

ADDITIONAL INFORMATION RELATING TO THE DEVELOPMENT OF THE SAID LAND

1. The Developer is the owner of and is absolutely seized and possessed of and sufficiently entitled to (i) all that piece and parcel of land bearing CTS No. 785, CTS No. 787, CTS No.791, CTS No. 848, and C.T.S No.792-A (part), ("the First Land"), (ii) all that piece and parcel of land bearing CTS No. 784, CTS No.784/1, CTS No.786, CTS No. 788, CTS No.790, CTS No.792 A (part) and C.T.S No.793 ("Second Land"), aggregating to approximately 56,802.80 square meters (as per P. R. Card 56,509.50 square meters), situated at Nahur, Mulund Goregaon Link Road, Village Nahur, Mulund (West), Mumbai in Registration District and Sub District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai, hereinafter collectively referred to as "the said Larger Land". Out of the said Larger Land, the land admeasuring 401.12 sq.mtrs. approx. is not in possession of the Developer and therefore physically the Developer is in possession of 56108.38 sq.mtrs. approx. (hereinafter referred to as "the said Land") and is entitled to develop the said Land in a phase-wise manner and to sell the units/flats to be constructed thereon from time to time;

2. Part of the said Land i.e. (i) admeasuring 5273 sq.mtrs or thereabout is affected by reservation for road set back area; (ii) Proposed road of an area admeasuring 1,359.46 sq.mtrs or thereabout (iii) Proposed road of an area admeasuring approx. 4,278.90 sq.mtrs or thereabout is required to be handed over to Municipal Corporation of Greater Mumbai ("MCGM") and (iv) the area admeasuring 1000 sq.mtrs. being ear-marked and identified by the Court Receiver in accordance with the directions of the Hon'ble Bombay High Court vide its Order dated 18th December 2013 in Appeal (L) No. 451 of 2013 in Notice of Motion No. 1213 of 2013 in Suit No 629 of 2013, and subject to further orders and final outcome in Suit No. 629 of 2013 of the Hon'ble Bombay High Court. Pursuant to various means, acts, the said portion admeasuring of 1000 sq.mtrs. is identified on the Phase-I Land. The said 1000 sq.mtrs. as shown therein is excluded from the Phase-I development, being undertaken by the Developer. The areas mentioned hereinabove in respect of (i) road setout back area and (ii) area required to be handed over to MCGM, shall be

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revised/modified due to actual measurement of the said areas at the time of handing over the aforesaid areas.

3. Further, as part of the phase-wise development of the said Land, presently the Developer intends to develop a portion of the said Land i.e. admeasuring approximately 14,714.61 square meters ("Project Land/Phase-I Land"), more particularly described in the **Second Schedule** hereunder written by constructing Building No.1 consisting of 3 (Three) residential towers, each consisting of 2(two) basements, stilt, 1st Podium, 2nd to 4th (part) podiums and 43 upper liveable floors (hereinafter referred to as the "Said Residential Buildings") more particularly shown in the layout annexed as **Annexure "E"** hereto by utilisation of such development potential and such FSI thereof (including fungible FSI, free FSI, premium FSI, incentive FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or future and at any time hereafter. The Developer shall at their sole discretion be entitled to develop the balance area of the said Land ("Phase-II Land") and utilize the FSI and development potential of the said Land unto the Phase II Land at their sole discretion as per their business plans. There are High Tension (HT) wires passing through the Project Land. The Developer are developing the Said Residential Buildings being constructed on the Project Land is deficient in open space and the Developer and the MCGM will not be held liable in the future for the same.

4. The Said Residential Buildings in Phase-I are proposed to be of 43 liveable floors, above the podium, out of which presently the Developer have obtained sanction upto 37 floors. As an additional amenity to the Flat Purchasers, the Developer are proposing to construct a Club House, which shall be for the exclusive use of the Phase-I Residential Buildings. Further, the Developer shall also be constructing an amenity building in Phase-I. This amenity building shall be for the benefit of all the flat purchaser/s of the residential buildings to be constructed in Phase-I and II and the purchaser gives his express consent for the same.



