

FLAT STATEMENT

| FLOORS | Up to 45 | 45 to 60 | 60 to 90 | ABOVE 90 | TOTAL |
|--------|----------|----------|----------|----------|-------|
| GR. | 0 | 0 | 0 | 0 | 0 |
| 1ST | 2 | 1 | 0 | 0 | 3 |
| 2ND | 0 | 1 | 1 | 0 | 2 |
| 3RD | 0 | 1 | 1 | 0 | 2 |
| 4TH | 0 | 1 | 1 | 0 | 2 |
| 5TH | 0 | 0 | 2 | 0 | 2 |
| 6TH | 0 | 0 | 2 | 0 | 2 |
| 7TH | 0 | 0 | 2 | 0 | 2 |
| 8TH | 0 | 0 | 2 | 0 | 2 |
| 9TH | 0 | 0 | 2 | 0 | 2 |
| 10TH | 0 | 0 | 2 | 0 | 2 |
| TOTAL | 2 | 4 | 15 | 0 | 21 |

PERMISSIBLE F.S.I. STATEMENT (TABLE-III)

| | |
|-----------------------------------|------------------|
| 1) PLOT AREA AS PER P.R. CARD | = 848.67 SQ.MT. |
| 2) PERMISSIBLE F.S.I. | = 1.33 |
| 3) PERMISSIBLE F.S.I. AS PER 1.33 | = 1128.73 SQ.MT. |

BUILT UP AREA STATEMENT (IN SQ.MT.)

| FLOOR | TOTAL B.U.A. |
|----------------|--------------|
| BASEMENT | 11.37 |
| GROUND FLOOR | 141.88 |
| 1ST FLOOR | 151.77 |
| 2ND FLOOR | 151.77 |
| 3RD FLOOR | 151.77 |
| 4TH FLOOR | 149.44 |
| 5TH FLOOR | 149.44 |
| 6TH FLOOR | 149.44 |
| 7TH FLOOR | 149.44 |
| 8TH FLOOR | 149.44 |
| 9TH FLOOR | 149.44 |
| 10TH FLOOR | 149.44 |
| TOTAL PROPOSED | 1505.20 |

PARKING STATEMENT FOR RESI.

| CARPET | NO. OF FLATS | RULE NO. | PARKING REQ. |
|----------------------------------------------------------------------|--------------|----------|--------------|
| 1 SPACE FOR EVERY 4 FLATS WITH CARPET AREA UP TO 10 SQ.MTS. | 2 | - | 0.50 |
| 1 SPACE FOR EVERY 4 FLATS WITH CARPET AREA BETWEEN 10 TO 20 SQ.MTS. | 4 | - | 2.00 |
| 1 SPACE FOR EVERY 15 FLATS WITH CARPET AREA BETWEEN 20 TO 40 SQ.MTS. | 15 | - | 15.00 |
| 1 SPACE FOR EVERY 15 FLATS WITH CARPET AREA ABOVE 40 SQ.MTS. | - | - | - |
| TOTAL | 21 | - | 17.50 NOS |
| 1% IN EXCESS | - | - | 1.75 NOS |
| TOTAL REQUIRED | - | - | 19.25 NOS |
| 19.00 NOS | - | - | 19.00 NOS |

TOTAL CAR PARKING REQUIRED = 19.00
TOTAL CAR PARKING PROVIDED = 27.00
 Permissible Parking Including 50% Additional Parking = 28.00

