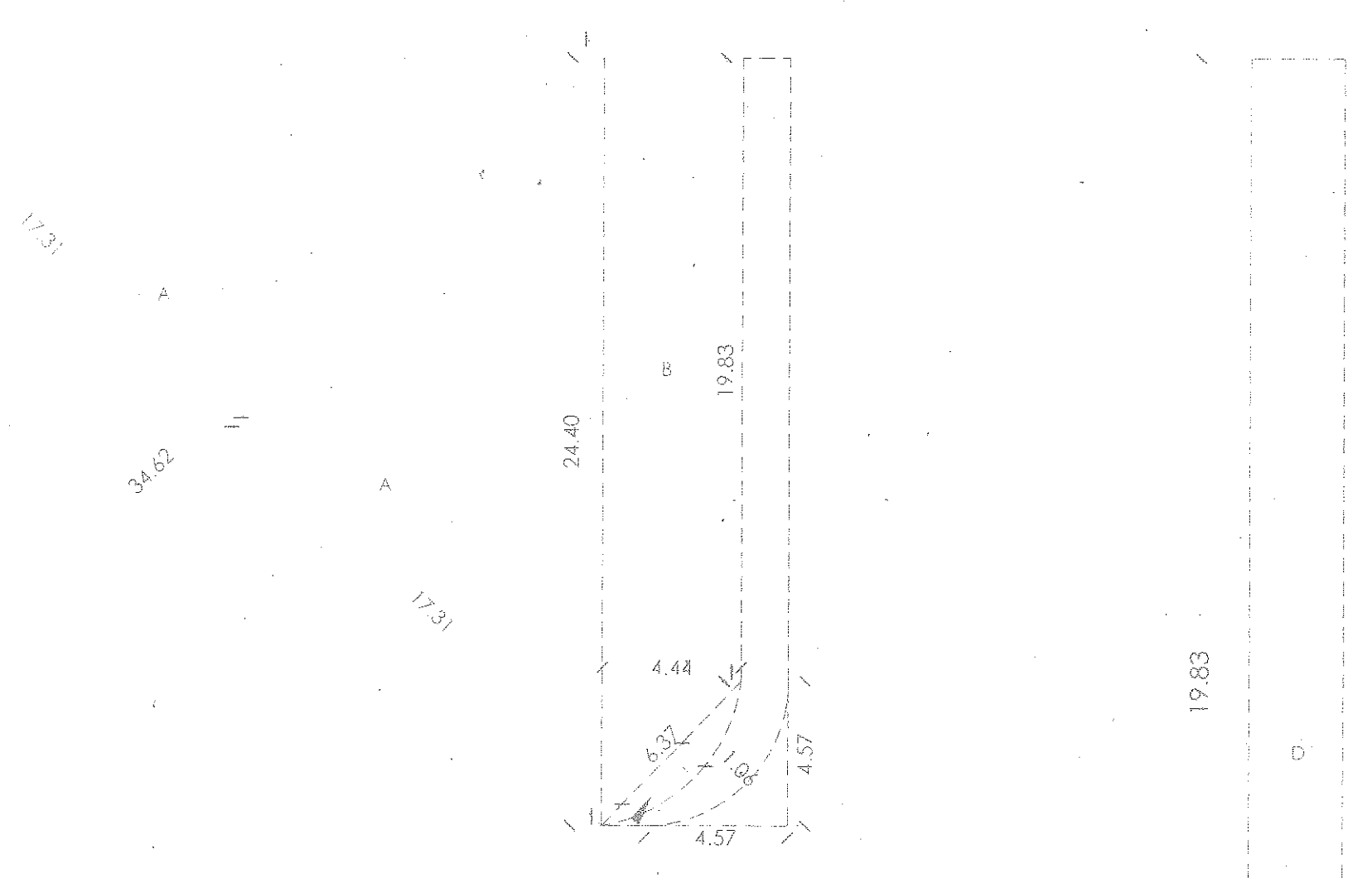


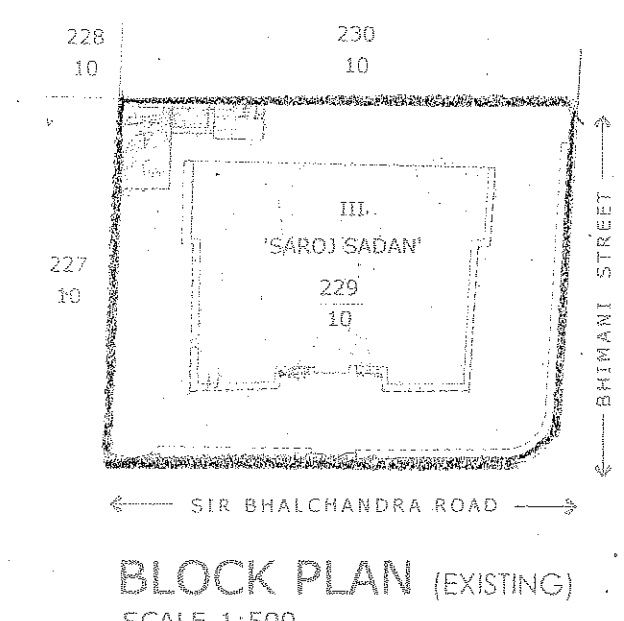


PLOT AREA DIAGRAM & CALC.  
SCALE - 1:200

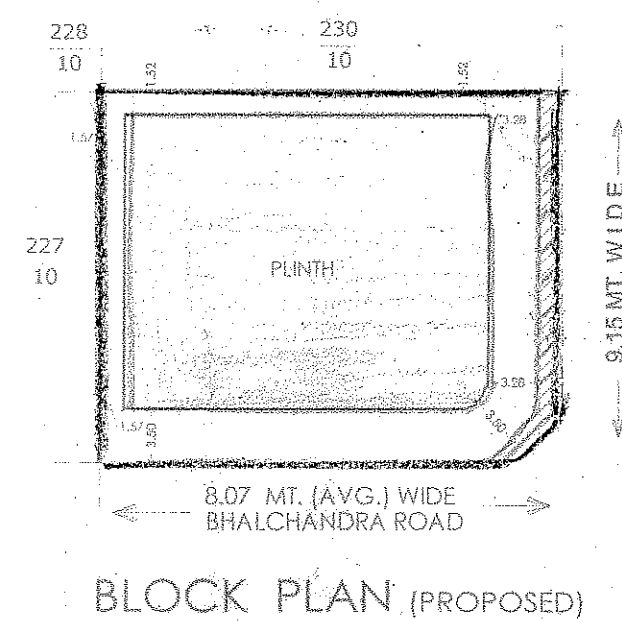
| SR.NO.                       | UNIT | SIZE IN METER         | AREA IN SQ.M. |
|------------------------------|------|-----------------------|---------------|
| ADDITION                     |      |                       |               |
| A                            | 0.50 | 34.62 x 17.31 x 2 no. | 599.27        |
| B                            | 0.50 | [24.40+19.83]x4.44    | 98.19         |
| C                            | 2/3  | 6.37 x 1.06           | 4.50          |
| TOTAL                        |      |                       | 701.96        |
| ROAD SET BACK AREA           |      |                       | 37.62         |
| TOTAL                        |      |                       | 739.58        |
| AREA AS PER P.R.C.           |      |                       | 739.14        |
| AREA CONSIDERED FOR PROPOSAL |      |                       | 739.14        |

