

HOOR CONSTRUCTION

292, Bellasis Road, Mumbai Central, Mumbai - 400008

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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, known as "The Quay Garden" are briefly stated below: -
 - (i) The entire layout of the land admeasuring 2253.11 sq.mtr. (hereinafter referred to as the Said Land), shall be constructed in different phases as per the sanctioned & proposed FSI.
 - (ii) FSI in Phase I of 4790.61 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 4297.14 square meters aggregating to total FSI of 9087.75 square meters in the construction and development of the Phase-I. Phase-I will consist of Wing A of upto 16 floors and Wing B of upto 21 Floors out of the Sanctioned & Proposed FSI which is the subject matter of this RERA Registration. The Promoter intends to carry out further development Vertically or Horizontally out of the Sanctioned & Proposed FSI on the said Land in a phased manner. Individual phase(s) shall be registered with RERA as and when the Co-Promoter intends to develop/ market the same.
 - (iii) The details of entire layout are attached herewith as Annexure "I" and same will also form part of the disclosures in RERA draft agreement for sale.
2. The promoter shall convey the structure to the society or condominium as per provision of section 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.



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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 shall 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").

N/S. HOOR CONSTRUCTION

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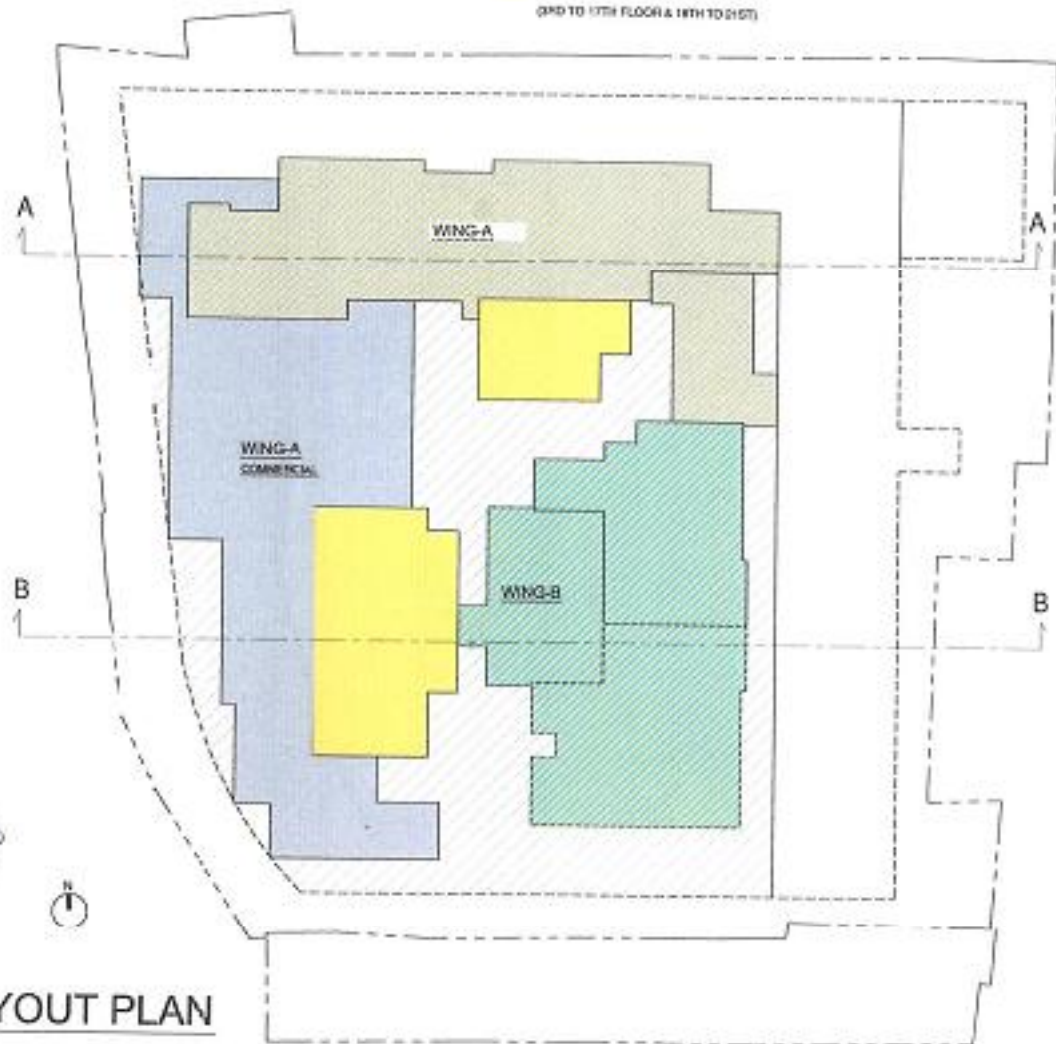
DOCKYARD ROAD
(DETAILS IN ANNEXURE-I)

