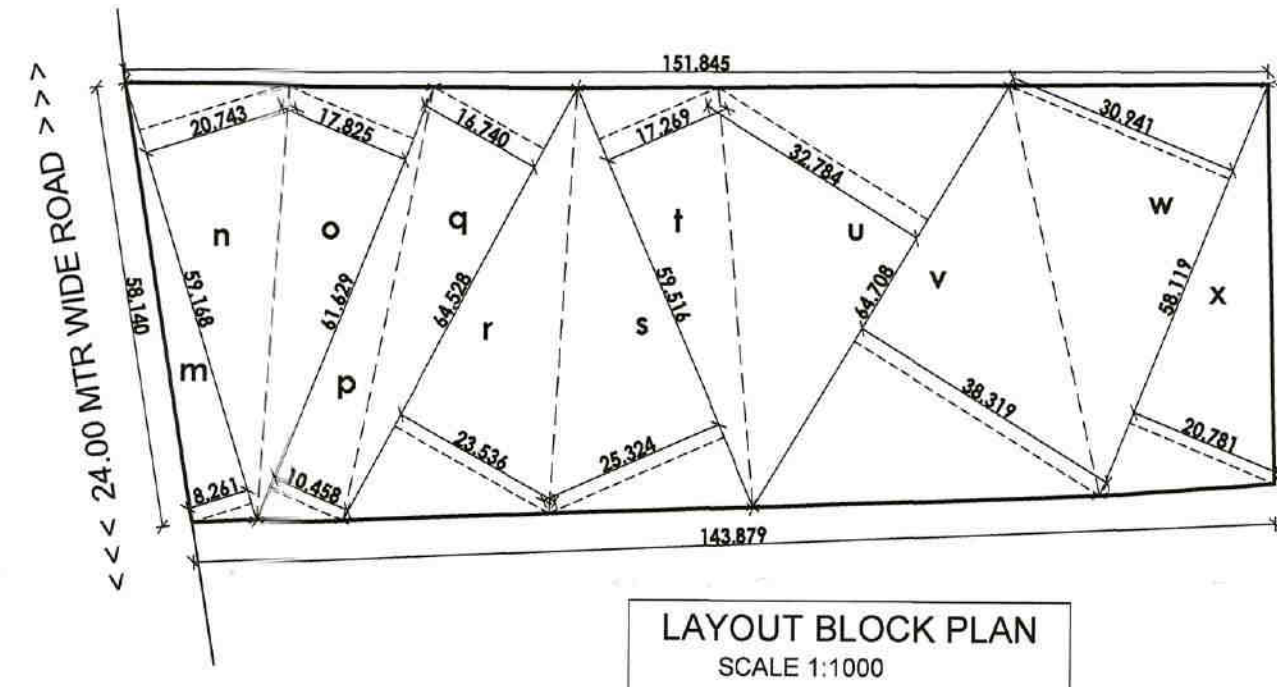
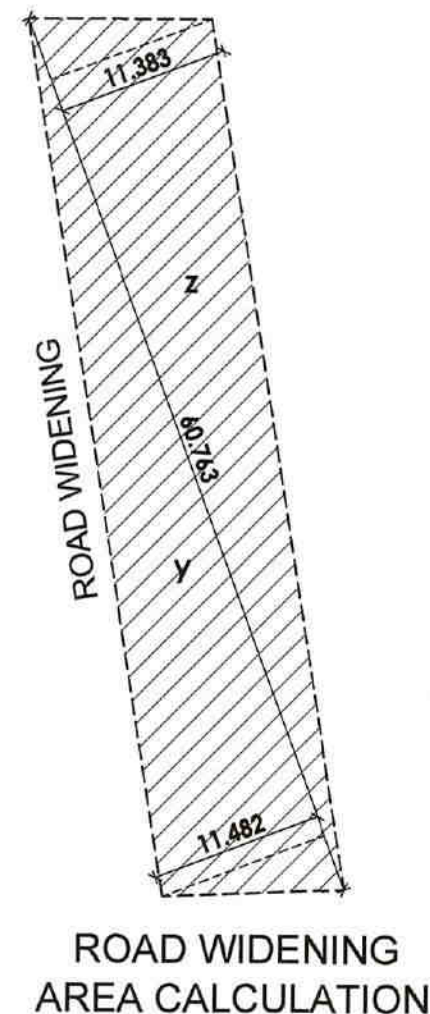