AREA DIAGRAM & CALC. OF ROAD SET BACK AREA  
SCALE 1:100

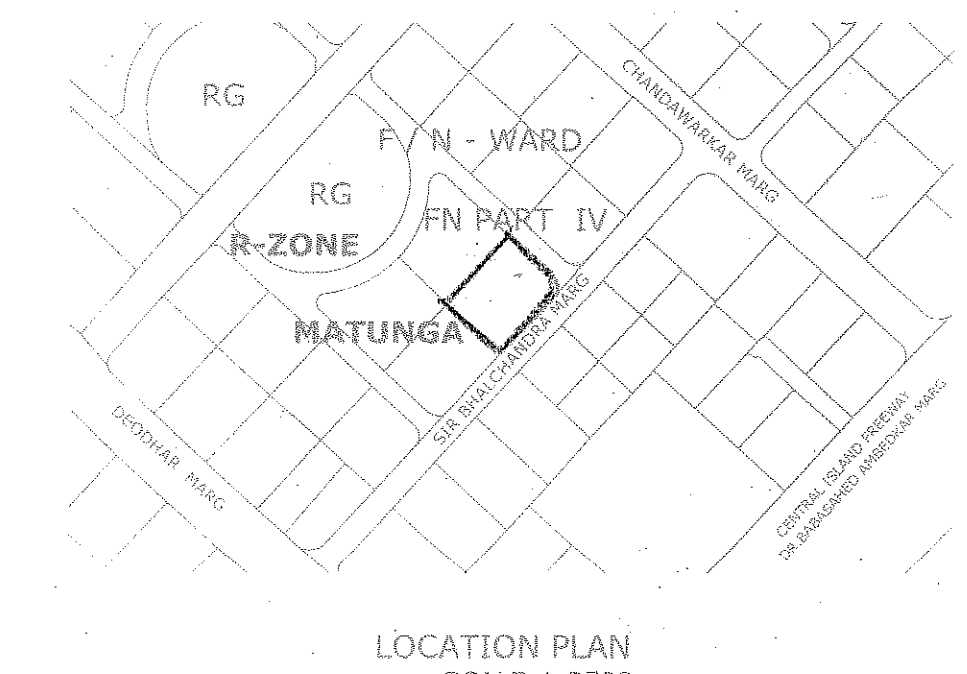
| SR.NO.             | UNIT | SIZE IN METER      | AREA IN SQ.M. |
|--------------------|------|--------------------|---------------|
| ROAD SET BACK AREA |      |                    |               |
| D                  | 1    | 19.83 x 1.50       | 29.75         |
| E                  | 1/2  | (1.50+5.94) x 4.57 | 17.00         |
| F                  | 2/3  | 6.46 x 1.35        | 5.81          |
| LESS               |      |                    |               |
| G                  | 1/2  | 4.57 x 4.57        | 10.44         |
| C                  | 2/3  | 6.37 x 1.06        | 4.50          |
| TOTAL              |      |                    | 37.62         |