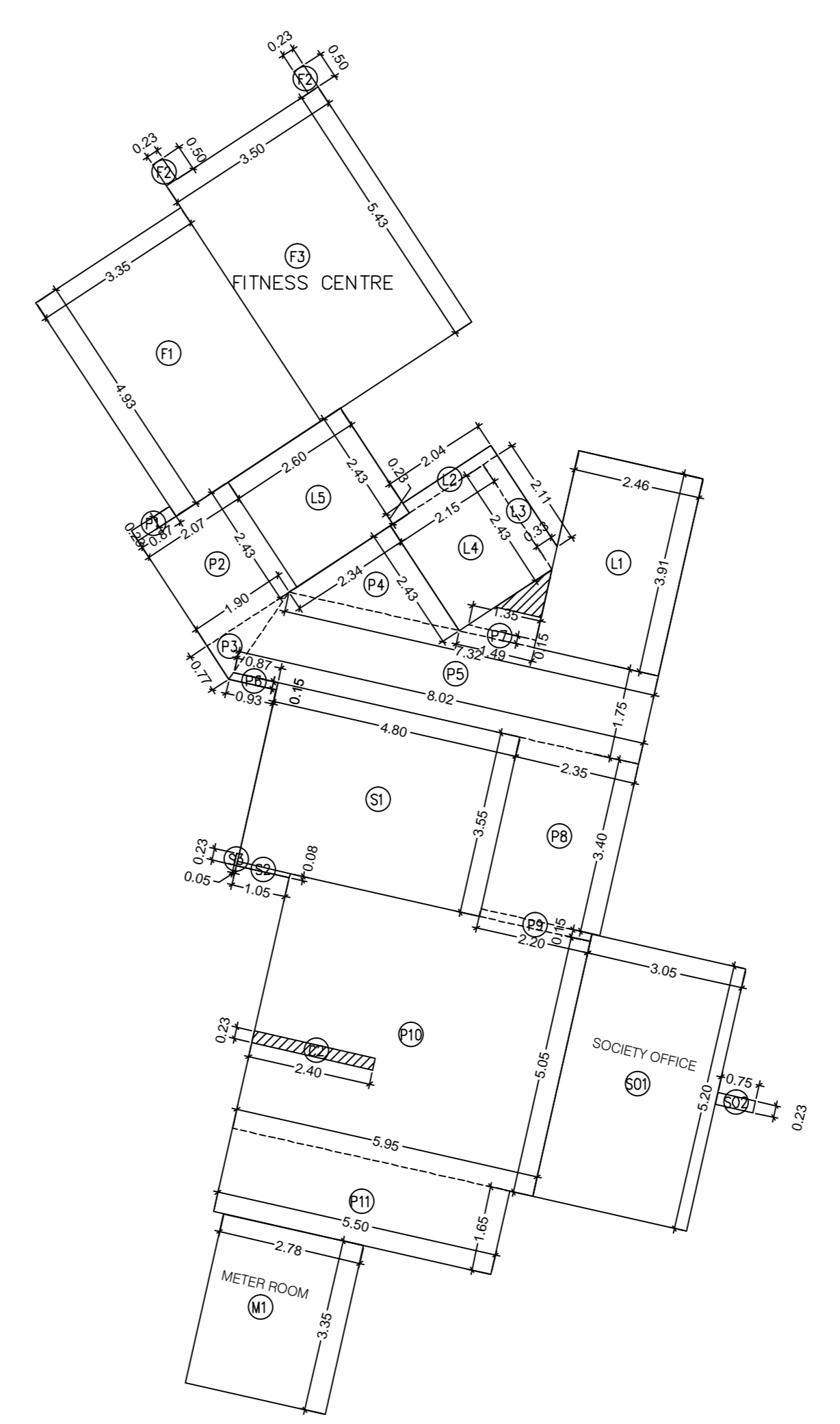
PERMISSIBLE & PROPOSED AREA STATEMENT (IN SQ.MT.) TABLE - II

| | BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR. | PERMISSIBLE FUNGIBLE AREA IN SQ.MTR. | PROPOSED BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR. | PROPOSED FUNGIBLE AREA IN SQ.MTR. | EXCESS AREA COUNTED IN SALE FSI IN SQ.MTR. | DEFICIT/BALANCE AREA IN SQ.MTR. |
|-------------------------------|--------------------------------------------------|--------------------------------------|-----------------------------------------------------------|-----------------------------------|--------------------------------------------|---------------------------------|
| EXISTING REHAB AREA (MVA 141) | 1074.00 | 375.90 | 1074.00 | 375.90 | 0.00 | 12.79 (Deficit) |
| SALE RESIDENTIAL AREA | 54.73 | 19.16 | 54.73 | 19.16 | 0.00 | 5.80 (Balance) |
| TOTAL | 1128.73 | 395.06 | 1128.73 | 395.06 | 0.00 | 18.59 (Deficit/Balance) |



