



the sharing and other conditions specified in the said Second Schedule hereunder written. It is clarified that the Allottee/s shall not be entitled to any other amenities other than those provided in the Second Schedule hereunder written. In case there are any additional amenities which are not provided for in the Second Schedule, the use and allocation thereof shall be at the sole discretion of the Promoter whose decision shall be final and binding. The Promoter shall, post issuance of possession demand letter, take steps to provide access to public utilities such as water. However, the Promoter shall not be responsible for water supply from the authority and/or delays on the part of utility provider/s for providing any services. The Promoter shall, however, make alternate arrangements to provide uninterrupted potable water, for initial 3 months from Handover Date or till such time the relevant authority/utility provider does not supply water, whichever is earlier;

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

8.3 at
Page 20

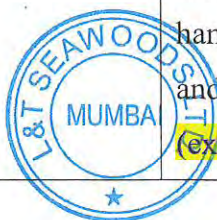
Fifth
Schedule
at Page 52

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided in the Said Apartment with particular brand, or price range (if unbranded) to be provided by the Promoter in the Real Estate Project ~~said building~~ and the Said Apartment are as set out in the FIFTH SCHEDULE hereunder written. In the event of such fittings/amenities of the said specifications are not available in the market wherefrom other materials are procured, the Promoter may provide fittings/amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes.

FIFTH SCHEDULE

Apartment Facilities within/appurtenant to the

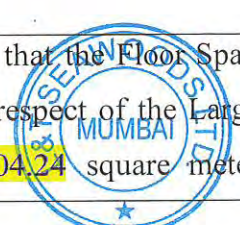
			Said Apartment <table><tr><td>Specifications of Apartment</td></tr><tr><td>Vitrified Tiles flooring in Living, Dining and Master Bedrooms</td></tr><tr><td>Vitrified tile flooring in all Bedrooms and Kitchen</td></tr><tr><td>Glazed tiles below platform & Ceramic tile / Vitrified tiles dado above kitchen platform upto two feet height</td></tr><tr><td>Granite Platform, Stainless Steel Sink</td></tr><tr><td>Vitrified antiskid tiles in toilet flooring, balconies and Flower beds</td></tr><tr><td>Sanitary ware and CP fittings in toilet of reputed brands</td></tr><tr><td>Glass Partition in Master toilet and Mirror above wash basin in all toilets</td></tr><tr><td>Anodized / Powder Coated Aluminium Windows</td></tr><tr><td>Wooden door Frames and laminated shutter for main door, bedroom and toilet doors</td></tr><tr><td>Only 4 BHK will be provided with Marble tiles in Living, Dining & Passage</td></tr><tr><td>Facilities in Apartment</td></tr><tr><td>Exhaust Fan in Kitchen & Toilet</td></tr><tr><td>Water & Electric point for Washing Machine</td></tr><tr><td>Video Door Phone</td></tr><tr><td>Instant Type Gyser in all toilets</td></tr><tr><td>Provision for telephone</td></tr><tr><td>Provision for Electrical points for split A/C in bedrooms & living room</td></tr><tr><td>Hot & Cold water piping for Shower & washbasin in all toilets</td></tr><tr><td>Provision for FTTH for data & Voice connection</td></tr><tr><td>Facilities in Common Area</td></tr><tr><td>Vitrified flooring in Typical lift lobby</td></tr><tr><td>Italian Marble at Main Entrance lobby / Reception at drop off level</td></tr><tr><td>4 BHK will be provided with marble in living, Dining and passage</td></tr><tr><td>3BHK will be provided with Vetrified Tiles</td></tr></table>	Specifications of Apartment	Vitrified Tiles flooring in Living, Dining and Master Bedrooms	Vitrified tile flooring in all Bedrooms and Kitchen	Glazed tiles below platform & Ceramic tile / Vitrified tiles dado above kitchen platform upto two feet height	Granite Platform, Stainless Steel Sink	Vitrified antiskid tiles in toilet flooring, balconies and Flower beds	Sanitary ware and CP fittings in toilet of reputed brands	Glass Partition in Master toilet and Mirror above wash basin in all toilets	Anodized / Powder Coated Aluminium Windows	Wooden door Frames and laminated shutter for main door, bedroom and toilet doors	Only 4 BHK will be provided with Marble tiles in Living, Dining & Passage	Facilities in Apartment	Exhaust Fan in Kitchen & Toilet	Water & Electric point for Washing Machine	Video Door Phone	Instant Type Gyser in all toilets	Provision for telephone	Provision for Electrical points for split A/C in bedrooms & living room	Hot & Cold water piping for Shower & washbasin in all toilets	Provision for FTTH for data & Voice connection	Facilities in Common Area	Vitrified flooring in Typical lift lobby	Italian Marble at Main Entrance lobby / Reception at drop off level	4 BHK will be provided with marble in living, Dining and passage	3BHK will be provided with Vetrified Tiles
Specifications of Apartment																												
Vitrified Tiles flooring in Living, Dining and Master Bedrooms																												
Vitrified tile flooring in all Bedrooms and Kitchen																												
Glazed tiles below platform & Ceramic tile / Vitrified tiles dado above kitchen platform upto two feet height																												
Granite Platform, Stainless Steel Sink																												
Vitrified antiskid tiles in toilet flooring, balconies and Flower beds																												
Sanitary ware and CP fittings in toilet of reputed brands																												
Glass Partition in Master toilet and Mirror above wash basin in all toilets																												
Anodized / Powder Coated Aluminium Windows																												
Wooden door Frames and laminated shutter for main door, bedroom and toilet doors																												
Only 4 BHK will be provided with Marble tiles in Living, Dining & Passage																												
Facilities in Apartment																												
Exhaust Fan in Kitchen & Toilet																												
Water & Electric point for Washing Machine																												
Video Door Phone																												
Instant Type Gyser in all toilets																												
Provision for telephone																												
Provision for Electrical points for split A/C in bedrooms & living room																												
Hot & Cold water piping for Shower & washbasin in all toilets																												
Provision for FTTH for data & Voice connection																												
Facilities in Common Area																												
Vitrified flooring in Typical lift lobby																												
Italian Marble at Main Entrance lobby / Reception at drop off level																												
4 BHK will be provided with marble in living, Dining and passage																												
3BHK will be provided with Vetrified Tiles																												
2.2	Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the	9 at Page 20	Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Real Estate Project and handing over the Said Apartment to the Allottee/s and the structure of the Real Estate Project (excluding basements and podiums) common areas																									



