



SOME IMPORTANT DISCLOSURES IN RESPECT OF THE REAL ESTATE PROJECT "ALTA MONTE AND SIGNET".

1. That by virtue of Development Agreement dated 30th November, 2011 Omkar Realtors & Developers Pvt. Ltd. the Developer of the Slum Scheme alongwith Era Realtors Pvt. Ltd., Promoter of the proposed project on the land adm. 59598.9 sq. mtrs. or thereabout bearing CTS No. 812, 813, 814A1 to A4, 811A/7, 821, 844, 824 & 825(pt.) lying and situated at Off Western Express Highway, Kurar Village, Malad (East), Mumbai ("**the said Project Land**") are holding valid title to the Project Land and are entitled to develop the Project Land by construction of buildings thereon in terms of LOI bearing No. SRA/ENG/1759/PW/PL/LOI dated 26th March 2016 issued by Slum Rehabilitation Authority to the Developer and revised from time to time.
2. The Developer and/or Promoter also intend to develop the Project Land as part of larger layout under slum scheme comprising of adjacent lands being land bearing CTS NO. 784, 784 /1 TO 6, 787, 788, 800, 801, 802, 803, 804, 804/1 TO 2, 805, 805/1 TO 70, 806, 806/1, 807, 807 / 1 TO 11, 808, 808 / 1 TO 16, 809, 809 / 1 TO 6, 839 AND 839 / 1TO 2 of Village Malad (E), Mumbai - 400 097 (known as "**Kokanipada**") and land bearing CTS No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 4, 485, 485/1 to 29, 486, 486/1 to 20, 487, 487/1 to 22, 489, 495, 496, 497, 498, 499, 500, 500/1 to 6, 501, 502, 503, 505, 504, 506, 506/1 to 4, 507, 507/1 to 2, 508 & 560, 560/1 to 2 of Village Kurar, P/N Ward of MCGM, Andher Compound, Malad (East), Mumbai 400097 (known as "**Andher Land**") and such other lands in the vicinity which is permitted to be amalgamated or clubbed with the project land in a phased manner and in terms of policy laid down by SRA from time to time by obtaining revised LOI's from time to time. The Developer / Promoter as the case may be registering such phases with MahaRERA in accordance with RERA Act, 2016 and rules thereabouts from time to time.
3. The Promoter has completed construction of 2 (two) Buildings Viz. Tower A comprising 45 floors and Tower C comprising of 55 floors on portion of the Project Land for which the Promoter has already obtained Occupation Certificate and hence the same is not registered as real estate Project with MahaRERA Authority.
4. Out of the Balance unconsumed Free Sale FSI of the project land the Promoter has proposed to construct and develop the Sale Residential Building no. 1 viz. Alta Monte Tower B and Tower D and Sale Residential Building no. 2 viz. Signet on the project land which is proposed to be registered as a as Real Estate Project with MahaRERA online portal ("**Real Estate Project**").
5. The Promoter has obtained IOA of Sale Residential Building no. 1 viz. Alta Monte Tower B and Tower D and Sale Residential Building no. 2 viz. Signet the details whereof are as under:-

Tower B	IOA : 1 Lower ground + Ground +05 upper Podium levels + Stilt on amenity Podium + 51 upper habitable floors
Tower D	IOA : 02 Lower ground + Ground+ 05 upper Podium levels + Stilt on amenity Podium + 54 upper habitable floors
SIGNET	IOA – Basement + Ground + 33 upper habitable floor

6. The real estate project to be registered consisting of Sale Residential Building no. 1 viz. Alta Monte Tower B and Tower D and Sale Residential Building no. 2 viz. Signet is proposed to be modified as follows:-

