Godrej Properties Limited Regd. Office: Godrej One 5th Floor, Pirojshanagar Eastern Express, Highway, Vikhroli (E), Mumbai 400 079, India Tel.: +91-22-6169 5500 Fax.: +91-22-6169 8883 Website: www.godrejproperties.com CIN: L74120MH198PLC035308

Dated: 17th May, 2023

To, Maharashtra Real Estate Regulatory Authority, Housefin Bhavan, Plot No. C-21, Bandra Kurla Complex, Bandra (East), Mumbai 400 051

Dear Sir,

Subject: Application Number MEAREA52100138415

This is to confirm that the project "Godrej Emerald Waters", is being developed on land parcel admeasuring in aggregate 28,995.06 Sq Mts, as described hereunder against the sanction Net plot area of 29,221.95 Sq Mts. Copy of the layout delineating abovementioned project area has been annexed herewith.

Details of the Property

All that piece and parcel of land bearing Survey No. 191(pt) to 195 (pt), CTS No. 4854 (pt), Plot C (pt) admeasuring in the aggregate 28,955.06 sq. meters, all situate, lying and being at Village Pimpri, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation having the boundaries as follows:

Boundaries East: By PCMC Amenity Plot on land bearing CTS No 4854 (pt) (Plot C) (pt) Boundaries West: By CTS 4854/1 (formerly Sub-Plot B forming part of CTS No. 4854) Boundaries North: By 60.00m wide Pune Bombay Highway Boundaries South: By Part of Land bearing CTS No 4854 (pt) (Plot C) (pt)

For Godrej Properties Limited,



(Authorized Signatory)



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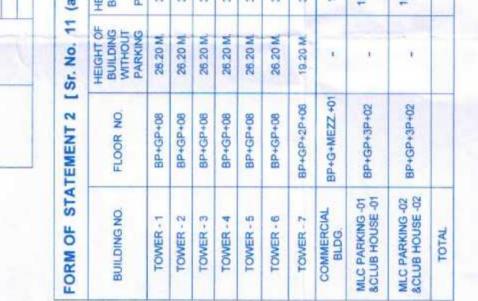
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STAMP OF APPROVAL	Sanctioned No. B. Pr Fim Por 1801 200 Automatic Subject to conditions mentioned in the Carl North Subject to conditions mentioned in the Carl Supervision Dept print Print, Pune-18.	A) AREA STATEMENT 1. Area of plot (Minimum area of a,b,c, to be considered) (a) As per ownership documents (PRC extract) (b) as per measurement sheet	 (c) as per sue 2. Deduction for (a) Proposed D.P./ D.P. Road widening Area/Service Road/ Highway (12.00 M.wide road) (h) Anv D.P. Reservation area 	(c) Other area TOTAL (a+b+c) 3. Balance area of plot (1-2) 4. Amenity Space (if applicable) (a) Required -	 (b) Adjustment of 2(b), if any (c) Balance Proposed - (c) Balance area of plot (3-4) 4b BRT Parking Reservation Area Handedover to PCMC 5. Net plot area (4a-4b) 6. Recreational open space (if applicable) 	Required - Proposed - mal Roed area able area (if applic able area with refer No. 5xbesic FSI 1.	10. Addition of FSI on payment of premium (38908.87 X 0.50) (a)Maximum permissible premium FSI - based on road width / TOD Zone. (b) Proposed FSI on payment of premium	n-situ area n-situ area BRT Part situ area 0 orf.85 x	rea (As per page no 112) Max permissible TDR 1.75 n-situ / TDR loading proposed (11 (a)+(b)+(c)	 Auditational Foil area under Unsper No. 7 (2% OF based Foil great building Foil) Total entitiement of FSI in the proposal (a) [9 + 10(b)+11(d)] or 12 whichever is applicable. (a1) Deduction Built-up area / FSI/ Utilizes area FSI to be retained as per old DC Rules 	ince entitiement for Anciliary Area (a - a1) ary Area FSi upto 60% or 80% with payment of charges. (Permissible entitiement (a+b)	 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) (9+10(a) - 11 - 13(a)) Total Built-up Area in proposal (excluding area at Sr.No.17 b) 	(a) Existing Built-up Area (b) Old sanction Built-up Area (c) Proposed Built-up Area (as per 'P-tine')	16. F.S.I. Consumed (15/13) (should not be more than serial No.14 sbove.) 17. Area for Inclusive Housing, if any (a) Baserined (20%, of Sr. Mo.0)	(a) resource (zu no or or no.a) (b) Proposed	PLOT BOUNDARY SHOWN BLACK PROPOSED WORK SHOWN RED DRAINAGELINE SHOWN RED DOTTED WATERLINE SHOWN RED DOTTED WATERLINE SHOWN HATCHED YELLOW DEMOLISHION SHOWN HATCHED YELLOW	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLDT STATED ON PLAN AREA AS MEASURED ON STIE AND THE AREA SO WORKED OUT TALLES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD / JEPT. / CITY SURVEYED RECORDS. T.P.SCHEME RECORD / LAND RECORD / JEPT. / CITY SURVEYED RECORDS. CERTIFICATE OF AREA Certified that the plot under informore was surveyed by me on and the dimensions of sides etc. of plot state as measured on site and the area as worked out stiffles with the area stated in document of Ownership/ T.P. Scheme R. Records Department/City Survey records	ned Engineerl Supervisor.) PROPOSAL	PROPOSED RESIDENTIAL & COMMERCIAL SCHEME AT SR.NO.191(P) TO 195(P) CTS NO. 4854 PIMPRI PUNE Owner's/PAH Declaration – Whe underlighed hereby confirm that I/We would ablde by plans approved by Authority / Collector. I/We would execute the	per exproved parts. Also twe would execute the work under supervision of proper technical person so as to ensure the querion of proper technical person so as to ensure the querion of the work allo	PANCHSHIL TRADE AND TECHPARK PVT. LTD. A. SHITESH AGRÂMAL CA2001/28447.	

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