

NEUMEC INFRASTRUCTURE LLP

Self-Declaration regarding the details of the Real Estate Project

We, **NEUMEC INFRASTRUCTURE LLP**, a Limited Liability Partnership firm, registered under the Limited Liability Partnership Act, 2008, through the hands of its designated and authorized partners/representative Mr. Vinod Mehta and Mr. Abhay Shyamsunder Chandak having its office address at 807/808, Hubtown Solaris, 8th Floor, N.S. Phadke Marg, Opposite Telli Gully, Near Regency Hotel, Andheri (E), Mumbai 400069, would like to declare and disclose as under:

1. The Promoter is undertaking the redevelopment of land being Plot Nos.3, 4, 5 and 6 admeasuring ALL THAT piece or parcel of land admeasuring 1273.76 square meters or thereabouts along with road set back area admeasuring 124.24 square meter and alongwith 9 meter wide access land admeasuring 178.50 square meters (in aggregate 1576.50 square metres) or thereabouts and bearing CTS NO. 195/139, 195/140, 195/170, 195/169, lying being and situate at Gulmohar Road, J.V.P.D. Scheme, Juhu, Mumbai - 400 049 ("Project Land").
2. The building to be constructed on the Project Land shall consist of 2 (two) wings namely 'A' and 'B' (hereinafter collectively referred to as "the said Wings").
3. The Wing A shall comprise of 1 (one) basement (parking pit), 1 (one) plinth, 1 (one) stilt, 3 (three) common podium, and 12 upper floors (in aggregate 15 upper floors) and Wing [B] shall comprise of 1 (one) basement (parking pit), 1 (one) plinth, 1 (one) stilt, 3 (three) common podium, and 13 upper floors (in aggregate 16 upper floors);
4. As per the sanctioned Intimation of Disapproval No. CHE/WS/1761/K/W/337 (NEW) dated 8th July, 2016, issued by the Municipal Corporation of Greater Mumbai:
 - (a) The gross land area of the Project Land is 1576.50 square metres;
 - (b) Area of road set back is 124.24 square metres;
 - (c) Area of 9 meter wide access land is admeasuring 178.50 square meters
 - (d) The net plot area of the Project Land is 1273.76 square meters;
 - (e) The permissible FSI is 3.00 under DCR 33(5) on gross plot area of 1576.50 square metres;



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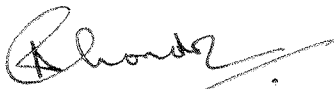
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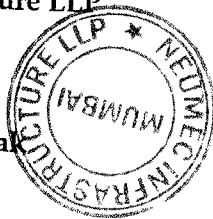
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- (f) The permissible FSI area is 4729.50 square metres or thereabout;
- (g) The Fungible Built Up area sanctioned is 1655.33.2 square metres or thereabout;
- (h) The total FSI to be constructed on the said property is 6384.83 square metres or thereabout;
5. The Promoter hereby further declares, confirms and records that the said wings shall in all comprise of 60 residential premises consisting of 24 residential premises for the existing members of the said Society, 13 residential premises to be handed over to MHADA (which may be retained by the Promoter in lieu of premium payable to MHADA) and 23 flats are available for sale in open market.
6. The Promoter reserves its right to convert the said 13 residential premises to be handed over to MHADA into free sale area by paying the necessary premium to MHADA authorities and sell and dispose off the areas on such terms and conditions as it may deem fit.

For M/s. Neumec Infrastructure LLP



Abhay Shyamsunder Chandak
Authorised Signatory



Place : Mumbai

Dated : 17th July 2017



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