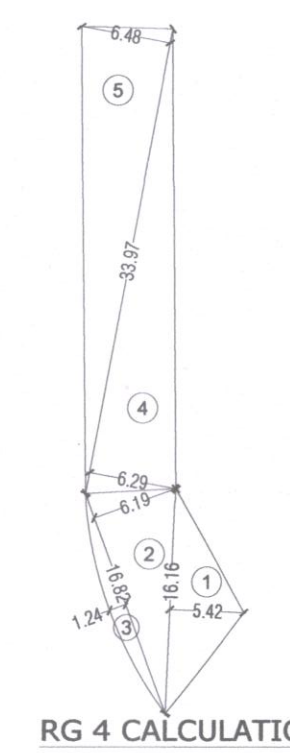
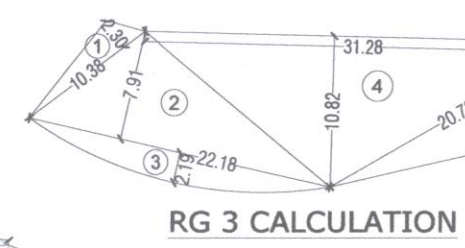


PLANS APPROVED (13 NOS. OF DRAWINGS)
WHICH ARE TO BE READ ALONG WITH
COMMENCEMENT CERTIFICATE / AMENDED
COMMENCEMENT CERTIFICATE ISSUED UP TO
PLINTH LEVEL BEARING
No. T.C.P. 2/2009/CC/13/146/11049/2009
DATE: 17 JAN 2009
AND THE CONDITIONS MENTIONED THEREIN.

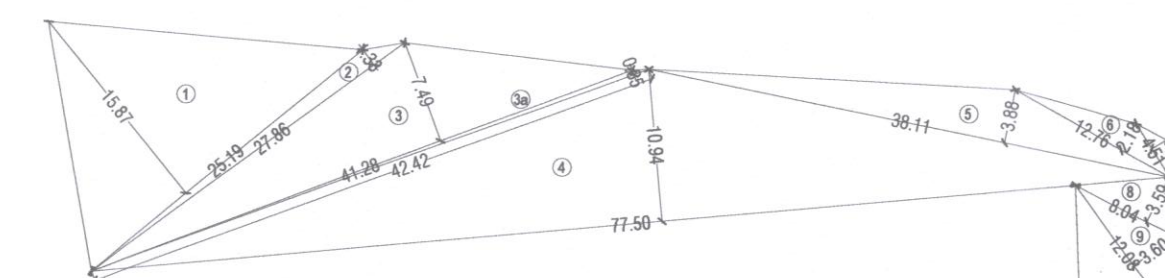
Planner / Architect,
Town Planning Division
MARRDA



| R.G. 3 AREA CALCULATION | |
|---------------------------------|---------------|
| ADDITIONS | |
| 1 10.38 X 2.30 X 0.50 X 1 NO = | 11.94 |
| 2 22.18 X 7.81 X 0.50 X 1 NO = | 87.72 |
| 3 22.18 X 2.10 X 0.50 X 1 NO = | 58.38 |
| 4 31.89 X 10.82 X 0.50 X 1 NO = | 169.22 |
| 5 20.72 X 5.34 X 0.50 X 1 NO = | 55.32 |
| TOTAL R.G. 3 AREA CALCULATION = | 356.59 SQ.MT. |



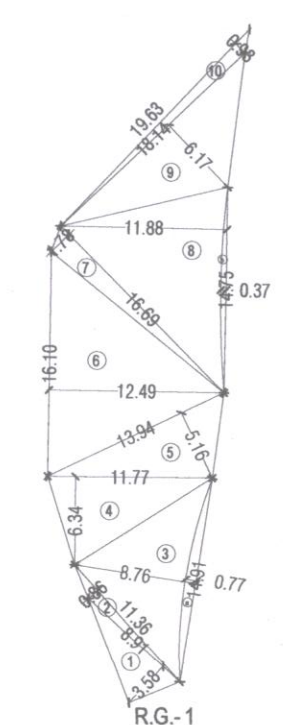
| R.G. 4 AREA CALCULATION | |
|---------------------------------|---------------|
| ADDITIONS | |
| 1 16.16 X 5.42 X 0.50 X 1 NO = | 43.79 |
| 2 16.82 X 6.19 X 0.50 X 1 NO = | 52.06 |
| 3 16.82 X 1.24 X 0.50 X 1 NO = | 13.80 |
| 4 33.97 X 6.29 X 0.50 X 1 NO = | 106.84 |
| 5 33.97 X 6.48 X 0.50 X 1 NO = | 110.05 |
| TOTAL R.G. 4 AREA CALCULATION = | 326.65 SQ.MT. |