Building / Wing No.	Sanctioned Approval	Proposed Approval
Tower B	1 Lower ground + Ground + 05 upper Podium levels + Stilt on amenity Podium + 51 upper habitable floors	No Changes in approval
Tower D	Lower ground + Ground + 05 upper Podium levels + Stilt on amenity Podium + 54 upper habitable floors;	Changes to be done in the East Wing of Tower D comprising of 5 BHK. The 5BHK from 28 th – 41 st floor are to be modified and converted into Units of 2BHK, 2.5BHK and 3.5BHK subject to the approval of the authority. 5BHK from 12 th – 16 th floor and 21 st to 24 th are to be modified and converted into Units of 5BHK and 3.5BHK subject to the approval of the authority.
SIGNET	1 Basement + G + 33 floors with 2 Wings, comprising Ground + 1 st floor having 10 nos. of Commercial units / Shops.	2 Basement + G + 33 floors with 3 Wings. The plans in respect of Commercial units / Shops on Ground & 1 st floor will be modified subject to the approval of the authority.

7. In terms of the existing Development Plan some portion of the Project Land are reserved for various public purposes e.g. RG/PG/Municipal School etc. and which may be relocated in the larger layout thereby making the land available for construction of Free Sale Building/Rehab Building to the Developer/Promoter and accordingly the Developer/Promoter shall be entitled to change/modify/revise/amend the larger layout Plan including of Project Land for better and efficient planning and optimum utilization of the available FSI/TDR (by whatever name called) and/or on account of increase FSI becoming available due to change in Development Plan/DCR, Government policy, etc. without changing the locations of the Real Estate Project on the Project Land.
8. Amenities to be provided exclusively in respect of Sale Residential Building no. 1 viz. Alta Monte Tower A, B, C and D proposed on the Project Land is expected to be completed and become available for use only after completion of last Tower.

9. As per the present sanctioned Plan of Tower D flats with configuration of 3 BHK, 4 BHK and 5 BHK is intended to be constructed. However the Promoter intends to revise the building Plan to change the configuration by deletion of 5BHK and instead construct 2 BHK/2.5BHK/3BHK/3.5BHK and accordingly the Plan of Tower D shall be amended /revised.
10. The elevated road (bridge) constructed by the Promoter from WEH to the Alta Monte Tower on the Project Land shall always provide permanent access to the buildings to be constructed on other parts of larger layout inter alia, Kokanipada, Andher and future land to be included in larger layout for proposed future development.
11. Due to reduction in column sizes on the higher floors the actual size of typical unit shall vary but within the permissible 3% range i.e. (+) or (-) 3%. The same are clubbed together for RERA registration; however the customer agreement shall have the actual RERA carpet area of the said unit.
12. There shall be separate common amenities/ common areas and facilities for exclusive use of the allottees of Tower B and Tower D together with allottees of Tower A and Tower C which has already received Occupation certificate and such common amenities/ common areas and facilities shall not be shared by allottees of Building Signet though they are registered as single real estate projects under RERA.
13. Similarly, there shall be separate common amenities/common areas and facilities for exclusive use of the allottees of Signet which shall be for exclusive use of Building Signet though they (Alta Monte and Signet) are registered as single real estate project under RERA.
14. It is clarified that the amenities and facilities sanctioned and constructed for Signet, Towers A to Tower D shall not be shared with or accessible to the residents/allottees of other phases that may be developed by the Promoter on Larger Layout.
15. The right of Allottees in Tower A to D and Signet building is restricted to FSI utilised for construction of their respective building/Tower and the Developer/Promoter shall be entitled to absolutely utilise all the balance unconsumed FSI/additional FSI/Future FSI/TDR FSI/Fungible FSI which is presently available and/or which may become available in future for putting up buildings on any portion of the larger layout including on balance portion if any, of the project land in a phase manner in terms of revised LOI to be issued and Plans that may be sanctioned from time to time and which unfettered rights reserved by the Developer/Promoter shall not be revoked /curtailed/disputed by the Allottees.
16. As per the prevailing policy of SRA, the FSI potential of the Project Land is 2,45,000 sq. mtrs. or thereabouts and out of which the Promoter has utilised sanctioned FSI of 1,64,508.1 sq. mtrs. for construction of 4 (four) Freesale Buildings being Towers A, B, C & D collectively known as "Alta Monte" and Freesale building known as "Signet" on the Project Land. The Developer/Promoter reserves their right to utilise the presently available balance potential of 80,000 sq. mtrs. and such additional FSI which may become available in future for construction of Freesale buildings on the balance portion of the Project Land becoming available due to relocation/change of RG/Reservations on Project Land and/or change in Development Control Regulation, D.P. Plan (2034) or any other changes in Government Policies on the portion of larger layout, at their absolute discretion.