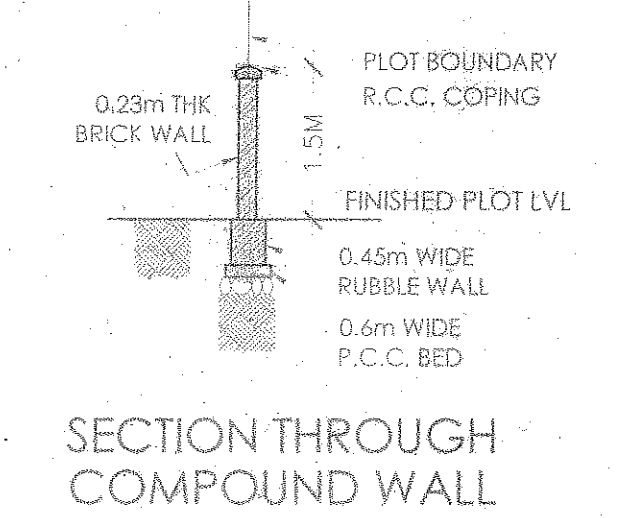
BLOCK PLAN (EXISTING)  
SCALE - 1:500



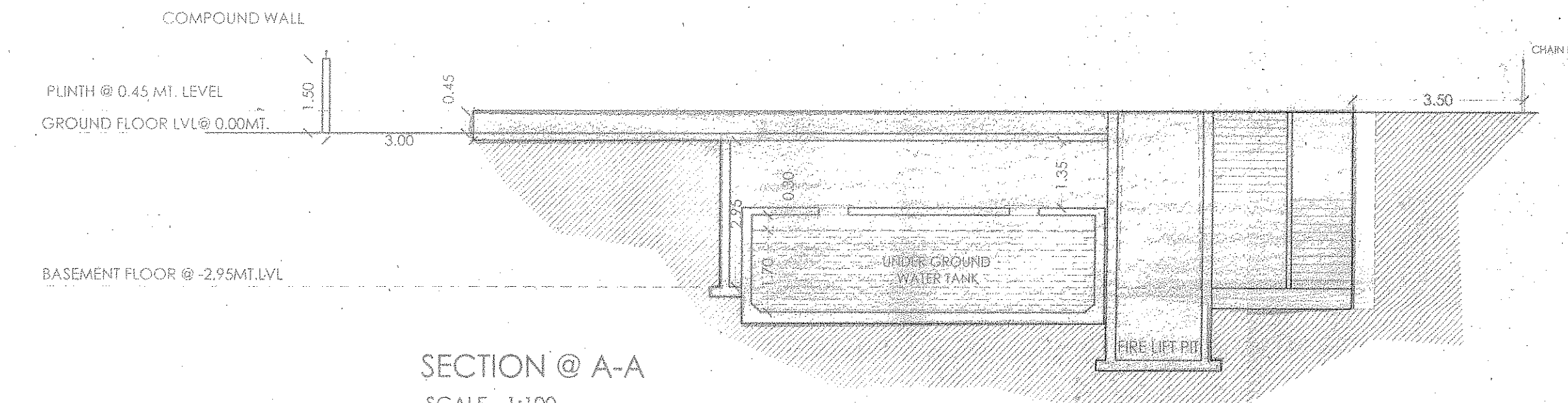
BLOCK PLAN (PROPOSED)  
SCALE - 1:500



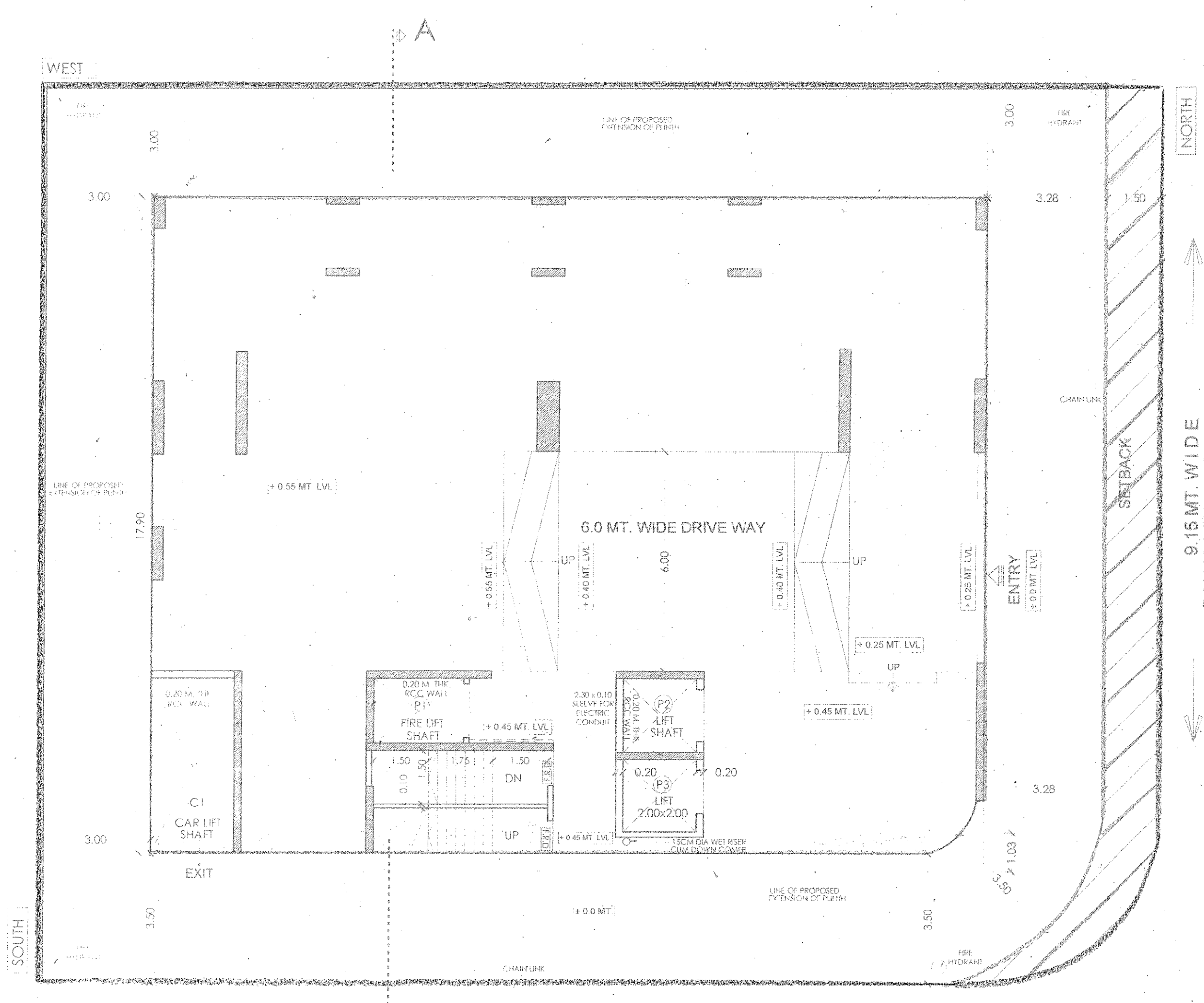
LOCATION PLAN  