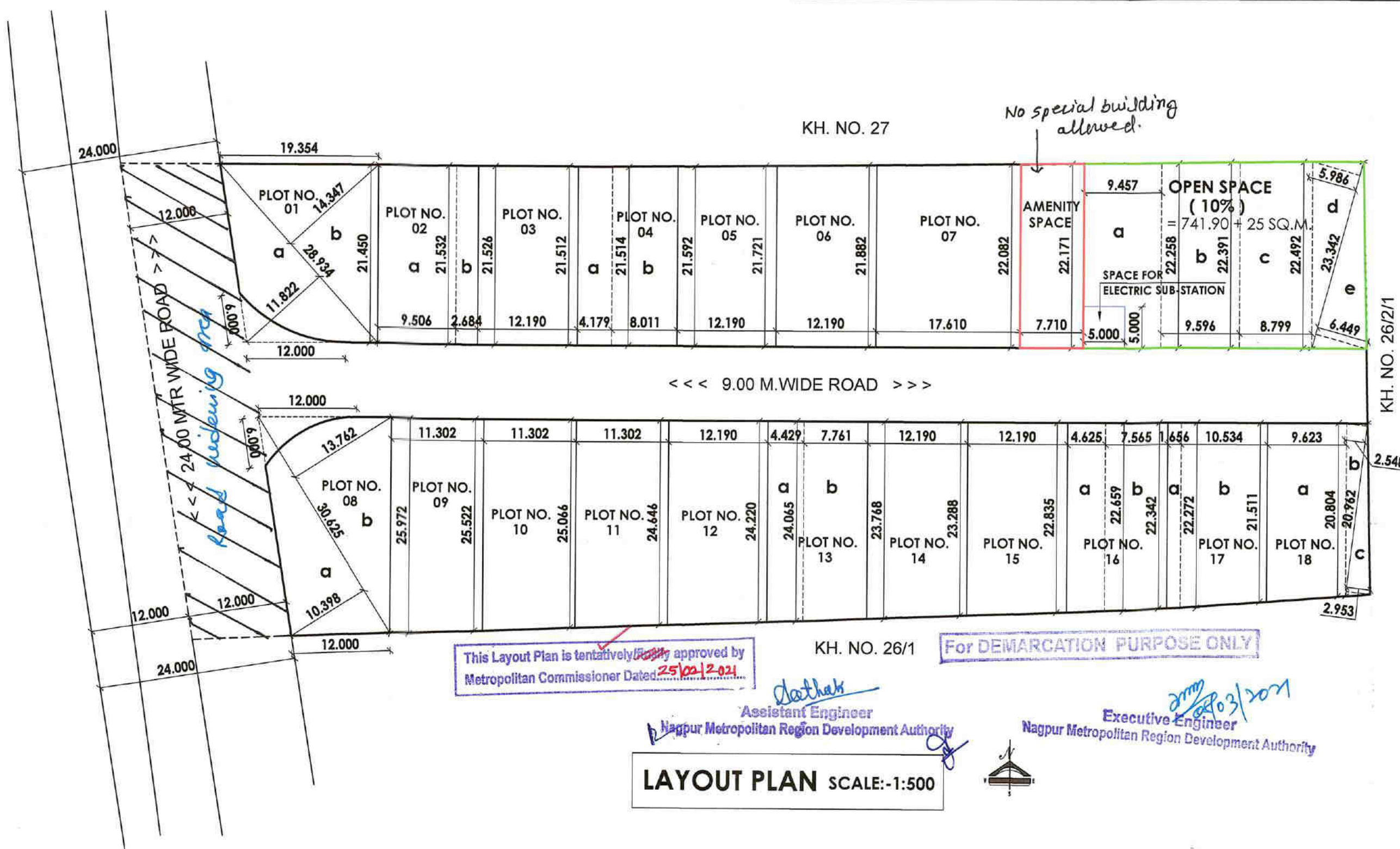