PLOT AREA CALCULATION

| | | | |
|----------------|----------------------------|---|---------------|
| 1 | 1/2 X 29.52 X 14.99 X 1 NO | = | 221.25 SQ.MT. |
| 2 | 1/2 X 29.52 X 3.99 X 1 NO | = | 58.89 SQ.MT. |
| 3 | 1/2 X 24.50 X 1.02 X 1 NO | = | 12.50 SQ.MT. |
| 4 | 1/2 X 1.09 X 0.25 X 1 NO | = | 0.14 SQ.MT. |
| 5 | 1/2 X 30.38 X 13.38 X 1 NO | = | 203.24 SQ.MT. |
| 6 | 1/2 X 32.80 X 2.79 X 1 NO | = | 45.48 SQ.MT. |
| 7 | 1/2 X 35.78 X 4.11 X 1 NO | = | 73.53 SQ.MT. |
| 8 | 1/2 X 35.78 X 13.06 X 1 NO | = | 233.64 SQ.MT. |
| TOTAL ADDITION | | = | 848.67 SQ.MT. |



BUILT UP AREA DIAGRAM OF GROUND FLOOR PLAN
SCALE - 1:100

SOCIETY OFFICE AREA CALCULATION

| GROUND FLOOR | AREA |
|----------------|-----------------------------------|
| S01 | 5.20 X 3.05 X 1 NO = 15.86 SQ.MT. |
| S02 | 0.75 X 0.23 X 1 NO = 0.17 SQ.MT. |
| TOTAL ADDITION | = 16.03 SQ.MT. |

FITNESS CENTRE AREA CALCULATION

| GROUND FLOOR | AREA |
|----------------|-----------------------------------|
| F1 | 3.35 X 4.93 X 1 NO = 16.52 SQ.MT. |
| F2 | 0.23 X 0.50 X 2 NOS = 0.23 SQ.MT. |
| F3 | 3.50 X 5.43 X 1 NO = 19.01 SQ.MT. |
| TOTAL ADDITION | = 35.76 SQ.MT. |

METER ROOM AREA CALCULATION

| GROUND FLOOR | AREA |
|----------------|----------------------------------|
| M1 | 2.78 X 3.35 X 1 NO = 9.31 SQ.MT. |
| TOTAL ADDITION | = 9.31 SQ.MT. |

COMMON AREA CALCULATION

| AREA | AREA |
|----------------|-----------------------------------------|
| C1 | 0.91 X 0.94 X 0.50 X 1 NO = 0.43 SQ.MT. |
| C2 | 2.40 X 0.23 X 1 NO = 0.55 SQ.MT. |
| TOTAL ADDITION | = 0.98 SQ.MT. |

STAIRCASE/LIFT/LOBBY CALCULATION

| GROUND FLOOR | AREA |
|----------------|------------------------------------------------|
| S1 | 4.80 X 3.55 X 1 NO = 17.04 SQ.MT. |
| S2 | 1.05 X 0.08 X 1 NO = 0.08 SQ.MT. |
| S3 | 0.23 X 0.05 X 1 NO = 0.01 SQ.MT. |
| L1 | 2.46 X 3.91 X 1 NO = 9.62 SQ.MT. |
| L2 | 2.04 X 0.23 X 1 NO = 0.47 SQ.MT. |
| L3 | (2.11 + 2.43) / 2 X 0.33 X 1 NO = 0.75 SQ.MT. |
| L4 | 2.15 X 2.43 X 1 NO = 5.22 SQ.MT. |
| L5 | 2.60 X 2.43 X 1 NO = 6.32 SQ.MT. |
| P1 | 0.87 X 0.23 X 1 NO = 0.20 SQ.MT. |
| P2 | 0.07 X 0.15 X 1 NO = 0.01 SQ.MT. |
| P3 | 1/2 X 1.90 X 0.77 X 1 NO = 0.73 SQ.MT. |
| P4 | 1/2 X 2.34 X 2.43 X 1 NO = 2.84 SQ.MT. |
| P5 | (7.32 + 8.02) / 2 X 1.75 X 1 NO = 13.42 SQ.MT. |
| P6 | (0.87 + 0.93) / 2 X 0.15 X 1 NO = 0.14 SQ.MT. |
| P7 | (1.35 + 1.49) / 2 X 0.15 X 1 NO = 0.21 SQ.MT. |
| P8 | 2.35 X 3.40 X 1 NO = 7.99 SQ.MT. |
| P9 | 2.20 X 0.15 X 1 NO = 0.33 SQ.MT. |
| P10 | 5.05 X 5.95 X 1 NO = 30.05 SQ.MT. |
| P11 | 1.65 X 5.50 X 1 NO = 9.08 SQ.MT. |
| TOTAL ADDITION | = 109.53 SQ.MT. |