SCALE - 1:2500



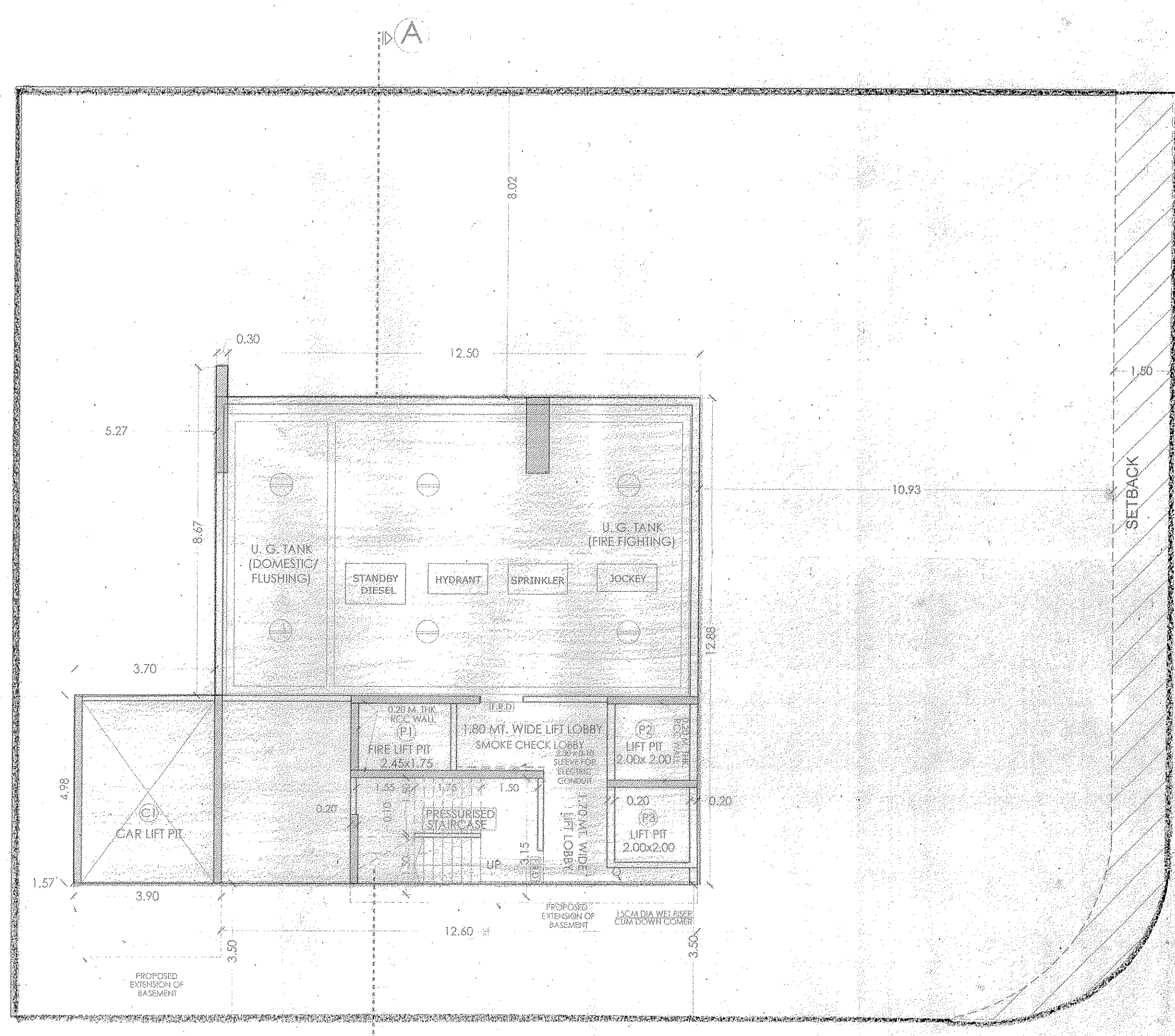
SECTION THROUGH COMPOUND WALL



SECTION @ A-A  
SCALE - 1:100



GROUND FLOOR PLAN  
SCALE - 1:100



BASEMENT FLOOR PLAN  
SCALE - 1:100

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved Subject to Condition Mentioned in the  
File No./CHE/City/1237/FN/1939 A dt. 24/11/2016

SEB PC-IX  
Asst. Eng. / Ex. Eng. Bldg. Proposal (City)  
Municipal Corporation of Greater Mumbai - II

