

Disclosures in respect of the Real Estate Project

1. By and under Development Agreement dated 25th September, 2012 duly registered with the office of Sub-Registrar of Assurances under sr. no. BBE2-7440 of 2012 the (i) L & T Parel Project LLP (ii) Omkar Realtors and Developers Pvt. Ltd. (iii) M/s. Omkar Realtors and Developers (formerly known as M/s. Shree Siddhivinayak Enterprises), & (iv) Darshan Realtors Pvt. Ltd. are jointly undertaking development of slum rehabilitation scheme under regulation 33(10) of Development Control Regulations of Greater Mumbai, 1991 in respect of amalgamated area admeasuring 1,06,891.54 sq.mtrs. (approx) comprising of various Cadastral Survey Nos. situated, lying and being at Parel-Sewree & Dadar Naigaon Division(the Larger Layout);
2. The Promoter/Co-promoter intends to undertake the development of the portion/s of the Larger Layout in a phased manner by utilization and consumption of entire present and future FSI (by whatever name called) and accordingly shall also be registering such phases with MahaRERA in accordance with the Real Estate (Regulation and Development) Act, 2016 and rules there under from time to time, as required.
3. Out of the Larger Layout the Promoter/Co-Promoter have undertaken development of 6 Towers viz. Tower T-1/T-2/T-3/T-4/T-5/T-6 on portion of the Larger Layout and is currently registering the Tower [T-4] being free sale component as Real Estate Project with MahaRERA online portal (“Real Estate Project”)
4. The 6 Towers are being constructed on portion admeasuring 28212.97sq.mtrs. (“said Property”) of the Larger Layout and the details whereof are as under:
 - (i) Tower T-1 comprise of 4 Lower Ground + Ground + 5 podium floors + Amenity floor + Amenity mezzanine floor + 41 upper floors. Part occupation certificate upto 39 floors are received. The sanctioned built up area for 40th and 41st Floor is 1365.46 sq.mtrs..
 - (ii) Tower T-2 comprise of 4 Lower Ground + Ground + 5 podium floors + Amenity floor + Amenity mezzanine floors + 43 upper floors. The sanctioned built up area is 20103.85sq.mtrs and proposed additional built up area is 689.30sq. mtrs.
 - (iii) Tower T-3 comprise of 1 Lower Ground + Ground + 5 podium floors + Amenity floor + Amenity mezzanine floor + 47 upper floors. The sanctioned built up area upto 41st floors is 25458.00sq. mtrs. and proposed additional built up area for construction of 42nd and upper floors is 3776.93 sq.mtrs.
 - (iv) Tower T-4 comprise of 1 Lower Ground + Ground + 5 podium + Amenity floor + Amenity mezzanine floor + 49 upper floors. The sanctioned built up area is 23521.95 sq. mtrs and proposed additional built up area is 376.37 sq. mtrs.

- (v) Tower T-5 comprise of 1 Lower Ground + Ground + 5 podium + Amenity floor + Amenity mezzanine floor + 54 upper floors. The sanctioned built up area is 31491.23sq. mtrs. and proposed additional built up area is 643.30sq. mtrs.;
- (vi) Tower T-6 comprise of 1 Lower Ground + Ground + 5 podium + Amenity floor + Amenity mezzanine floor + 54 upper floors. The sanctioned built up area is 33163.54sq.mtrs. and proposed additional built up area is 288.69sq. mtrs.
5. The religious structure located under the podium of tower T-1 to T-6 will have access/right of way to the general public from the abutting D.P.Road
6. Omkar contemplates that an overall sale Development Potential of the said Larger Land to be approximately 3,70,000 square metres shall, or may, arise out of, and/or be attributable to, and/or be utilisable upon the said Larger Land. The part/portion of the sale Development Potential, presently sanctioned in the Crescent Bay Project is 1,50,566.23 square meters.
- a. That Omkar is in the process of expanding the scope of total free sale component by reason of clubbing and/or amalgamating certain additional slum areas and will thus be entitled to additional free sale building up area ("Additional FSI") over and above the Total Free Sale Component to be utilised in the Free Sale land.
- b. In the event of such additional FSI being procured by Omkar, Omkar shall offer to the Promoter to club/amalgamate such Additional FSI to be utilised in situ on the Free Sale Land. Additional FSI, if any, shall be utilised on the Free Sale Land on the same terms and conditions as stated in the Development Agreement. And if any part/portion of the Development Potential that is not being utilised Crescent Bay Project, as mentioned herein for any reason whatsoever, then the Omkar shall utilize such balance/unutilized Development Potential in Balance portion of the said Larger Land :
7. As per the existing Development Plan some portions of the Larger Layout are reserved for specific public purposes and such buildable/non-buildable DP reservations are subject to change/reduce/relocate/shift/alter from the Development Plan-2034 and/or due to change in building laws, regulations, policy, notification, orders/approvals from competent authority governing the building construction and / or due to Promoter/Co-promoter's endeavor for better and efficient planning of the Larger Layout and for optimum utilization of the development potential of the Larger Layout. The existing Larger Layout is proposed but not finalized and the Promoter/Co-promoter shall be entitled to change/modify/revise/amend the Larger Layout plan containing residential / rehab / sale and any other development for better and efficient planning purpose and/or for utilization of sanctioned/proposed FSI/TDR (by whatever name called) and/or on account of increased FSI due to change in Development Plan/Development Control Regulations, government policy etc., however without affecting the Real Estate Project, the existing facilities, amenities,