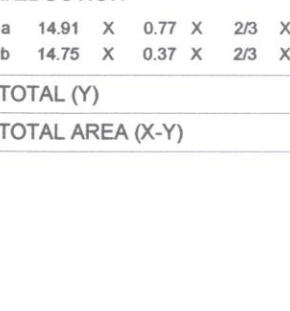
| R.G. 1 AREA CALCULATION | |
|---------------------------------|----------------|
| ADDITIONS | |
| 1 25.19 X 15.87 X 0.50 X 1 NO = | 199.86 |
| 2 27.89 X 1.33 X 0.50 X 1 NO = | 18.53 |
| 3 41.28 X 7.49 X 0.50 X 1 NO = | 154.59 |
| 4 42.42 X 0.35 X 0.50 X 1 NO = | 7.42 |
| 5 77.50 X 10.94 X 0.50 X 1 NO = | 423.93 |
| 6 38.11 X 3.88 X 0.50 X 1 NO = | 73.93 |
| 7 12.76 X 2.18 X 0.50 X 1 NO = | 13.91 |
| 8 4.51 X 1.20 X 0.50 X 1 NO = | 2.71 |
| 9 8.04 X 3.39 X 0.50 X 1 NO = | 14.43 |
| 10 61.20 X 6.88 X 0.50 X 1 NO = | 210.53 |
| 11 52.05 X 0.24 X 0.50 X 1 NO = | 6.25 |
| 12 46.88 X 1.97 X 0.50 X 1 NO = | 46.18 |
| 13 36.33 X 1.37 X 0.50 X 1 NO = | 24.89 |
| 14 30.87 X 0.88 X 0.50 X 1 NO = | 14.51 |
| 15 26.85 X 7.52 X 0.50 X 1 NO = | 100.95 |
| TOTAL R.G. 1 AREA CALCULATION = | 1334.39 SQ.MT. |

| R.G. 2 AREA CALCULATION | |
|---------------------------------|----------------|
| ADDITIONS | |
| 1 46.31 X 11.73 X 0.50 X 1 NO = | 271.61 |
| 2 46.31 X 12.52 X 0.50 X 1 NO = | 289.90 |
| 3 8.00 X 1.27 X 0.50 X 1 NO = | 5.08 |
| 4 64.18 X 7.83 X 0.50 X 1 NO = | 252.96 |
| 5 83.69 X 13.64 X 0.50 X 1 NO = | 570.77 |
| TOTAL R.G. 2 AREA CALCULATION = | 1466.93 SQ.MT. |

| R.G. 5 AREA CALCULATION | |
|---------------------------------|---------------|
| ADDITIONS | |
| 1 11.80 X 4.84 X 0.50 X 1 NO = | 28.07 |
| 2 18.87 X 4.55 X 0.50 X 1 NO = | 43.04 |
| 3 30.06 X 3.79 X 0.50 X 1 NO = | 57.00 |
| 4 58.20 X 7.97 X 0.50 X 1 NO = | 231.93 |
| 5 39.41 X 6.72 X 0.50 X 1 NO = | 132.18 |
| TOTAL R.G. 5 AREA CALCULATION = | 480.21 SQ.MT. |



| R.G. 1 AREA CALCULATION (ON BASEMENT) | |
|---------------------------------------|---------------|
| ADDITIONS | |
| 1 8.91 X 3.58 X 0.50 X 1 NO = | 15.95 |
| 2 11.36 X 0.86 X 0.50 X 1 NO = | 4.89 |
| 3 14.91 X 8.79 X 0.50 X 1 NO = | 65.31 |
| 4 11.77 X 6.34 X 0.50 X 1 NO = | 37.31 |
| 5 13.94 X 5.16 X 0.50 X 1 NO = | 35.97 |
| 6 16.10 X 12.49 X 0.50 X 1 NO = | 100.54 |
| 7 16.89 X 1.78 X 0.50 X 1 NO = | 14.85 |
| 8 14.75 X 11.88 X 0.50 X 1 NO = | 87.62 |
| 9 18.14 X 6.17 X 0.50 X 1 NO = | 55.96 |
| 10 18.63 X 0.93 X 0.50 X 1 NO = | 9.13 |
| TOTAL (X) = | 427.52 SQ.MT. |
| DEDUCTION | |
| a 14.91 X 0.77 X 0.50 X 1 NO = | 7.65 |
| b 14.75 X 0.37 X 0.50 X 1 NO = | 3.64 |
| TOTAL (Y) = | 11.29 SQ.MT. |
| TOTAL AREA (X-Y) = | 416.23 SQ.MT. |