PROFORMA - A

| A.                                                                                                                                                                                                         | PROFORMA - A                                                                                               | AREA                                                                                                                        |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------|
| 1                                                                                                                                                                                                          | AREA OF PLOT                                                                                               | IN SQ.M.                                                                                                                    |           |
| 2                                                                                                                                                                                                          | DEDUCTIONS FOR                                                                                             | 739.14                                                                                                                      |           |
| (A)                                                                                                                                                                                                        | ROAD SET BACK AREA                                                                                         |                                                                                                                             |           |
| (B)                                                                                                                                                                                                        | PROPOSED ROAD                                                                                              | 37.62                                                                                                                       |           |
| (C)                                                                                                                                                                                                        | ANY RESERVATION (SUB PLOT)                                                                                 |                                                                                                                             |           |
| (D)                                                                                                                                                                                                        | % OF AMENITY SPACE AD PER D.C.R. 56/57 (SUB-PLOT)                                                          | -N.A-                                                                                                                       |           |
| OTHER                                                                                                                                                                                                      |                                                                                                            | -NIL-                                                                                                                       |           |
| 3                                                                                                                                                                                                          | BALANCE AREA OF PLOT (1 - 2)                                                                               | 701.52                                                                                                                      |           |
| 4                                                                                                                                                                                                          | DEDUCTION FOR 15% R.G. / 10% AMENITY SPACE                                                                 | -NIL-                                                                                                                       |           |
| 5                                                                                                                                                                                                          | NET AREA OF PLOT (3 - 4)                                                                                   | 701.52                                                                                                                      |           |
| 6                                                                                                                                                                                                          | ADDITIONS FOR F.S.I.                                                                                       | -NIL-                                                                                                                       |           |
| (2A)                                                                                                                                                                                                       | 100% FOR D.P. ROAD                                                                                         | -NIL-                                                                                                                       |           |
| (2B)                                                                                                                                                                                                       | 100% FOR SET BACK                                                                                          | 37.62                                                                                                                       |           |
| 7                                                                                                                                                                                                          | TOTAL AREA (5 + 2)                                                                                         | 739.14                                                                                                                      |           |
| 8                                                                                                                                                                                                          | F.S.I. PERMISSIBLE                                                                                         | 3.00                                                                                                                        |           |
| 9                                                                                                                                                                                                          | 9101 F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO % OF THE BALANCE AREA VIDE ITEM 3 ABOVE) |                                                                                                                             |           |
| D.R.C. NO.                                                                                                                                                                                                 |                                                                                                            |                                                                                                                             |           |
| ADDITIONS FOR F.S.I.                                                                                                                                                                                       |                                                                                                            | -NIL-                                                                                                                       |           |
| 9101 33% AS PER D.C.R. 32                                                                                                                                                                                  |                                                                                                            | -NIL-                                                                                                                       |           |
| 9101 % AS PER D.C.R. 33 ( )                                                                                                                                                                                |                                                                                                            | -NIL-                                                                                                                       |           |
| 9101 OTHER                                                                                                                                                                                                 |                                                                                                            | -NIL-                                                                                                                       |           |
| 10                                                                                                                                                                                                         | PERMISSIBLE FLOOR AREA (7 x 8 + 9) ABOVE (REFER TABLE)                                                     | 2217.42                                                                                                                     |           |
| 11                                                                                                                                                                                                         | EXISTING FLOOR AREA                                                                                        | -NIL-                                                                                                                       |           |
| 12                                                                                                                                                                                                         | PURELY RESIDENTIAL BUILT UP AREA                                                                           | -NIL-                                                                                                                       |           |
| 13                                                                                                                                                                                                         | NON-RESIDENTIAL BUILT UP AREA                                                                              | -NIL-                                                                                                                       |           |
| 14                                                                                                                                                                                                         | TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)                                                                | -NIL-                                                                                                                       |           |
| 15                                                                                                                                                                                                         | F.S.I. CONSUMED ON NET HOLDING = 14/8                                                                      | -NIL-                                                                                                                       |           |
| B DETAILS OF F.S.I. AVAILABLE AS PER D.C.R. 35 (4)                                                                                                                                                         |                                                                                                            |                                                                                                                             |           |
| 1                                                                                                                                                                                                          | PERMISSIBLE FLOOR AREA B.U.A. VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL= OR < (1.4A x 0.35)                 | -NIL-                                                                                                                       |           |
| 2                                                                                                                                                                                                          | PROPOSED FLOOR AREA B.U.A. VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL= OR < (1.4A x 0.35) TABLE II (44)      | -NIL-                                                                                                                       |           |
| 3                                                                                                                                                                                                          | PERMISSIBLE FLOOR AREA B.U.A. VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL= OR < (1.4B x 0.20)             | -NIL-                                                                                                                       |           |
| 4                                                                                                                                                                                                          | PROPOSED FLOOR AREA B.U.A. VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL= OR < (1.4B x 0.20)                | -NIL-                                                                                                                       |           |
| 5                                                                                                                                                                                                          | TOTAL FLOOR AREA B.U.A. VIDE D.C.R. 35(4) = (B.2 + B.4)                                                    | -NIL-                                                                                                                       |           |
| 6                                                                                                                                                                                                          | TOTAL GROSS B.U.A. PROPOSED (15 + B.5)                                                                     | -NIL-                                                                                                                       |           |
| C TENEMENT STATEMENT                                                                                                                                                                                       |                                                                                                            |                                                                                                                             |           |