PHASE -1

- WING-A (SANCTIONED)
(GROUND/FIRST + 1ST TO 13TH FL.)
- WING-A (PROPOSED)
(14TH TO 16TH FL.)
- WING-B (SANCTIONED)
(GROUND + 1ST + 1ST & 2ND (P1 3RD TO 17TH FL.)
- WING-B (PROPOSED)
(2ND TO 17TH FLOOR & 18TH TO 21ST)

PHASE -2

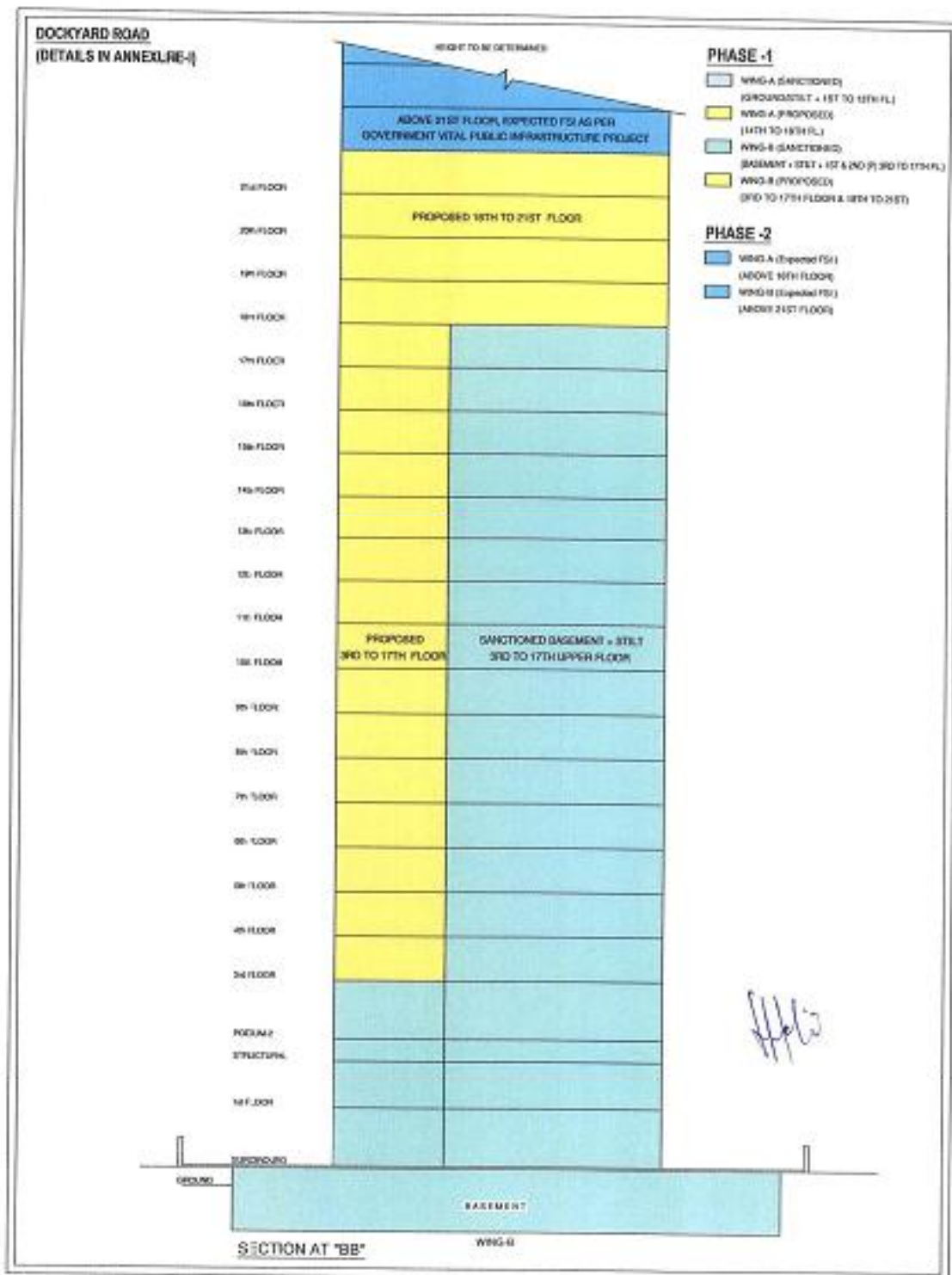
- WING-A (Expected FSI)
(ABOVE 15TH FLOOR)
- WING-B (Expected FSI)
(ABOVE 21ST FLOOR)



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