| R.G. 1 AREA CALCULATION (MOTHER EARTH) | |
|--|---------------|
| ADDITIONS | |
| 1 9.65 X 4.23 X 0.50 X 1 NO = | 20.41 |
| 2 11.94 X 1.19 X 0.50 X 1 NO = | 7.03 |
| 3 14.73 X 5.27 X 0.50 X 1 NO = | 38.81 |
| 4 6.66 X 5.64 X 0.50 X 1 NO = | 18.78 |
| 5 12.33 X 4.68 X 0.50 X 1 NO = | 28.73 |
| 6 12.33 X 0.28 X 0.50 X 1 NO = | 2.30 |
| 7 16.10 X 5.14 X 0.50 X 1 NO = | 41.38 |
| 8 21.40 X 3.78 X 0.50 X 1 NO = | 40.45 |
| 9 21.40 X 0.45 X 0.50 X 1 NO = | 6.42 |
| 10 12.75 X 0.92 X 0.50 X 1 NO = | 5.87 |
| 11 18.84 X 8.16 X 0.50 X 1 NO = | 95.49 |
| 12 20.43 X 4.79 X 0.50 X 1 NO = | 48.93 |
| 13 22.59 X 5.51 X 0.50 X 1 NO = | 107.42 |
| 14 22.59 X 1.73 X 0.50 X 1 NO = | 25.05 |
| 15 17.71 X 8.28 X 0.50 X 1 NO = | 73.32 |
| 16 13.92 X 6.52 X 0.50 X 1 NO = | 45.83 |
| 17 17.71 X 5.34 X 0.50 X 1 NO = | 47.29 |
| TOTAL (X) = | 607.41 SQ.MT. |
| DEDUCTION | |
| a 7.00 X 0.16 X 0.50 X 1 NO = | 0.75 |
| TOTAL (Y) = | 0.75 SQ.MT. |
| TOTAL AREA (X-Y) = | 606.66 SQ.MT. |

| R.G. 2 AREA CALCULATION (MOTHER EARTH) | |
|--|---------------|
| ADDITIONS | |
| 1 12.82 X 5.46 X 0.50 X 1 NO = | 35.00 |
| 2 16.84 X 10.10 X 0.50 X 1 NO = | 84.63 |
| 3 16.84 X 5.08 X 0.50 X 1 NO = | 42.27 |
| TOTAL = | 161.90 SQ.MT. |

| R.G. 2 AREA CALCULATION (ON BASEMENT) | |
|---------------------------------------|--------------|
| ADDITIONS | |
| 1 11.80 X 1.01 X 0.50 X 1 NO = | 5.98 |
| 2 11.01 X 0.97 X 0.50 X 1 NO = | 5.34 |
| TOTAL = | 11.36 SQ.MT. |

| R.G. AREA PROPOSED IN SUB PLOT B (IN SQ.MT.) | |
|--|---------|
| 1 | 1334.39 |
| 2 | 1466.93 |
| 3 | 356.59 |
| 4 | 326.65 |
| 5 | 460.21 |
| TOTAL R.G. | 3944.77 |

| R.G. REQUIRED FOR LAYOUT (26248.57 X 25% = 6562.14 SQ.MT.) | |
|---|---------|
| R.G. AREA PROPOSED IN SQ.MT. | |
| RG IN PLOT-A | 1813.78 |
| RG IN PLOT-B | 3944.77 |
| RG IN PLOT-C | 210.08 |
| RG IN PLOT-D | 658.70 |
| TOTAL R.G. | 6627.33 |
| R.G. on Mother Earth | 6554.23 |

5th Avenue Sunteckcity - Tower 2
Plot Area Applied for Registration - 3896.43
Sanctioned FSI - 37943.35