| 1                                                                                                                                                                                                          | PROPOSED AREA (ITEM A (12) ABOVE)                                                                          |                                                                                                                             |           |
| 2                                                                                                                                                                                                          | LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)                                                         |                                                                                                                             |           |
| 3                                                                                                                                                                                                          | AREA AVAILABLE FOR TENEMENTS (1 - 2)                                                                       |                                                                                                                             |           |
| 4                                                                                                                                                                                                          | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS PER HACTARE)                                                   |                                                                                                                             |           |
| 5                                                                                                                                                                                                          | TENEMENTS PROPOSED                                                                                         |                                                                                                                             |           |
| 6                                                                                                                                                                                                          | TENEMENTS EXISTING                                                                                         |                                                                                                                             |           |
| TOTAL TENEMENTS ON THE PLOT                                                                                                                                                                                |                                                                                                            |                                                                                                                             |           |
| D PARKING STATEMENT                                                                                                                                                                                        |                                                                                                            |                                                                                                                             |           |
| 1                                                                                                                                                                                                          | PARKING REQUIRED BY REGULATIONS FOR                                                                        |                                                                                                                             |           |
| (a)                                                                                                                                                                                                        | CAR                                                                                                        |                                                                                                                             |           |
| (b)                                                                                                                                                                                                        | SCOOTER / MOTOR CYCLE                                                                                      |                                                                                                                             |           |
| (c)                                                                                                                                                                                                        | OUTSIDERS (VISITORS)                                                                                       |                                                                                                                             |           |
| 2                                                                                                                                                                                                          | COVERED GARAGES PERMISSIBLE                                                                                |                                                                                                                             |           |
| 3                                                                                                                                                                                                          | COVERED GARAGES PROPOSED                                                                                   |                                                                                                                             |           |
| (a)                                                                                                                                                                                                        | CAR                                                                                                        |                                                                                                                             |           |
| (b)                                                                                                                                                                                                        | SCOOTER / MOTOR CYCLE                                                                                      |                                                                                                                             |           |
| (c)                                                                                                                                                                                                        | OUTSIDERS (VISITORS)                                                                                       |                                                                                                                             |           |
| 4                                                                                                                                                                                                          | TOTAL PARKING PROVIDED                                                                                     |                                                                                                                             |           |
| E TRANSPORT VEHICLES PARKING                                                                                                                                                                               |                                                                                                            |                                                                                                                             |           |
| 1                                                                                                                                                                                                          | PARKING REQUIRED BY REGULATIONS FOR TRANSPORT VEHICLES                                                     |                                                                                                                             |           |
| 2                                                                                                                                                                                                          | TOTAL PARKING PROVIDED FOR TRANSPORT VEHICLES                                                              |                                                                                                                             |           |
| FORM II<br>CONTENTS OF SHEET                                                                                                                                                                               |                                                                                                            |                                                                                                                             |           |
| PLINTH & BASEMENT DRAWING                                                                                                                                                                                  |                                                                                                            |                                                                                                                             |           |
| REVISION                                                                                                                                                                                                   | DESCRIPTION                                                                                                | DATE                                                                                                                        | SIGNATURE |
| 1                                                                                                                                                                                                          | AS PER APPROVED PLANS                                                                                      | 24/11/2016                                                                                                                  |           |
| CERTIFICATE OF AREA                                                                                                                                                                                        |                                                                                                            | NAME & SIGNATURE OF ARCHITECT                                                                                               |           |
| CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 23/02/16 OF MATUNGA DIVISION, SITUATED AT JN. OF SIR BHALCHANDRA ROAD & BHIMANI STREET, MATUNGA, MUMBAI - 400 019                              |                                                                                                            | [Signature]<br>(SHILP BHORE)<br>REGD. NO. CA/80/5997                                                                        |           |
| DESCRIPTION OF PROPOSAL & PROPERTY                                                                                                                                                                         |                                                                                                            |                                                                                                                             |           |
| PROPOSED REDEVELOPMENT OF PROPERTY BEARING PLOT NO. 297, OF DADAR MATUNGA ESTATE, C.S. NO. 229/10 OF MATUNGA DIVISION, SITUATED AT JN. OF SIR BHALCHANDRA ROAD & BHIMANI STREET, MATUNGA, MUMBAI - 400 019 |                                                                                                            |                                                                                                                             |           |
| NAME OF OWNER<br>M/S. SAHAJ BUILDCON                                                                                                                                                                       |                                                                                                            | ADDRESS OF LESSOR / DEVELOPER<br>M/S. SAHAJ BUILDCON<br>2748, JEWARA NIKAS,<br>GR. B. A. ROAD,<br>MATUNGA, MUMBAI - 400 019 |           |
| NAME OF LESSEE<br>M/S. SAHAJ BUILDCON                                                                                                                                                                      |                                                                                                            | For SAHAJ BUILDCON<br>[Signature]<br>Partner                                                                                |           |
| DWG. FILE                                                                                                                                                                                                  | DATE                                                                                                       | SCALE                                                                                                                       | DRAWN BY  |
| D:\RAHUL\SOHAM\SARAJ SADAN\Saraj Sadan Plinth & Bg.dwg                                                                                                                                                     | 23.02.16                                                                                                   | AS STATED                                                                                                                   | RAHUL     |
| CHECKED BY                                                                                                                                                                                                 |                                                                                                            | RANK                                                                                                                        |           |
| NORTH                                                                                                                                                                                                      |                                                                                                            |                                                                                                                             |           |
| P. N. BHORE & ASSOCIATES<br>ARCHITECTS & INTERIOR DESIGNERS<br>22/3A, RAMSHI CHAW, L.H. KATARA MARG,<br>KATARA, MUMBAI - 400 016, TEL - 24378851                                                           |                                                                                                            |                                                                                                                             |           |