BASEMENT FLOOR PLAN
SCALE - 1:100

GROUND FLOOR PLAN
SCALE - 1:100

PROFORMA A (AS PER DCPR 2034) 01/04

IN SQ.METER

| | | |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1 | Area of Plot | 848.67 |
| a) | Area of Reservation in plot | - |
| b) | Area of Road Set back | - |
| c) | Any Reservation | - |
| 2 | Deduction for | - |
| A | For Reservation Road Area | - |
| a) | Road Setback Area to be handed over (100%) (Regulation No 16) | - |
| b) | Proposed D P Road to be handed over (100%) (Regulation No 16) | - |
| c) | Reservation area to be handed over (100%) (Regulation No 17) | - |
| (i) | Reservation area to be handed over as per AR (Regulation No 17) | - |
| B | For Amenity area | - |
| a) | Area of amenity plot (plots to be handed over as per DCPR 14(A)) | - |
| b) | Area of amenity plot (plots to be handed over as per DCPR 14(B)) | - |
| c) | Area of amenity plot (plots to be handed over as per DCPR 15(Subsection)) | - |
| C | Deductions for Existing BUA to be Retained if any Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed. | - |
| 3 | Total deductions - [(2A)+(2B)+(2C)] as and when applicable | - |
| 4 | Balance area of plot (1 minus 3) | 848.67 |
| 5 | Addition for Floor Space Index | - |
| 2a | 100 % | - |
| 2b | 100 % | - |
| Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No.4 above | | |
| 6 | Total Area (4 + 5) | 848.67 |
| 7 | Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.33 (As per Table-II)) | 1.33 |
| Appropriate Authority as per Sr. No.4 above | | |
| 8 | Floor Space Index Permissible as per 1.33 (As per Table II) | 1128.73 |
| 9 | Built up equal to area of land handed over as per Regulation 30(A) | - |
| (i) As per 2(A) and 2(B) except 2(A)(i) above with in cap of "Admissible TDR" as column 6 of table-12 on remaining / balance plot. | | |
| (ii) in case of 2(A) (c) (i) permissible over and above permissible BUA on remaining / balance plot. | | |
| 10 | Built up Area in lieu of Cost of construction of built up amenity to be handed over (with in the limit of permissible BUA on remaining plot) | - |
| 11 | Built up Area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30(A) on remaining / balance plot. | - |
| 12 | Built up Area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot. | - |
| 13 | Total Permissible BUA as per FSI - 1.33 | 1128.73 |
| 14 | Proposed BUA | 1128.73 |
| 14A | Existing Floor Area | - |
| 14B | Purely Residential Built up Area | 1128.73 |
| 14C | Remaining non residential built up area | - |