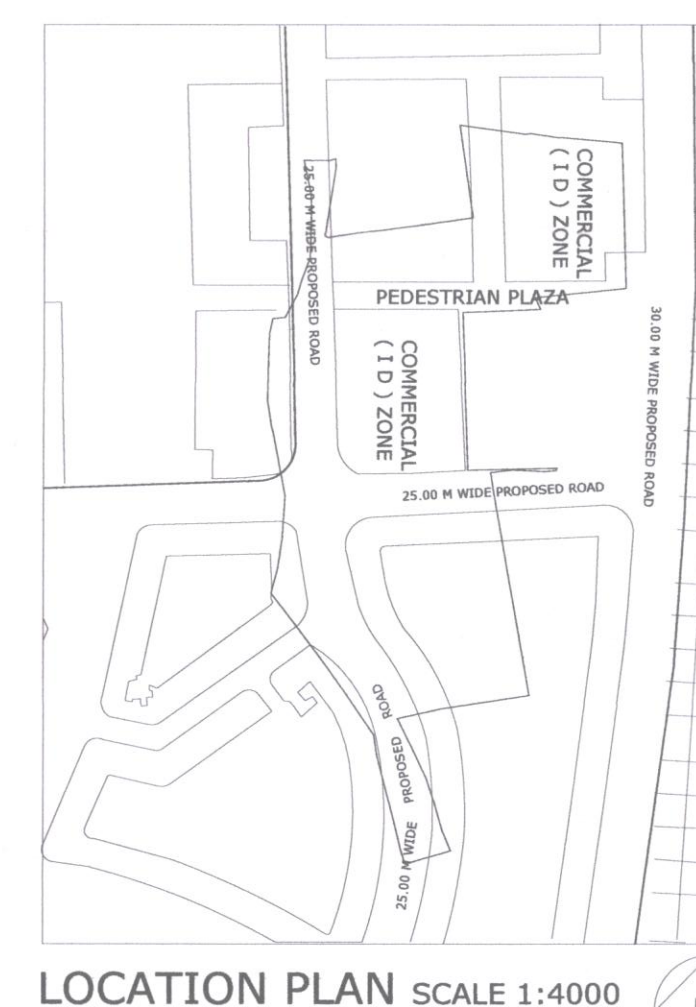
| Construction Area Statement area in sq.m. | |
|--|------------------------|
| Floor | Floor Area |
| Let To 4th basement | 6702.00 x 4 = 26808.00 |
| Ground Floor | 3808.00 x 1 = 3808.00 |
| Refuge Area (8th, 13th and 5th, 27th & 34th) | 1416.18 |
| Staircase, Lift & Lift Passage Area | 14072.68 |
| Plume Centre Area | 581.54 |
| Servant Toilet Area | 106.40 |
| Total Non FSI Area | 46726.80 |
| Add FSI Area | 37943.35 |
| Total Construction Area | 84670.15 |

TOTAL CONSTRUCTION AREA SUBPLOT B = 84670.15 SQ.MT.

| R.G. (SUB PLOT D) | |
|--------------------------------|---------------|
| ADDITIONS | |
| 1 15.20 X 2.81 X 0.50 X 1 NO = | 21.40 |
| 2 15.20 X 4.15 X 0.50 X 1 NO = | 31.54 |
| 3 12.86 X 8.47 X 0.50 X 1 NO = | 54.46 |
| 4 12.86 X 5.45 X 0.50 X 1 NO = | 35.24 |
| 5 12.40 X 4.63 X 0.50 X 1 NO = | 28.65 |
| 6 12.40 X 5.23 X 0.50 X 1 NO = | 32.43 |
| TOTAL(X) = | 210.08 SQ.MT. |

| PAVED R.G. ON MOTHER EARTH | |
|--------------------------------|---------------|
| ADDITIONS | |
| a 71.06 X 2.93 X 0.50 X 1 NO = | 104.10 |
| b 71.06 X 2.85 X 0.50 X 1 NO = | 101.29 |
| c 57.72 X 5.08 X 0.50 X 1 NO = | 146.81 |
| d 57.72 X 4.95 X 0.50 X 1 NO = | 144.01 |
| TOTAL(X) = | 495.98 SQ.MT. |
| LESS PAVED R.G. BASEMENT = | 75.10 SQ.MT. |
| TOTAL = | 420.88 SQ.MT. |

