

UNIROCK DEVELOPERS

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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 "Optima", are briefly stated below: -
 - (i) The entire layout of the land admeasuring 2163.40 sq.mtr. (hereinafter referred to as the Said Land), shall be constructed in different phases as per Sanctioned & Proposed FSI.
 - (ii) Total FSI in Phase-I of 2998.89 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 3849.70 square meters aggregating to total FSI of 6848.59 square meters in the construction and development of Phase-I. Phase-I will consist of two buildings. Building No.1 comprising of part Stilt + 13 upper floors and Building No.2 comprising of part Stilt + 14 upper floors as per Sanctioned & Proposed FSI which is the subject matter of this RERA Registration. The Promoter intends to carry out further development 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 Promoter intends to develop/ market the same.
 - (iii) The details of entire layout are attached herewith as Annexure "A" 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 section of 17 of Real Estate Regulation and Development Act, 2016.

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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 proposes to amalgamate contiguous land parcel (as per details provided herewith) that is part of the said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
 - (i) The adjoining land bearing C.T.S. No.1650, 1650/1 to 16 admeasuring 503.80 sq.mts. is a notified declared "Slum Area" under No.SRA/Dy. Coll/3C/Mangal Murti CHS/2015/1621 dated 19th November 2015 by Chief Executive Officer, Slum Rehabilitation Authority and has formed Slum Rehabilitation Scheme under the provision of section 3B(3) of Maharashtra Slum Area (Improvement, Clearance Redevelopment) Act, 1971. The said area is open to submit scheme of Slum Rehabilitation as per Rule 33(10) of Development Control Regulation, 1991 of Greater Mumbai.
 - (ii) The Proposed Mangal Murti Co-operative Housing Society of slum dwellers on the land bearing CTS No.1650, 1650/1 to 16 has appointed the Promoters as the Developer as per General Body Resolution and given their consent for Redevelopment of the said land as per DCR 33(10). Accordingly the said society members (slum dwellers) has initiated acquisition process of said land as per provision of section 3C(1) to the Slum Rehabilitation Authority.
5. The Promoter proposes to develop Proposed/ Expected/ Future FSI of 3937.32 sq.mtrs. and 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.

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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").

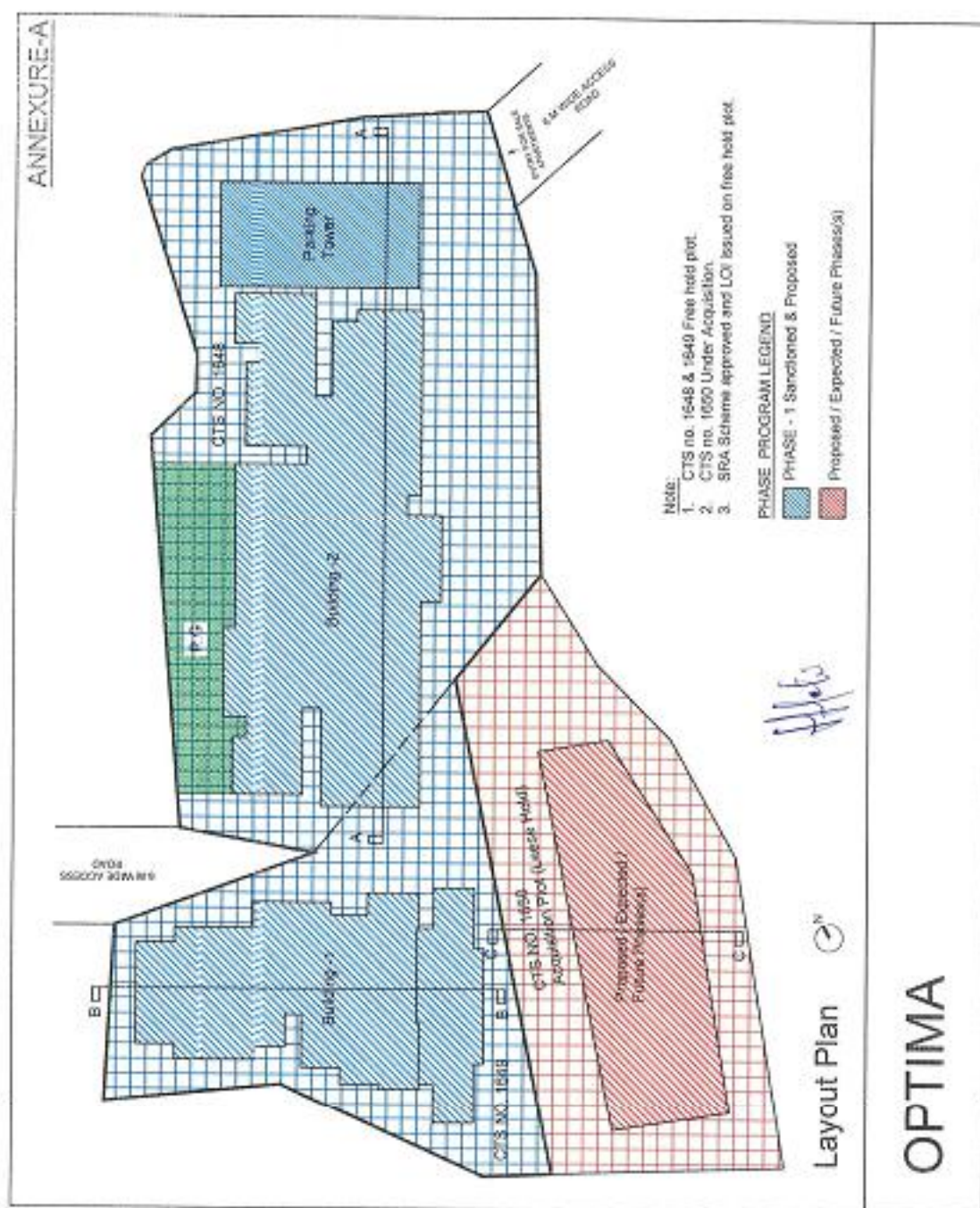


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