



महाराष्ट्र MAHARASHTRA

RW 158713



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००१६
30 JUN 2017
सक्षम अधिकारी

ADDITIONAL INFORMATION FURNISHED

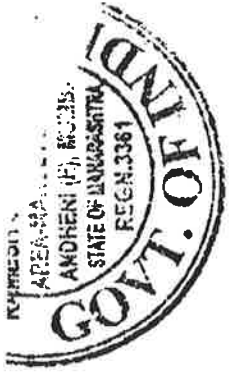
श्री. सु. का. पाटील

I, MR. ANUJ M PATEL, being a Director of M/s **RAJESH ESTATES AND NIRMAN PRIVATE LIMITED** ("the Promoter"), duly authorized by the resolution dated 30.06.2017, having its registered office 139, Seksaria Chambers, 2nd Floor, Nagindas Master Road, Fort Mumbai – 023, do hereby declare and state as under:-

1. The Promoter is entitled to Develop all that pieces and parcels of land or ground situate, lying and being at Village Chitalsar Manpada, Taluka and District Thane bearing Gat No.48 1/1, 48/1/3, 48/1/8, 49/1/B, 49/2, 50/2/2 hereinafter referred to as "the said larger property"

For Rajesh Estates & Nirman Pvt Ltd.

Authorized Signature.



2. The Promoters have evolved a scheme to construct residential buildings under the Rental Housing Scheme of the MMRDA (Mumbai Metropolitan Regional Development Authority) wherein the Promoters are required to construct for the MMRDA a built up area equivalent to FSI of 1 and surrender the same to the Government free of cost for Rental Housing. As the incentive for the handing over of the 25% built up area, the Promoters are entitled to a further FSI of 3 on the remaining 75% area of the said larger property which is hereinafter referred to as the "Saleable Component". The buildings to be handed over to the Government/MMRDA for Rental Housing is hereafter referred to as the "Rental Component.". The Promoters have obtained locational clearance with respect to the same from the concerned authorities.

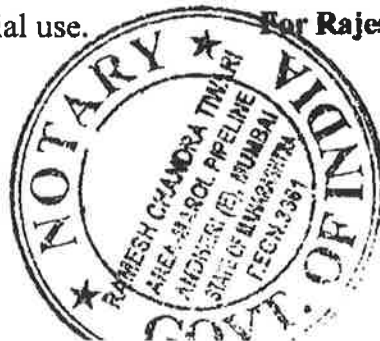
3. The Rental Component comprises of 4718.75 sq. mtrs. out of the said larger property.

4. The Promoter shall be developing Saleable Component admeasuring 14156.24 sq. mtrs. out of the said larger property in 2 phases, which is as under:-

(i) **In the First Phase:** The Promoters are constructing a common basement for car parking, which will be for all phases above which

(a) On Ghodbunder Road facing above common basement a Ground Floor + 1 upper floor for retail and 2nd floor for Commercial use.

For Rajesh Estates & Nirman Pvt Ltd.



Authorised Signature.



- (b) On 20 mtrs road facing above common basement a Ground Floor for retail, 1st & 2nd Floor for shops.
- (c) On North-West side above complete basement a Ground, First, Second and Upper Stilt podiums levels for car parking for all phases.
- (d) On North side above basement, Ground Level and Upper Floors Podium for car parking for all phases.

In the basement the Promoters shall also construct STP, Under Ground Tanks, place for DG Set and allied services, Electric Meter Rooms, Fire Fighting provisions as per Chief Fire Officer (CFO) NOC. Shops plinth area is mentioned as plot area when registering with RERA.

- (ii) **In the Second Phase:** the Promoters are constructing Wing A to Wing E above upper stilt level which is top of podium level plus 29 upper habitable residential floors + Club House along with the amenities and common areas, which common areas and amenities shall be for the benefit of Purchasers of all the Phases, i.e. Phase I & Phase II and complete the same and obtain Occupation certificate / part occupation certificate and shall hand over possession of the said Wing A to Wing E to their purchasers. The Plinth area of the said Wing A to Wing E is 2102.61 sq. mtrs, which is mentioned as plot area for the second phase

For Rajesh Estates & Nirman Pvt Ltd.

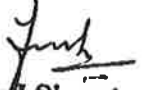
[Signature]
Authorised Signature.





5. The Promoters are registering Phase I & Phase II as separate real estate projects stated herein above with the Real Estate Regulation Authority (RERA) and shall obtain 2 registration certificates for the same.
6. The Promoter state that the RG area admeasuring 978.42 sq. mtrs alongwith other amenities and common areas shall be constructed and completed alongwith the second phase, which shall be for residential purchasers only.

For Rajesh Estates & Nirman Pvt Ltd.


Authorised Signature.
ANUJ M PATEL

Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

VERIFIED BY ME AT MUMBAI ON THIS ____ DAY OF JULY 2017



For Rajesh Estates & Nirman Pvt Ltd.


Authorised Signature.
ANUJ M PATEL

Authorised Signatory


RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA

Res. 129 A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A.K. Road
Andheri (E) Mumbai-400 059
Mob 9820846555