infrastructure and internal roads within the Real Estate Project.

8. There shall be common amenities/ common areas and facilities (including common ramp behind the Tower/s) provided on podium level for exclusive use of the allottees of the Real Estate Project together with allottees of other towers as stated hereinabove though the towers are registered separately. The common amenities/ common area and facilities (inclusive of Club House and swimming pool) shall become operational by March 2022 i.e. after the completion of all six towers viz. T-1/T-2/T-3/T-4/T-5/T-6. It is clarified that the amenities and facilities sanctioned for the aforesaid six towers shall be for the exclusive use of the Allottees of the aforesaid six towers only and they shall not be shared with or accessible to the residents/allottees of other phases that may be developed by the Promoter on balance Larger Layout.
9. The Promoter at its discretion shall be entitled to develop the next phase(s) comprising rehab component and/or free sale component and/or amenity/facilities etc. anywhere within the Larger Layout and at such location as may be desired and deem fit by the Promoter, without requiring consent of the allottees of Tower T-1 to T-6 each of which is separately registered under RERA, without affecting the Real Estate Project
10. Due to expansive development and development on account of amalgamation/clubbing of various development schemes and/or acquisition of plots/properties/schemes and amalgamation thereof with Larger Layout that may be undertaken by the Promoter/Co-Promoter jointly or severally from time to time, the built-up area of the larger layout may vary from the presently sanctioned plans and the Promoter shall be entitled to utilize and consume the FSI generated on account of amalgamation/clubbing of plots/properties/schemes throughout the Larger Layout and/or on specific site comprising the Larger Layout as the Promoter/Co-promoter may deem fit and sanctioned by the competent authorities. However, such variation in area of the Larger Layout and developmental activities carried thereon shall not affect the said Real Estate Project. Further the Promoter/Co-promoter, with requisite approval from the competent authorities shall also be entitled to sell the additional FSI / balance and /or un-utilised FSI/TDR in whatsoever form and by whatever name, in the open market.
11. It is further clarified that due to amalgamation/clubbing of slum rehabilitation scheme or any other scheme with the Larger Layout, the Rehab component (corresponding to free sale component to be constructed on Larger Layout) may be shifted to some other location or property out of the Larger Layout purely due to amalgamation/clubbing of the rehab scheme/s and the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab scheme/s shall be utilized by the Promoter either on the Real Estate Project or anywhere within Larger Layout or outside the Larger Layout.

12. The Promoter shall be entitled to construct multiple buildings having maximum permissible height, which may go up to Ground + 70 stories, in the future phases of the larger layout.
13. The Promoter shall be entitled to utilize additional FSI that may be generated from the Larger Layout due to change in laws notwithstanding the fact that the building above the land forming part of the Larger Layout has been conveyed to the Common Organisation and such common organisation and the members thereof shall not object for the same.
14. The FSI sanctioned at present in respect of the Larger Layout may not be proportionate to the land underneath/ footprint of the building. Similarly, the FSI that may be generated on account of increased FSI due to change in Development Plan/Development Control Regulations, government policy etc. and/or upon amalgamation/merging of additional land parcels/properties with the Larger Layout which may not be used proportionately throughout the Larger Layout without affecting the exiting Development as a separate phase.

For Omkar Realtors & Developers Pvt. Ltd.

Rk Khandar

Mr. Rishabh Khandar
(Authorized Signatory)