| PROFORMA - 1     |                                                                           |                           |
|------------------|---------------------------------------------------------------------------|---------------------------|
| AREA STATEMENTS: |                                                                           | AREA IN SQ.M.             |
| 1.               | AREA OF PLOT (Minimum area of a,b,c to be considered)                     | = 8100.000 SQ.M.          |
|                  | a) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)                         | = 8100.000 SQ.M.          |
|                  | b) AS PER MEASUREMENT SHEET                                               | = 8100.000 SQ.M.          |
|                  | c) AS PER SITE                                                            | = 8100.000 SQ.M.          |
| 2.               | DEDUCTION FOR                                                             |                           |
|                  | a) PROPOSED D.P./24.0 M ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING | = 694.673 SQ.M.           |
|                  | b) ANY D.P. RESERVATION AREA                                              | = NIL                     |
|                  | TOTAL (a+b)                                                               | = 694.673 SQ.M.           |
| 3.               | BALANCE AREA OF PLOT (1-2)                                                | = 7405.327 SQ.M. (100.0%) |
| 4.               | AMENITY SPACE                                                             |                           |
|                  | a) REQUIRED                                                               | = 170.266 SQ.M.           |
|                  | b) ADJUSTMENT OF 2(b), if any                                             | = NA                      |
|                  | c) BALANCE PROPOSED                                                       | = 170.595 SQ.M. (2.303%)  |
| 5.               | NET PLOT AREA (3-4 c)                                                     | = 7234.732 SQ.M.          |
| 6.               | RECREATIONAL OPEN SPACE                                                   |                           |
|                  | a) REQUIRED (10%)                                                         | = 740.532 SQ.M. (10.0%)   |
|                  | b) PROPOSED                                                               | = 741.901 SQ.M. (10.01%)  |
| 7.               | INTERNAL ROAD AREA                                                        | = 1225.004 SQ.M. (16.56%) |
| 8.               | SERVICE ROAD AND HIGHWAY WIDENING                                         | = 0 SQ.M.                 |
| 9.               | PLOTABLE AREA                                                             | = 5242.827 SQ.M. (70.79%) |
| 10.              | PRO-RATA FACTOR FOR FSI Calculation on Layout Plots = (5/9)               | = 1.379 SQ.M.             |
| 11.              | AREA FOR E.S.S.                                                           | = 25.00 SQ.M. (0.337%)    |