Date: 23rd April 2024

association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause (c) herein above. ("Payment Plan").		to the Association of the allottees (defined herein below) within three months from the date of issuance of ~~after receiving~~ the Occupancy Certificate ~~or the completion certificate or both~~ to the Real Estate Project or within one month from the registration/constitution of the Association (whichever is later), as the case may be. ~~Similarly,~~ PROVIDED, the Allottee/s shall make timely payments of the Instalments as mentioned in Clause 5 herein above and other dues payable by him/her as well as fulfilling all other obligations under this Agreement ~~subject to the simultaneous completion of construction by the Promoter as provided in clause (c) herein above.~~ ("Payment Plan"). It is clarified that certain Amenities, which will be shared with other real estate projects on the Cluster G Area / Larger Land, may not be ready at the time of handover of the Said Apartment.
- 	10 at Page 20 & 21	<u>LARGER LAYOUT DEVELOPMENT</u> 10.1. The Promoter shall have full right and absolute authority to revise the layout of the Larger Land realigning any areas and making changes in user as the Promoter may deem fit in its sole discretion subject to approval by the concerned authorities, if required; 10.2. The Allottee/s is/are fully aware that the Larger Land is under development as a "layout proposal" and further residential and/or commercial and/or partly residential and partly commercial buildings are proposed to be constructed on the remaining portion of the Cluster G Area and/or remaining area of the Larger Land by the Promoter or its assigns and the Allottee/s has/have no objection in regard to the same. The Promoter shall also be

