

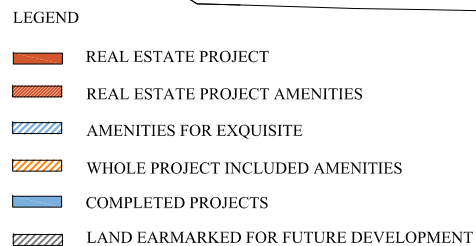
ADDITIONAL INFORMATION RELATING TO THE PROJECT

(To be read in conjunction with Form A)

1. The Promoter is undertaking the development of all those pieces and parcels of land being Sub-Plot B admeasuring approximately 2,09,076.40 square meters bearing CTS Nos. 95/4/B/1, 95/4/B/2, 95/4/B/3 and 95/4/B/4 of Village Dindoshi and CTS No. 590/A/A/1 of Village Pahadi Goregaon (East), situated in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, which is here in after referred to as the “**the Larger Property**” and more particularly delineated by red colour boundary line on the attached Approved Layout with Phasing/User Superimposed (“**ALPS**”).
2. Other than the Larger Property, the Promoter is also the owner of or otherwise entitled to independent pieces of land on the east boundary of the Larger Property being Sub-Plot A (which is naturally sub-divided by a D.P. Road), on which the Promoter has constructed/proposes to construct residential and non-residential developments. Additionally, a wholly owned subsidiary of the Promoter is the owner of an independent piece of land to the north-west boundary of the Larger Property being Sub-Plot C (which is naturally sub-divided by a D.P. Road), on which a retail Mall has already been constructed. It is clarified and agreed that the Sub-Plot A and Sub-Plot C do not form a part of the Larger Property and the Promoter/ its wholly owned subsidiary, as the case may be, shall deal with them in such manner as they may in their sole discretion deem fit.
3. On a portion of the Larger Property, the Promoter has already constructed (a) a residential building known as “**Exquisite**” being Residential Building No. 1 consisting of 3 (three) towers, (b) a hotel cum office building known as “**Commerz I**” being Commercial Building No. 1 comprising of wing ‘A’ and wing ‘B’, and (c) a commercial building known as “**Commerz II**”, being Commercial Building No. 2 comprising of wing ‘A’; along with their respective common areas, facilities and amenities. The aforesaid completed buildings being “**Exquisite**”, “**Commerz I**” and “**Commerz II**” are more particularly shown in Blue color wash (completed projects) on the attached ALPS.
4. The Promoter is undertaking the development of the Larger Property (“**the Whole Project**”) in a phase-wise manner and proposes to utilize a total FSI of 4 on gross plot area of the Larger Property plus compensatory fungible FSI plus free of FSI areas aggregating up to approximately 13,54,815 square meters plus parking area/s and the amenities area in the course of the phase wise development of the Whole Project.
5. The Real Estate Project known as ‘**Esquire inter alia**’ consisting of Residential Building No. 2 comprising of Towers A, B and C is presently being developed as a phase of the Whole Project and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ (“**the Real Estate Project**”) by the Promoter.
6. Without prejudice to the information provided in connection with the registration of the Real Estate Project under the RERA including Form A, the Promoter hereby states the following:
 - (i) The Promoter has commenced the process of obtaining the necessary approvals for construction and development of a multi-storey Public Parking Lot (“**PPL**”) as a scheme and component of the Whole Project at any location on the Larger Property including beneath the Real Estate Project in accordance with the provisions of Regulation 33(24) of the DCR and applicable law, which PPL will eventually be handed over to the MCGM, and which will thereafter be operated and managed as the MCGM may decide. The PPL shall be constructed up to approximately 1,90,840 square meters and maybe spread over such basement and podium areas in the Whole Project (including the Real Estate Project) as the Promoter may decide at its sole discretion. The said building/tower/s comprised in the Whole Project/Real Estate Project and the PPL may form a composite structure and

will be developed by the Promoter as per the plans as may be sanctioned by the concerned authorities from time to time and therefore, the PPL shall operate as an independent unit. In this regard, it is further clarified that in the event the PPL scheme is not implemented on the Whole Project for any reason whatsoever or the PPL scheme is not built to the extent presently envisaged, then the number of basements/podiums disclosed may reduce.