| AMENITY SPACE DETAIL CHART:                  |                        |                       |
|----------------------------------------------|------------------------|-----------------------|
| AMENITY SPACE (AS PER UNIFIED DCR 3.5.1)     |                        | Area (sq.m.)          |
| a) Upto 4000 SQ.M.                           | NIL                    | NIL                   |
| b) More than 4000 SQ.M. and upto 10000 SQ.M. | a+5% of 3405.327 SQ.M. | 170.266 SQ.M.         |
| c) More than 10000 SQ.M.                     |                        | NIL                   |
| AMENITY SPACE REQUIRED                       |                        | TOTAL = 170.266 SQ.M. |
| AMENITY SPACE PROPOSED                       |                        | TOTAL = 170.595 SQ.M. |

#### AREA STATEMENT FOR PLOTS

| PLOT NO.   |   | SIZE OF PLOT (M.) |        |        | Plot Area (Sq.M.) | Tangent Area of Road (Sq.m.) | Remaining Plot Area (Sq.m.)<br>E = (C - D) | Pro-Rata FSI Factor<br>F | Built up area on Pro-Rata basic i.e.<br>G = E * F | Front Road width ( M.) | basic FSI<br>I | Permissible Built-up area on basic FSI<br>J = G*I | NO. OF PLOTS<br>K | Total FSI (Sq.m.)<br>L = J*K | NET Plotable area (Sq.m.)<br>M=E*K |         |
|------------|---|-------------------|--------|--------|-------------------|------------------------------|--------------------------------------------|--------------------------|---------------------------------------------------|------------------------|----------------|---------------------------------------------------|-------------------|------------------------------|------------------------------------|---------|
| A          |   | B                 |        |        | C                 | D                            | E = (C - D)                                | F                        | G = E * F                                         | H                      | I              | J = G*I                                           | K                 | L = J*K                      | M=E*K                              |         |
| Plot - 01  | a | I                 | II     | III    | (I X II X III)    | 14.92                        | 363.667                                    | 1.379                    | 501.497                                           | 24.0, 9.0              | 1.10           | 551.646                                           | 1                 | 551.646                      | 363.667                            |         |
|            | b | 0.5               | 28.934 | 14.347 | 207.558           |                              |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 02  | a | (21.450+21.532)/2 |        |        | 9.506             | 204.293                      | 262.077                                    | 1.379                    | 361.405                                           | 9.000                  | 1.10           | 397.545                                           | 1                 | 397.545                      | 262.077                            |         |
|            | b | (21.526+21.532)/2 |        |        | 2.684             | 57.784                       |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 03  | 1 | (21.526+21.512)/2 |        |        | 12.190            | 262.317                      | NIL                                        | 262.317                  | 1.379                                             | 361.735                | 9.000          | 1.10                                              | 397.908           | 1                            | 397.908                            | 262.317 |
| Plot - 04  | a | (21.512+21.514)/2 |        |        | 4.179             | 89.903                       | 262.564                                    | 1.379                    | 362.076                                           | 9.000                  | 1.10           | 398.283                                           | 1                 | 398.283                      | 262.564                            |         |
|            | b | (21.514+21.592)/2 |        |        | 8.011             | 172.661                      |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 05  | 1 | (21.592+21.721)/2 |        |        | 12.190            | 263.993                      | NIL                                        | 263.993                  | 1.379                                             | 364.046                | 9.000          | 1.10                                              | 400.451           | 1                            | 400.451                            | 263.993 |
| Plot - 06  | 1 | (21.721+21.882)/2 |        |        | 12.190            | 265.760                      | NIL                                        | 265.760                  | 1.379                                             | 366.483                | 9.000          | 1.10                                              | 403.132           | 1                            | 403.132                            | 265.760 |
| Plot - 07  | 1 | (21.882+22.082)/2 |        |        | 17.610            | 387.103                      | NIL                                        | 387.103                  | 1.379                                             | 533.815                | 9.000          | 1.10                                              | 587.197           | 1                            | 587.197                            | 387.103 |
| Plot - 08  | a | 0.5               | 30.625 | 10.398 | 159.219           | 14.92                        | 355.030                                    | 1.379                    | 489.586                                           | 24.0, 9.0              | 1.10           | 538.545                                           | 1                 | 538.545                      | 355.030                            |         |
|            | b | 0.5               | 30.625 | 13.762 | 210.731           |                              |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 09  |   | (25.972+25.522)/2 |        |        | 11.302            | 290.993                      | NIL                                        | 290.993                  | 1.379                                             | 401.279                | 9.000          | 1.10                                              | 441.407           | 1                            | 441.407                            | 290.993 |
| Plot - 10  |   | (25.522+25.066)/2 |        |        | 11.302            | 285.873                      | NIL                                        | 285.873                  | 1.379                                             | 394.219                | 9.000          | 1.10                                              | 433.640           | 1                            | 433.640                            | 285.873 |
| Plot - 11  |   | (25.066+24.646)/2 |        |        | 11.302            | 280.923                      | NIL                                        | 280.923                  | 1.379                                             | 387.392                | 9.000          | 1.10                                              | 426.131           | 1                            | 426.131                            | 280.923 |
| Plot - 12  |   | (24.646+24.220)/2 |        |        | 12.190            | 297.838                      | NIL                                        | 297.838                  | 1.379                                             | 410.719                | 9.000          | 1.10                                              | 451.791           | 1                            | 451.791                            | 297.838 |
| Plot - 13  | a | (24.220+24.065)/2 |        |        | 4.429             | 106.927                      | 292.543                                    | 1.379                    | 403.417                                           | 9.000                  | 1.10           | 443.759                                           | 1                 | 443.759                      | 292.543                            |         |
|            | b | (24.065+23.768)/2 |        |        | 7.761             | 185.616                      |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 14  |   | (23.768+23.288)/2 |        |        | 12.190            | 286.806                      | NIL                                        | 286.806                  | 1.379                                             | 395.506                | 9.000          | 1.10                                              | 435.057           | 1                            | 435.057                            | 286.806 |
| Plot - 15  |   | (23.288+22.835)/2 |        |        | 12.190            | 281.120                      | NIL                                        | 281.120                  | 1.379                                             | 387.664                | 9.000          | 1.10                                              | 426.430           | 1                            | 426.430                            | 281.120 |
| Plot - 16  | a | (22.835+22.659)/2 |        |        | 4.625             | 105.205                      | 275.421                                    | 1.379                    | 379.806                                           | 9.000                  | 1.10           | 417.786                                           | 1                 | 417.786                      | 275.421                            |         |
|            | b | (22.659+22.342)/2 |        |        | 7.565             | 170.216                      |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 17  | a | (22.342+22.272)/2 |        |        | 1.656             | 36.940                       | 267.545                                    | 1.379                    | 368.945                                           | 9.000                  | 1.10           | 405.840                                           | 1                 | 405.840                      | 267.545                            |         |
|            | b | (22.272+21.511)/2 |        |        | 10.534            | 230.605                      |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| Plot - 18  | a | (21.511+20.804)/2 |        |        | 9.623             | 203.599                      | 261.255                                    | 1.379                    | 360.270                                           | 9.000                  | 1.10           | 396.297                                           | 1                 | 396.297                      | 261.255                            |         |
|            | b | 0.5               | 20.962 | 2.548  | 26.706            |                              |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
|            | c | 0.5               | 20.962 | 2.953  | 30.950            |                              |                                            |                          |                                                   |                        |                |                                                   |                   |                              |                                    |         |
| TOTAL AREA |   |                   |        |        |                   |                              |                                            |                          |                                                   |                        |                |                                                   | 18                | 7952.845                     | 5242.827                           |         |