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5. That the FSI shall be utilized by the Developer for development of the said Land which is (i) FSI generated out of the said Land is 39637.21 sq.mtrs or thereabout, (ii) fungible compensatory FSI being 41023 sq.mtrs or thereabout (iii) FSI generated by way of payment of premium to MCGM/Government is 22099 sq.mtrs or thereabout and (iv) FSI by way of TDR purchased by the Developer 56601 sq.mtrs. or thereabout Thus, the total FSI available to the Developer is 159755 sq.mtrs. Out of the aforesaid total permissible FSI, 57133 sq.mtrs or thereabout FSI shall be utilized for construction of the Residential Buildings on Phase-I Land. There will be balance FSI of 102622 sq.mtrs or thereabout ("Balance FSI") even after construction of the said Residential Buildings in Phase-I and the common amenities thereto. Such Balance FSI is retained by the Developer and shall be utilized on the said Land or in the subsequent Phases or outside the said Land at the discretion of the Developer. Further, hereafter, if any further FSI is permitted to be utilized on the said Land in accordance with the applicable law, the same shall inure for the benefit of the Developer alone.

6. The development of the Project Land/ Phase-I Land envisages construction of underground tanks, fire-fighting tanks, rain harvesting tanks, sewage treatment plants and installation of transformers, access roads and recreation grounds, which will be shared in common for all the building(s) constructed on the Project Land and accordingly would be finalized keeping with the plans that would be sanctioned by MCGM from time to time. The development of the said Land shall include construction of further structures including pump rooms, meter rooms, underground tanks, sewage treatment plant, watchman room, temporary transit camp for tenants, labour camps, substation for power supply company etc. on any portion of the Project Land. In addition to the said ancillary structures, the service lines common to the said Buildings, Phase II and other structures to be constructed on the Project Land (as part of the development program/phase program determined by the Developer in its sole discretion) shall pass through the portion of the Project Land upon which the said Buildings is being constructed and other amenities and facilities which are common for the use of the said Buildings and other building/s being constructed on the Project Land, Phase II may be provided on the portion of the Project Land over which the said Building is being constructed;

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7. That High Tension Transmission Lines (HT) passes through the property. As per the prevailing rules no construction is permissible below such transmission lines to the extent of 17.5 mtrs. from the central lines from such transmission lines. Thus, in all below the transmission lines of a portion admeasuring 35 mtrs. width no structure is permissible, however, access road is allowed. Because of such transmission line the Developer have constructed the access as more particularly shown in the affected zone of the Transmission Line. The said Land is thus naturally sub-divided because of such transmission lines and the access road underneath. This access road below the transmission lines is the common access for both Phase I, Phase II i.e to say for the entire said land and the occupants of the building to be constructed in both the phases and/or the said land shall be entitled to the benefits thereof. The FSI generated in respect of the said access road including incidental benefits like TDR, premium FSI and fungible shall be utilized by the Developer for construction of the buildings on any of the Phases or on the said land at the sole discretion of the Developer.

8. The Developer is in the process of acquiring additional land which are adjacent and/or contiguous to the said Land and such acquired additional land, if any, ("Additional Land") may also be merged (at the option and discretion of the Developer) with the said Land for the purpose of developing the said Land (including Project Land). Accordingly, the Developer shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the such additional land and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Developer and the Developer may propose to utilise the same on the said Buildings and/or the said Land and/or the additional land in the manner as it deems fit and appropriate; and the Purchaser shall not have or claim any rights, benefits or interest whatsoever including for entitlement, use and consumption in respect thereof. The Developer shall be entitled and be at liberty to amend and vary the sanctioned plans and to

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carry out such additional construction on the said Buildings and/or the said Land including the Project Land or Phase II Land and/or additional land.

9. The Developer has disclosed the plinth area of 2024.99 sq.mtrs. of the said Residential Buildings as the plot area for registration of the Real Estate Project with the RERA authorities.

Dated this 21st day of July, 2017.

Atmosphere Realty Pvt. Ltd.



Director

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