

That M/s. A M Constructions (herein after referred to as "**Promoter**") is undertaking / proposing to undertake, redevelopment of slums (herein after referred to as the "**Real Estate Projects**") located on a pieces and parcels of lands admeasuring approximately 13920 square meters (herein after referred to as "**The Larger Land**").

Total 966 tenants exist on the aforesaid larger land presently part / member of 3 societies. Complete details of the tenements in each of the society is given herein below:-

| <b>Name of the Society</b>    | <b>Tenements</b> |
|-------------------------------|------------------|
| Sai Wadala (SRA) CHS Ltd      | 188              |
| Chandanl Ekta A (SRA) CHS Ltd | 300              |
| Chandani Ekta B (SRA) CHS Ltd | 478              |
| Total                         | 966              |

Originally, there was one more society of 40 tenements/members which was subsequently merged with Sai Wadala CHS Ltd. Thereby, 40 tenements/members are a part of Sai Wadala CHS Ltd and included in 188 tenements.

All these 3 societies have granted Development Rights to the Promoter for development of the Real State Project on the said larger land and accordingly, the Promoter has have been issued Annexure "II" from competent authority.

Subsequently, the Promoter has decided to amalgamate the development plan pertaining to the development of the Real Estate Projects and obtained a consolidated Letter of Intent (LOI) from SRA. Looking at the density of the slums on the larger land, the applicable laws (as amended / modified from time to time) including provisions of Development Control Regulations (DCR) and provisions of SRA, Larger Land is entitled for Floor space index (FSI) of 4 and accordingly total potential FSI admeasuring appro. 39825.95 sq. mt. can be loaded on the said larger land. However, SRA have sanctioned 19572.86 sq mt. and Promoter will apply for the remining FSI in due course for sanction.

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#### **A M CONSTRUCTION**

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As per the larger layout, as approved by/ proposed to SRA promoter has planned to develop One Rehab Building and One Composite building. (Which is inclusive of Sale and Rehab area) and 1 building consisting of 6 Wings of free sale area as depicted in the larger layout (Copy attached) (herein after referred to as "**Larger Layout**"). Complete details of FSI consumed / to be consumed on the development of said buildings on the Larger Land is given herein below: -

| Name of Building                | FSI in Square Meter |
|---------------------------------|---------------------|
| Brand One Wadala- A Wing        | 6111.23             |
| Brand One Wadala - B Wing       | 4729.94             |
| Brand One Wadala - C Wing       | 6111.23             |
| Brand One Wadala - D Wing       | 4729.94             |
| Brand One Wadala - E Wing       | 6111.23             |
| Brand One Wadala - F Wing       | 4729.94             |
| Composite Rehab & Sale Building | 7302.43             |
| <b>Total</b>                    | <b>39825.95</b>     |

As per the provisions of the Real Estate (Regulation and Development) Act 2016 (**RERA**) and Maharashtra Real Estate (Regulation and Development) Rules 2017 (MahaRERA), the promoter is treating each individual sale building along with rehab part as a separate Real Estate Project (herein after referred to as "**Real Estate Project**") and decided to register separately under RERA / MahaRERA as per the applicable provisions. The Promoter has also decided to register separate Society for each individual sale buildings and rehab buildings and make a Apex Society / Apex Body of all the sale Societies / rehab Societies (as per SRA Rules) for conveying the said Larger Land after the full development of all the Real Estate Projects as per the provisions of RERA / MahaRERA.

Since there is no separate land demarcated for the individual buildings / projects it is appropriate to allocate area of land in proportion to the FSI

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loaded on a particular building / project to total potential FSI. Accordingly, the Larger part of land has been allocated as under: -

| Name of Building / Project                | FSI to be loaded in Sq. Mtrs. | Allocated of Land area in Sq. Mtrs. |
|-------------------------------------------|-------------------------------|-------------------------------------|
| Brand One Wadala- A Wing                  | 6111.23                       | 1192.33                             |
| Brand One Wadala - B Wing                 | 4729.94                       | 770.50                              |
| Brand One Wadala - C Wing                 | 6111.23                       | 1956.21                             |
| Brand One Wadala - D Wing                 | 4729.94                       | 815.06                              |
| Brand One Wadala - E Wing                 | 6111.23                       | 1107.95                             |
| Brand One Wadala - F Wing                 | 4729.94                       | 1391.13                             |
| Rehab 1 & Rehab 2 Composite Sale Building | 7302.43                       | 6686.82                             |
| <b>Total</b>                              |                               | <b>13920</b>                        |

As the slum tenements have vacated / shall vacate their houses at different time and for different considerations, the total cost attached to generating potential FSI, rent, construction of rehab buildings and other costs incidental to generate FSI etc. are also incurred / to be incurred at different point of time (herein after referred to as "**Total Estimated Cost**"), all these total estimated costs have been allocated to a particular sale building / project in proportion to the FSI loaded on that building / project to aggregate total of FSI consumed in development of the all sale buildings / projects.

One tenement located on a part of land consisting approx. 33 X 33 sq fts having structure of Madarsa and being part of the Sai Wadala CHS Ltd has litigated and stated that this structure belongs to Waqf Board and the same should not be considered as part of rehab scheme. The Promoter has submitted affidavit stating that the structure of Madarsa shall not be demolished without the consent of Jama Madarsa Talimul Islam Association and Waqf Board and accordingly, Maharashtra Waqf Tribunal awarded judgement. However, one of the tenant filed a complaint to SRA that the Madarsa land belongs to Waqf Board and the FSI belonging to structure of Madarsa should not be including in the proposed plan of redevelopment of slums. Based on the complaint filed, the Promoter has decided to exclude the proposed potential FSI pertaining to structure of Madarsa and applied to exclude the development of structure of

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Madarsa from the overall scheme of redevelopment of the slums located on the Larger Land. Thereby, the total potential FSI is calculated excluding the land along with structure of Madarsa located on that land. Since, categorically based on the complaint, Promoter has excluded the development of land and structure of Madarsa located on that land, any complain or suit will not in any way affect the redevelopment of the slums located on the Larger Land and It is assumed that there is no litigation on the redevelopment of slums excluding structure of Madarsa. The said order is annex herewith.

Due to non issue of revised plan submitted by us to the Authority in month of May 2017, we are uploading earlier approved plan Dated 25<sup>th</sup> June 2014. We have given all data in registration as per revised plan submitted by us to the Authority.

**For A M Construction**

*Signature*  
 Partner

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