#### LAYOUT BLOCK PLAN CALCULATION

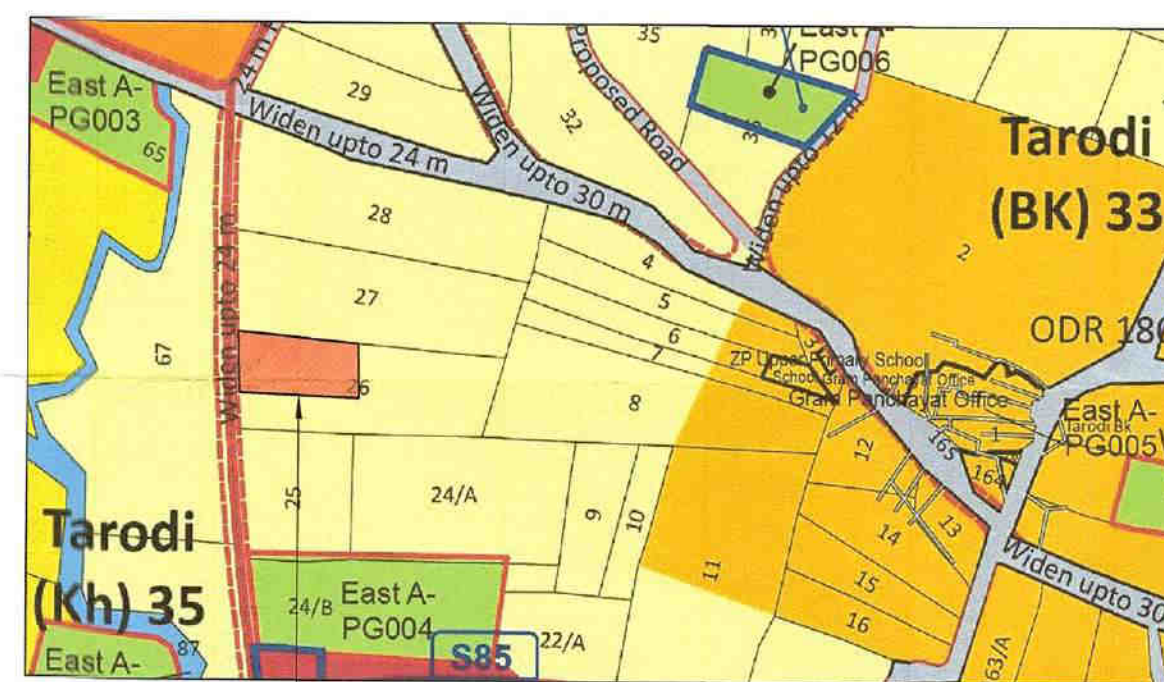
| NOS        | I   | II     | III    | AREA     |
|------------|-----|--------|--------|----------|
| m          | 0.5 | 59.168 | 8.261  | 244.393  |
| n          | 0.5 | 59.168 | 20.743 | 613.661  |
| o          | 0.5 | 61.629 | 17.825 | 549.268  |
| p          | 0.5 | 61.629 | 10.458 | 322.258  |
| q          | 0.5 | 64.528 | 16.74  | 540.099  |
| r          | 0.5 | 64.528 | 23.536 | 759.366  |
| s          | 0.5 | 59.516 | 25.324 | 753.592  |
| t          | 0.5 | 59.516 | 17.269 | 513.891  |
| u          | 0.5 | 64.708 | 32.784 | 1060.694 |
| v          | 0.5 | 64.708 | 38.319 | 1239.773 |
| w          | 0.5 | 58.119 | 30.941 | 899.130  |
| x          | 0.5 | 58.119 | 20.781 | 603.885  |
| TOTAL AREA |     |        |        | 8100.000 |