17. The R.G. reservation on Plot bearing CTS No. 825(pt.) and forming part of project land may be relocated/deleted as may be permitted by the Competent Authorities in consonance with modified DP / DCR 2034, rules and regulations, Government Policies and which shall then be utilised for construction of Free Sale Building/Tower comprising of three basement + ground + 65 upper floor or to put such construction as may be permissible.
18. The Developer/Promoter at their discretion shall be entitled to develop in phase(s) comprising rehab component and/or free sale component and/or amenity/facilities etc. anywhere within the Larger Layout and on such locations as they may desire and deem fit, without requiring consent of the allottees of Sale Residential Building no. 1 viz. Alta Monte Tower B and Tower D and Sale Residential Building no. 2 viz. Signet, however without affecting the Real Estate Project or any other buildings which has received occupation certificate or which is under construction.
19. It is further clarified that due to amalgamation/ clubbing of slum rehabilitation scheme or any other scheme with the Larger Layout, the Rehab component (corresponding to free sale component to be constructed on Larger Layout) may be shifted to some other location or property out of the Larger Layout purely due to amalgamation/clubbing of the rehab scheme/s and the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab scheme/s shall be utilized by the Promoter either on the Real Estate Project or anywhere within Larger Layout or outside the Larger Layout.
20. The Promoter shall be entitled to construct multiple buildings having maximum permissible height, which may go up to three Basements + Ground + 65 upper stories in the balance portion of the larger layout.
21. The Promoter shall be entitled to utilize any additional FSI over and above the proposed FSI of 1,64,508.1 sq. mtrs. utilised for Sale Residential Building no. 1 viz. Alta Monte Tower B and Tower D and Sale Residential Building no. 2 viz. Signet that may be generated in the entire larger layout land, inter alia, the project land due to change in laws notwithstanding the fact that the building above the land forming part of the Larger Layout has been leased/conveyed to the Common Organisation/Apex Body and such common Organisation/Apex Body and the members thereof shall not object for the same.
22. Due to expansive development on account of amalgamation/clubbing of various development schemes and/or acquisition of plots/properties/schemes and amalgamating them with Larger Layout which is proposed to be undertaken by the Developer/Promoter jointly or severally from time to time, the built-up area of the larger layout may vary from the presently sanctioned plans and the Developer/Promoter shall be entitled to utilize and consume the FSI generated on account of amalgamation/clubbing of plots / properties/schemes for construction throughout the Larger Layout and/or on specific portions comprising the Larger Layout as the Developer/Promoter may deem fit and as may be sanctioned by the Competent Authorities. However, such variation in area of the Larger Layout and developmental activities carried thereon shall not affect the said Real Estate Project. Further the Promoter, with requisite approval from the Competent Authorities reserves the unfettered rights to sell the additional FSI / balance and /or unutilised FSI/TDR in whatsoever form and by whatever name, in the open market and appropriate the sale proceeds arising therefrom without having to render accounts of whatsoever and howsoever nature and the same shall not be revoked/curtailed/disputed by the Allottees.

23. The FSI sanctioned at present in respect of the Larger Layout is used disproportionately throughout the Larger Layout (i.e. not proportionate to the land underneath). Similarly, the FSI that may be generated on account of increased FSI due to change in Development Plan/Development Control Regulations, government policy etc. and/or upon amalgamation/merging of additional land parcels/properties with the Larger Layout shall also be used disproportionately throughout the Larger Layout without affecting the exiting Development as a separate phase.

Dated this 30th day of July, 2017

For Era Realtors Pvt. Ltd.



Authorised Signatory