| 15 | Fungible Compensatory Area as per Regulation No.31(3) | Permissible Proposed |
| a) | Permissible / Proposed Fungible Compensatory Area for Rehab component without charging premium | REHAB RESI. 375.90 363.11 |
| | | TOTAL 375.90 363.11 |
| b) | Permissible / Proposed Fungible Compensatory Area by charging premium. | SALE RESI. 19.16 13.36 |
| | | SALE N.R. - - - - - |
| | | TOTAL 19.16 13.36 |
| Total fungible built up area vide (a) + (b) = (15a + 15b) | | 395.06 376.47 |
| 16 | Total BUILT UP area proposed including Fungible Compensatory Area (14+15) | 1523.79 1505.20 |
| REHAB DEFICIT AREA | | 12.79 |
| SALE BALANCE AREA | | 5.80 |
| 17 | Is consumed on Gross Plot (14+1) | 1.33 |
| (i) | Other requirements | - |
| (A) | Reservation/Designation | - |
| a) | Name of Reservation | - |
| b) | Area of Reservation affecting the plot | - |
| c) | Area of Reservation land to be handed/handed over as per Regulation no. 17 | - |
| d) | Built up area of Amenity to be handed over as per Regulation No. 17 | - |
| e) | Area Built up area of Designation | - |
| (B) | Plot area Built up Amenity to be Handed Over as per Regulation No. | - |
| (i) | 14(A) | - |
| (ii) | 14(B) | - |
| (iii) | 15 | - |
| (C) | Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27 | - |
| (D) | Tenement Statement | - |
| (i) | Proposed built up area | - |
| (ii) | Less deduction of Non-residential area (shop etc) | - |
| (iii) | Area available for tenements (i) minus (ii) | - |
| (iv) | Tenements permissible (Density of tenements/hectare) | - |
| (v) | Total number of Tenements proposed on the plot | - |
| (E) | Parking statement | - |
| (i) | Parking required by Regulations for Car Scooter/Motor cycle/Oxidiser (History) | - |
| (ii) | Covered garage permissible | - |
| (iii) | Covered garages proposed Car/Scooter/Motor Cycle/Oxidiser (History) | - |
| (iv) | Unfold parking provided | - |
| (D) | Transport/Vehicles Parking | - |
| (i) | Spaces for transport vehicles parking required by Regulations | - |
| (ii) | Total No. of transport vehicles parking spaces provided | - |
| (i) | PLOT LINES - THICK BLACK | (7) PROPOSED WORK- RED FILLED IN |
| (ii) | EXISTING STREET - GREEN | (8) DRAINAGE & SEWERAGE WORK- RED DOTTED |
| (iii) | FUTURE STREET - GREEN DOTTED | (9) WATER SUPPLY WORK- BLUE DOTTED THIN |
| (iv) | PERMISSIBLE BUILDING- THICK DOTTED BLACK | (10) RECREATION LAWN - RED HATCHED |
| (v) | OPEN SPACE-NO COLOUR | (11) RECREATION LAWN - GREEN WASH |