#### ROAD WIDENING AREA CALCULATION

| y          | 0.5 | 60.763 | 11.482 | 348.840 |
|------------|-----|--------|--------|---------|
| z          | 0.5 | 60.763 | 11.383 | 345.833 |
| TOTAL AREA |     |        |        | 694.673 |

#### OPEN SPACE AREA STATEMENT

| SIZE OF PLOTS        |     |                   |        |         |
|----------------------|-----|-------------------|--------|---------|
| MKD                  | NO  | LENGTH            | BREATH | AREA    |
| a                    | 1   | (22.171+22.258)/2 | 9.457  | 210.083 |
| b                    | 1   | (22.258+22.391)/2 | 9.596  | 214.226 |
| c                    | 1   | (22.391+22.492)/2 | 8.799  | 197.463 |
| d                    | 0.5 | 23.342            | 5.986  | 69.863  |
| e                    | 0.5 | 23.342            | 6.449  | 75.266  |
| TOTAL AREA           |     |                   |        | 766.901 |
| ELECTRIC SUB-STATION |     |                   |        | -25.000 |
| TOTAL NET AREA       |     |                   |        | 741.901 |



#### AMENITY SPACE AREA STATEMENT

| SIZE OF PLOTS |                   |       |     |         |
|---------------|-------------------|-------|-----|---------|
| NOS           | I                 | II    | III | AREA    |
| 1             | (22.082+22.171)/2 | 7.710 |     | 170.595 |
| TOTAL AREA    |                   |       |     | 170.595 |



| INDEX:                                 |  |
|----------------------------------------|--|
| 1 - PLOT BOUNDARY SHOWN IN THIS:       |  |
| 2 - OPEN SPACE SHOWN IN THIS:          |  |
| 3 - AMENITY SPACE SHOWN IN THIS:       |  |
| 4 - PLOTS SHOW IN THIS:                |  |
| 5 - AREA UNDER ROAD WIDENING IN THIS:  |  |
| 6 - ELECTRIC SUB-STATION SHOW IN THIS: |  |

PROJECT TITLE :  
PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. 26/2/2, ( OLD NO. 124/3), P.H. NO.33, AT MOUZA- TARODI (BU),TAH:- KAMPTEE, DIST:-NAGPUR.

BELONGING TO :-  
M/S PEAK REALITY

| SCALE: | DRN. BY: | CHKD BY: | APR. BY: | NORTH | DATE:    |
|--------|----------|----------|----------|-------|----------|
| 1:500  | SURENDRA |          |          |       | 05-03-21 |

OWNER'S SIGN :  
M/S PEAK REALITY  
Through its Partner  
SHRI ANAND OMPRAKASH AGRAWAL

For PEAK REALITY  
PARTNER

CERTIFICATE OF AREA :  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08-03-2017 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

ARCHITECT'S SIGN :  
PRASHANT SATPUTE  
B.ARCH. (HONS.) B'WAY, M.C.A.  
REG. No.: CA/91/13818  
NIT LS. No. 491  
N.M.C. L.S. No. R-222