- (ii) Apart from the Real Estate Project more specifically shown in red wash in the attached ALPS, the Promoter has also earmarked a piece of land on the Larger Property for future development more specifically shown in the attached ALPS in Grey hatched lines (“**Land Earmarked For Future Development**”) on which the Promoter proposes to develop (a) 5 Residential Towers each with upto 69 upper floors (b) 2 Non-Residential Towers each with upto 69 upper floors and (c) a reservation building having upto 20 upper floors as permitted under the DCR.
 - (iii) The Promoter has designated and identified the Real Estate Project Amenities exclusively for the allottees of the Real Estate Project. The allottees of the Real Estate Project shall have no right to use any common areas, facilities, amenities (including the clubhouse) and the recreation ground, whether built or to be built on the Larger Property and shall not have any claim(s) and/or right(s) of any nature whatsoever in this regard.
 - (iv) The Promoter is entitled to designate any common areas, facilities and amenities in the Whole Project, which may be usable on a non-exclusive basis by the allottee/s of the Real Estate Project and such other person(s) as the Promoter may deem fit including other allottee/s/occupants in the building(s)/wing(s) on the Land Earmarked For Future Development.
 - (v) Further, the Promoter is entitled to designate any common areas, facilities and amenities in the Whole Project, which shall not be available to the allottee/s of the Real Estate Project and shall be exclusively made available to and usable by such other person(s) as the Promoter may deem fit including other allottee/s/occupants in the building(s)/wing(s) on the Land Earmarked for Future Development.
7. The capitalized terms and expressions used herein shall have the same meaning as ascribed to them in the Agreement For Sale Of Premises which has been uploaded on the website of www.maharera.mahaonline.gov.in.



1. The detailed scheme of development in this Annexure discloses the designated uses of the buildings/structures/towers/wings and the phase/s of development on the Larger Property and is based on the current Approved Layout for the Larger Property. Any amendments to the Approved Layout in accordance with the applicable laws may result in consequential changes to the scheme disclosed in this Annexure.
2. The Whole Project will also include up to 6 Podiums and up to 3 Basements which will have parking for (a) allottees of the Real Estate Project, (b) allottees/occupants of Other Residential Component (to be developed in one or more phases) and the Non-Residential Component (to be developed in one or more phases), and (c) the Public Parking Lot to be constructed and handed over to MCGM as per the DCR.
3. The Promoter proposes to utilize a total FSI of 4 on gross plot area of the Larger Property plus compensatory fungible FSI plus free of FSI areas together aggregating up to approximately 13,54,815 square meters plus the parking area/s and the amenities in the course of the phase-wise development of the Whole Project.
4. The Promoter has designated and identified exclusively for the allottees of the Real Estate Project, the Real Estate Project Amenities that will be usable only by the allottee/s of the Real Estate Project and which shall not be usable by the allottees of Exquisite Residential Component, Commerz and Commerz II and the allottees/occupants of the other building/s / tower/s / structure/s on the Land Earmarked for Future Development.
5. The allottee/s of the Real Estate Project shall not use any of the amenities designated and identified exclusively for the allottees of Exquisite Residential Component, Occupants of Commerz and Commerz II and allottees/occupants of the other building/s / tower/s / structure/s on the Land Earmarked for Future Development.
6. The Whole Project Included Amenities shall be shared between the allottees of the Real Estate Project, Exquisite Residential Component and allottees of the Other Residential Component.
7. Details contained in this Note are subject to terms and conditions more particularly described in the Agreement for Sale of Premises. The capitalized terms and expressions used herein shall have the same meaning as ascribed to them in the Agreement for Sale of Premises.