| PROFROMA A | |
|--|---|
| Sr. No. | Particulars |
| 1 | Plot area |
| 2 | Non buildable plot |
| 3 | Area under 25M wide road |
| 4 | Area under 30M wide road |
| 5 | Total road reservation (3+4) |
| 6 | Area of road kept in abeyance |
| 7 | Total road reservation for FSI calculation (5-6) |
| 8 | Area under Pedestrian Plaza |
| 9 | Total reservation on plot area for FSI calculation (7+8) |
| 10 | Net plot area (1- (2+5+8)) |
| 11 | Zone as per the ODC's Planning Proposal |
| 12 | Total Permissible FSI |
| 13 | Net Plot area |
| 14 | Add road and/or pedestrian plaza for FSI calculation |
| 15 | Plot area for FSI calculation (13+14) |
| 16 | Permissible Basic FSI |
| 17 | Total basic permissible BUA (15X16) |
| 18 | Permissible additional FSI |
| 19 | Total permissible additional BUA (15X18) |
| 20 | Total permissible BUA (17+19)(Basic + Additional) |
| 21 | Permissible fungible compensatory area (35% of 20) |
| 22 | Total permissible BUA (20+21) |
| 23 | Permissible Residential BUA of Subplot B |
| 24 | Permissible Commercial BUA 22(4) x 50% |
| 25 | Total permissible Residential BUA on Subplot B by availing BUA potential of Subplot D |
| 26 | Total permissible Commercial BUA on Subplot B by availing BUA potential of Subplot D |
| 27 | Proposed Residential BUA on Subplot B |
| 28 | Balanced Residential BUA on (25-27) |
| Areas in Sqm | |
| 45,744.70 | |
| 24.58 | |
| 13,273.60 | |
| 2,248.50 | |
| 15,524.10 | |
| 1934.60 | |
| 13,589.50 | |
| 1,947.45 | |
| 17,536.95 | |
| 26,248.57 | |
| Sub-plot A | |
| Res. cum Shopping | |
| Core Comm. (ID) | |
| 4 | |
| 3 | |
| 9,811.10 | |
| 15,585.74 | |
| 993.03 | |
| 0 | |
| 13,611.10 | |
| 28,522.69 | |
| 993.03 | |
| 1.5 | |
| 1.5 | |
| 20,416.63 | |
| 42,784.04 | |
| 1,489.53 | |
| 1.5 | |
| 2.5 | |
| 20,416.63 | |
| 71,306.73 | |
| 2,482.58 | |
| 1,976.10 | |
| 14,083.30 | |
| 3,972.12 | |
| 1,390.24 | |
| 691.63 | |
| 55,124.96 | |
| 1,54,022.53 | |
| 5,362.36 | |
| 2,667.73 | |
| 7701.26 (154022.53X50%) | |
| 7701.26 (154022.53X50%) | |
| 79692.44 | |
| [7701.26(Subplot D)+2681.18(Subplot D)] | |
| (Basic 22136.80 + Add BUA 36894.65+ FCA 20661) | |
| 79692.44 | |
| [7701.26(Subplot D)+2681.18(Subplot D)] | |
| (Basic 22136.80 + Add BUA 36894.65+ FCA 20661) | |
| 37943.35 | |
| (Basic 22136.80 + Add BUA 2970+ FCA 9836.56) | |
| 41749.09 | |
| (Add BUA 30924.65+ FCA 10824.44) | |



| FORM - II | |
|--|-----------|
| DESCRIPTION OF PROPOSAL AND PROPERTY: PROPOSED DEVELOPMENT ON SUBPLOT B BEARING QTS NO. 165 A/1 & 165 C/1 OF VILLAGE GOREGAON (WEST), GOREGAON, MUMBAI, ODC. | |
| JOB No. | DRG. No. |
| CHECKED BY | DESIGN BY |
| DATE | REV |
| M/s. SATGURU CORPORATE SERVICES PRIVATE LIMITED | |
| Ajeet Singh | |
| Digitally signed by Ajeet Singh Date: 2026.01.02 10:16:37 +05'30' | |
| NORTH | |
| NAME OF OWNER / C.A. TO OWNER | |
| DIGITAL SIGNATURE OF OWNER / C.A. TO OWNER | |
| PRIYANK BHATT | |
| ARCHITECT | |
| DIGITAL SIGNATURE OF ARCHITECT | |
| NAME, ADDRESS OF ARCHITECT | |
| STAMP OF RECEIPT OF PLAN | |
| STAMP OF APPROVAL OF PLAN | |