Date : 23rd April 2024

			entitled to make changes to the plans and layout of the Larger Land, including changes to the type of buildings, height of buildings, Common Areas and Facilities And Amenities, etc; 10.3. The Promoter shall be entitled to construct multiple buildings having maximum permissible height by way constructing multiplex floors/ storeys on the balance portion of the said Larger Land. For future development, the layout of the said Larger Land may be modified/revised/amended. In addition to the above, the Promoter may complete any wing, part, portion or floor of the Building and obtain part OC/s and give possession of the said Apartment to the Allottee/s hereof, and the Allottee/s shall not raise any objection thereto. If the Allottee/s take/s possession of the said Apartment in such partly completed wing, part or portion or floor, the Promoter or its agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/their/its Flat. The Allottee/s shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them; 10.4. The Allottee/s is/are fully aware that the Promoter is process of obtaining revised CC for Larger Land and or Cluster G area and or any other area combinedly or separately within Larger Land and once Promoter received revised CC from concerned authorities, Promoter reserves right to extend basements for all buildings/projects or one or more buildings/projects within Cluster G.
3	The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is	11.1 at Page 21, 22 & 23	The Promoter hereby declares that the Floor Space Index available as on date in respect of the Larger Land is approximately 243004.24 square meters 

Date: 23rd April 2024

..... square meters only and Promoter has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



only. The total Floor Space Index of approximately 243004.24 square metres includes the Floor Space Index arising out of the Railway Facilities Land, which the Promoter is entitled to under the Said Development Agreement. Subject to approval, the Floor Space Index respect of the Larger Land may increase above 243004.24 square meters;

11.2 Out of the total Floor Space Index, the Promoter has planned to utilize tentative FSI of 31637.65 sq. mtr for the Real Estate Project. Out of the total tentative FSI, the Promoter has planned to utilize Floor Space Index of approximately 8793.02 Sq. mtr. as per existing approval for 18 floors /17 levels and proposed FSI to be utilised for above 18 floors /17th residential Level is 22844.63 Sq. mtr. for the construction/development of the Real Estate Project up to 41st floors/40th residential level. The Allottee/s is/are aware that, subject to final approval, the proportionate Floor Space Index to be utilised for above 18 floors /17th residential Level may increase or decrease and accordingly the floors/levels of 41st floors/40th residential level may also increase or decrease proportionately;

11.3 In addition to the above, the Promoter has informed the Allotees that the Government of Maharashtra has adopted and implemented the Unified Development Control Rules (UDCR) promulgated by Government of India for State of Maharashtra as per the policy State Government. The UDCR shall have positive implication on the development and available FSI on the said Real Estate Project. Pursuant to the UDCR, additional FSI is available for the said Building. Accordingly, Promoter has applied for additional FSI to the

Date : 23rd April 2024

concerned authority the same is mentioned in preceding clause.

11.4 The Promoter shall utilise the remaining available Floor Space Index and Floor Space Index that may become available anywhere on the Larger Land. The Promoter shall also be entitled to avail of TDR or Floor Space Index available on payment of premiums or Floor Space Index available as incentive Floor Space Index by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased Floor Space Index which may be available in future on modification to Development Control Regulations, which are applicable to the Real Estate Project. The Promoter has disclosed the Floor Space Index of approximately 8793.02 Sq. mtr as per existing approval for 18 floors /17 residential level and proposed FSI to be utilised for above 18th floors/17th residential level is 22844.63 Sq. mtr, as of date for floors/levels upto 41st floors/40th residential level, as proposed to be utilized by it for the construction/development of the Real Estate Project, and Allottee/s has/have agreed to purchase the Said Apartment based on the proposed construction/development and sale of apartments/units to be carried out by the Promoter by utilizing the proposed Floor Space Index, and on the understanding that the declared proposed Floor Space Index and Floor Space Index that becomes available hereafter shall belong to Promoter only. The Promoter shall be entitled to the enhanced, future and estimated/projected/ envisaged Floor Space Index, Premium Floor Space Index, development rights, development rights certificates, transferable development rights and other development potential, benefits, potential, yield,

