

21st July, 2017

To
Maharashtra Real Estate Regulatory Authority
3rd floor, A wing Slum Rehabilitation Authority
Administrative Building,
Anant Kanekar Marg,
Bandra East
Mumbai 400 051

Dear Sir,

SOME OF IMPORTANT DISCLOSURES IN RESPECT OF THE REAL ESTATE PROJECT.

1. The Promoters are seized and possessed of the land or ground admeasuring approximately 12,670.42 square yards equivalent to 10,594 square meters or thereabouts bearing CTS Nos. 647,647/1 to 6, 648, 648/1, 650, 651, 651/1, 652, 653,654, 654/1 to 6, 660/1 to 5, 661, 662 of village Ambivali, Andheri Taluka, South Salsette District, Mumbai Suburban and Registration Sub-District Bandra and registered in the books of Parle Andheri Municipality under Nos. 95,96,97,98 and 99 in the books of the Collector of the Bombay Suburban District, situate at Jay Prakash Road, Andheri (West), Mumbai-400 058 together with the structures standing thereon ("**the said Larger Property**") . The Promoters have the right to develop and exploit an area of 3158 sq.mtrs out of the said Larger Property (**Project Land**) and have absolute right to use the entire balance FSI as well as TDR FSI of the said Larger Property on the Project Land and/or to avail the FSI in lieu of the road setback area admeasuring 2093.80 sq. mtrs. affecting the said Larger property.
2. The Promoter are constructing one commercial-cum-residential Building consisting of 2 number of basements, lower ground floor, upper ground floor (plinth), 1st to 4th level podium parking, service level, 17 number of slabs of super structure (16 habitable floors) comprising of three wings being Wing "A", "B" and "C" to be known as "Naman Habitat" ("**the said Project**") on the Project Land.
3. The details pertaining to said Larger Property is as under :
 - (a) The gross land area of the said Larger Property is 10,594 square metres;

Regd. Office : Shree Naman Developers Private Limited, 315, Parekh Market, 39, J.S.S. Road, Opera House, Mumbai - 400 004.

Corporate Office : Naman Centre, C-31, Bandra Kurla Complex, Bandra (E), Mumbai 400 051, India.

T : +91 22 6152 3000 F : +91 22 2652 4000 W : www.namangroup.com

E : info@namangroup.com CIN : U70101MH1993PTC074751

- (b) Area of road set back handed over to BMC is 2,093.80 square meters;
- (c) Land area to be kept open for Recreational Ground (RG) is admeasuring 1708.78 square meters,
- (d) Land area to be leased to Shivam Co-op housing society ltd. being building no. 1 is 2145.57 sq.mtrs.
- (e) Land area for building no. 3 shall be 400 sq.mtrs.
- (f) Balance land area of 4245.85 sq. mtrs. shall be available for open spaces, driveways, access as required by MCGM and development of building no. 2 named as Naman Habitat having area of 3158 sq.mtrs.

4. The details pertaining to FSI of said Larger Property is as under :

- (a) The gross land area of the said Larger Property is 10,594 square meters;
- (b) FSI allowed in lieu of road set back handed over to MCGM is 2,093.80 square meters;
- (c) Recreational Ground (RG) deduction admeasuring 1275.03 square meters,
- (d) FSI utilized for building no. 1 is 2997.39 sq.mtrs.
- (e) FSI Utilized for building no. 3 is 299.40 sq.mtrs.
- (i) FSI Credit available as per TDR is 6400 sq.mtrs, FSI available after road Set Back handover to MCGM is 2093.80 sq.mtrs and as per DCR 32 is 5500.28 sq.mtrs.
- (k) The Permissible FSI available for the project, post utilization of FSI in building no. 1 and 3 as above, excluding fungible FSI, is 17,922.46 sq. mtrs, out of which the promoter proposes to utilize (i) an area of 12,808.46 sq.mtrs (12,203.9 sq.mtrs for Residential and 604.55 for Commercial) applicable Fungible Built Up area to be sanctioned is 4271.37 sq.mtrs for residential and 120.91 sq.mtrs for Commercial;
- (l) Thus the total FSI proposed to be constructed on the said Project Land is 17,200.74 square meters or thereabout (including fungible FSI of 4392.28 sq. mtrs;
- (m) The balance FSI available to the Promoter is 5114 sq. mtrs, (excluding fungible FSI thereto). In case of increase in height by Civil Aviation or otherwise, the Promoter shall sell the same or shall transfer the same

and utilize it on the other plot, as may be deemed fit by the Promoter.

4. The Promoters state that Promoters have obtained Intimation of Disapproval (I.O.D.) bearing Reference No. CE/9433/WS/AK dated 20th June, 2009 and CE/6567/WS/AK dated 1st December, 2015 in respect of the said Project Land.
5. The Promoters state that pursuant to the said IOD, FSI of 9485.1 sq. mtrs. have been sanctioned for building no. 2 and Promoters have obtained Commencement Certificate bearing CE/6567 dated 12th December, 2000, 28th December, 2016 and 15th April, 2017 and have constructed lower basement, upper basement, Lower Ground Floor, Ground Floor, 2 Podium, Stilt and 7 Upper Floors for Wing "A", "B" and "C".
6. The Appellate Committee of Airport Authority of India (AAI) by its NOC dated 18th April, 2011, after conducting aeronautical survey allowed the Promoters to utilize the height of 90.08 AMSL for the said Project. The said NOC dated 18th April, 2011, was valid for 5 years from 22nd July, 2010 and expired on 21st July, 2015. The Promoters, through their Architect, M/s. Access Architects made application dated 15th July, 2016 for revalidation of said NOC dated 18th April, 2011 and the same was rejected by Letter dated 14th October, 2016 issued by Dy. General Manager (ATC-NOC) of Airport Authority of India (AAI). The Promoters have challenged the said action of Dy. General Manager (ATC-NOC) of Airport Authority of India (AAI) in Writ Petition bearing Writ Petition (L) No.1643/2017 in Hon'ble Bombay High Court. The same is pending before Hon'ble Bombay High Court.
7. The consent of the affected Allottee/s of the concerned portion of the floor/building, if any, of the Real Estate Project undergoing material change/modification shall only be obtained by Promoter as per provision of the Real Estate (Regulation and Development) Act 2016.
8. The Promoters shall be constructing the said Project in accordance with the sanctioned plans and the Proposed plans, that may be sanctioned by the concerned authorities from time to time. The Promoter reserves its right to utilize the residual FSI of 5114.01 sq. mtrs and applicable fungible FSI thereto.

Thanking you,

**Yours truly,
For Shree Naman Developers Pvt. Ltd**


Authorised Signatory