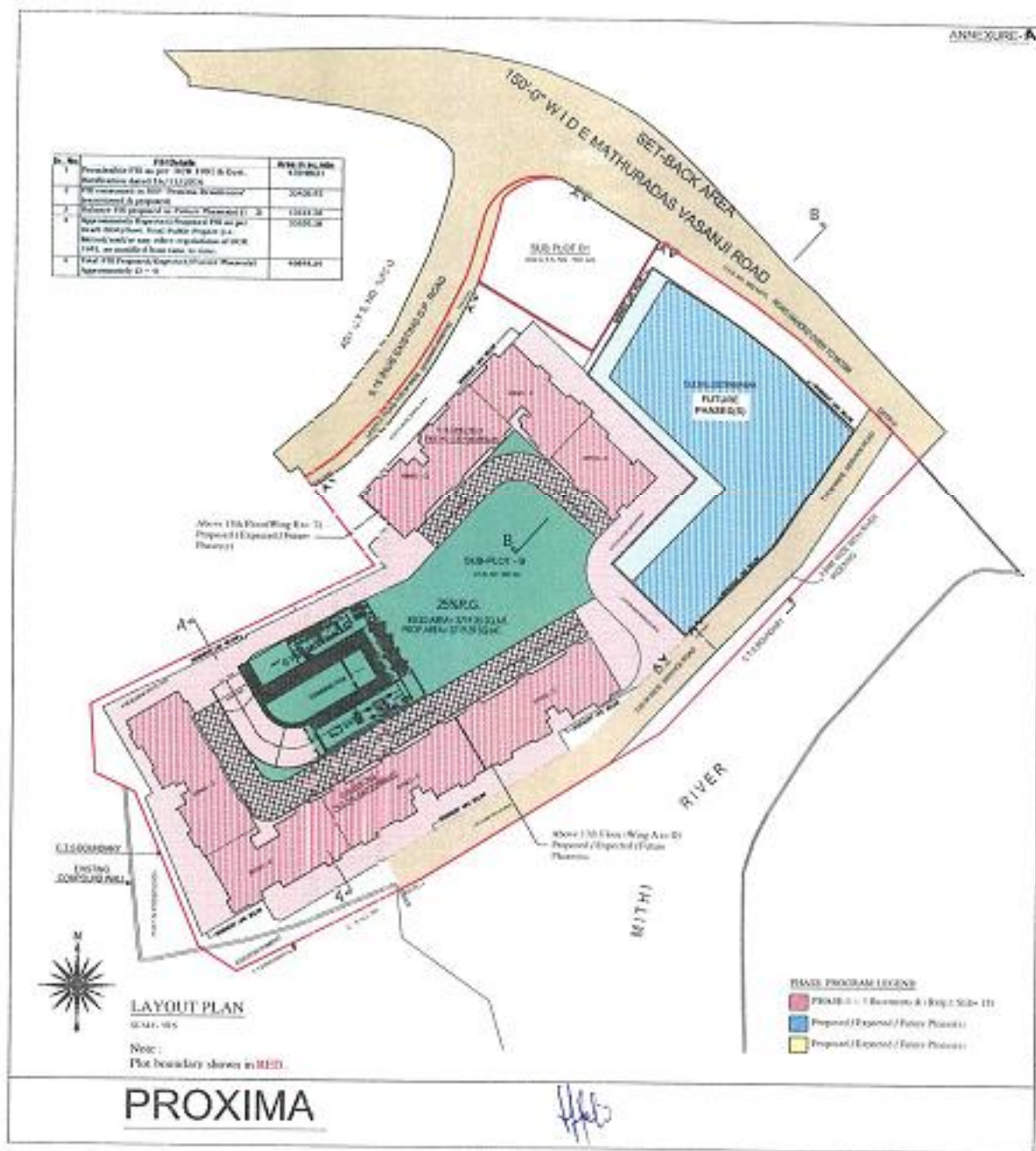
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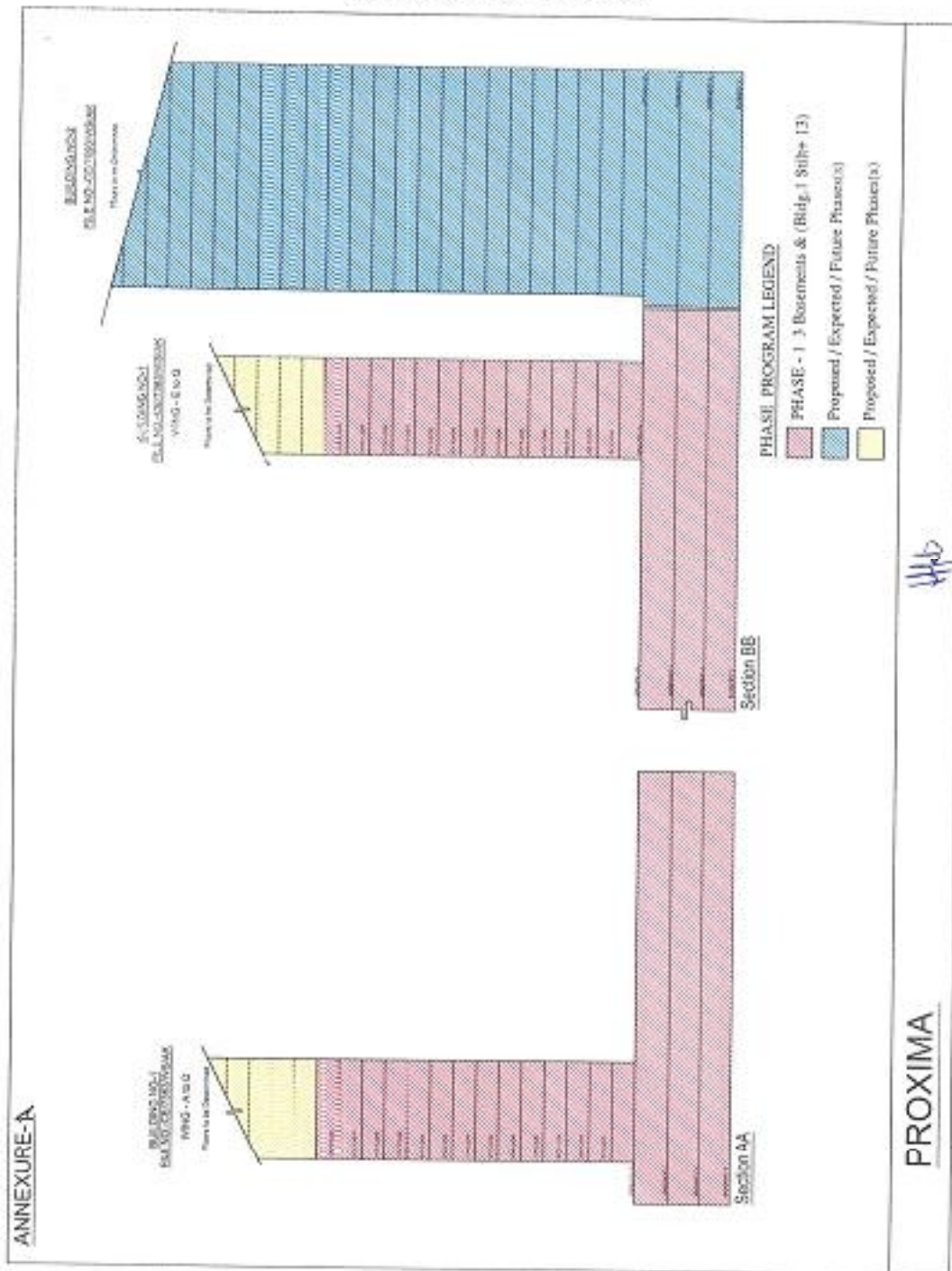


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2. The promoter shall convey the structure to the society or condominium as per provision section of 17 of Real Estate Regulation and Development Act, 2016.
3. The nature of development of the said Land would constitute a mixture of users as may be permissible under applicable law from time to time.
4. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
5. The Promoter proposes to develop Approx 47000 sq mtrs of Proposed/ Expected/ Future FSI and shall be entitled to amend, modify and/or substitute the Proposed Future and Further Development of the said Land (defined below), in full or in part, as may be required by the applicable law from time to time including due compliance under the RERA laws. The FSI and/or Development Rights based on the Layout submitted along with the Application and FSI/Development Rights which may be available under DCR 33(5), 33(6), 33(7), 33(9), 33(10), 33(24) and such other DCR's and/or the new Development Plan - 2034 and new D.C. Regulation when introduced and additional FSI available on account of Metro Railway, and/or similar developments, will be utilized on the Said Land including the Real Estate Project for which the present Application is made by the Applicant to MahaRERA.
6. The Promoter will be entitled to develop the said Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the saleable areas to be constructed thereon from time to time.

The above details along with the annexes to the RERA Certificate and further aspects of the proposed *future and further development of the said Land*, shall be available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> ("Proposed Future and Further Development of the said Land").


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