PROFORMA B
CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, SECTION OF SUCTION TANK PUMP ROOM, SECTION OF COMPOUND WALL, PLOT AREA CALCULATION, BUILT UP AREA STATEMENT, PARKING STATEMENT.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE FILE NO. P-1433/10222(835)/GNORTH/FP/337/1/NEW

DIGITAL SIGN OF APPROVAL OF PLANS

| | | |
|-------------------------|----------------------------|---------------------------|
| SUB ENG. (B.P.) CITY-II | ASST. ENG. (B.P.) CITY-VII | EXE. ENG. (B.P.) CITY-III |
|-------------------------|----------------------------|---------------------------|

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT 22.10.2022 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS, AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 848.67 SQ.MT. AND TALLIES WITH THE AREA STATED WITH THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

Signature of Licensed Surveyor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY BEARING F. P. NO. 836 OF TPS. IV, MAHIM DIVISION, MTNL. MARG. DADAR (WEST), KNOWN AS ANAND NIKETAN CHS LTD. MAHIM DIVISION, MUMBAI - 400028.

NAME OF DEVELOPERS SIGNATURE

RAJADHIRAJ CONSTRUCTION LLP

| DATE | NAME AND ADDRESS OF LICENSED SURVEYORS | SIGNATURE |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 09/02/2023 | APARNA CONSULTANT ARCHITECTS & ENGINEERS / LICENSED SURVEYORS C/O: 1ST FLOOR, VALDEGA TOWER, TILAK NAGAR, NEAR PVTI HOSPITAL, WHEEL DRIVE ROAD, WEST, MUMBAI TEL: FAX 238 1462 | |



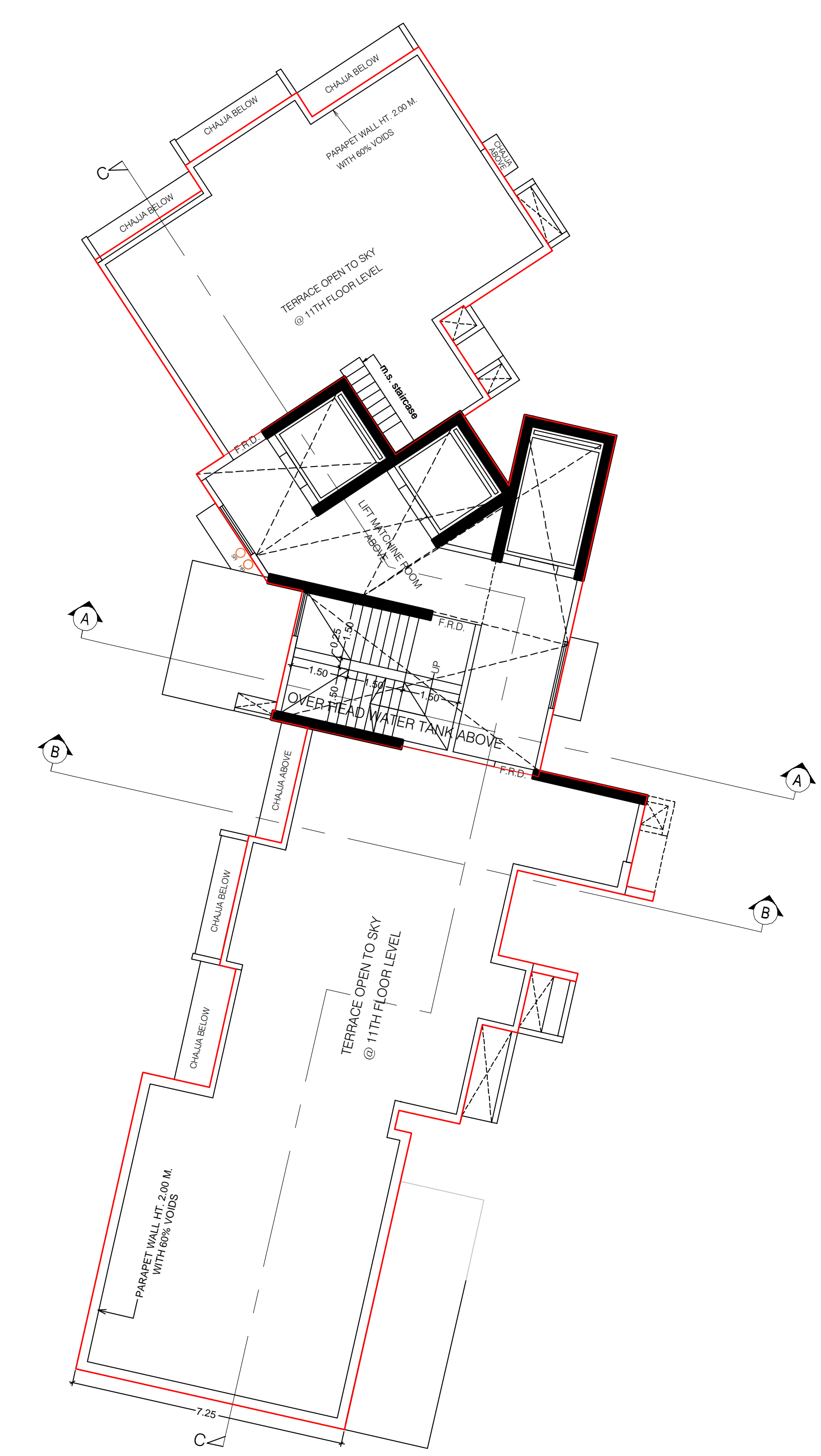
4TH FLOOR PLAN
SCALE - 1:100



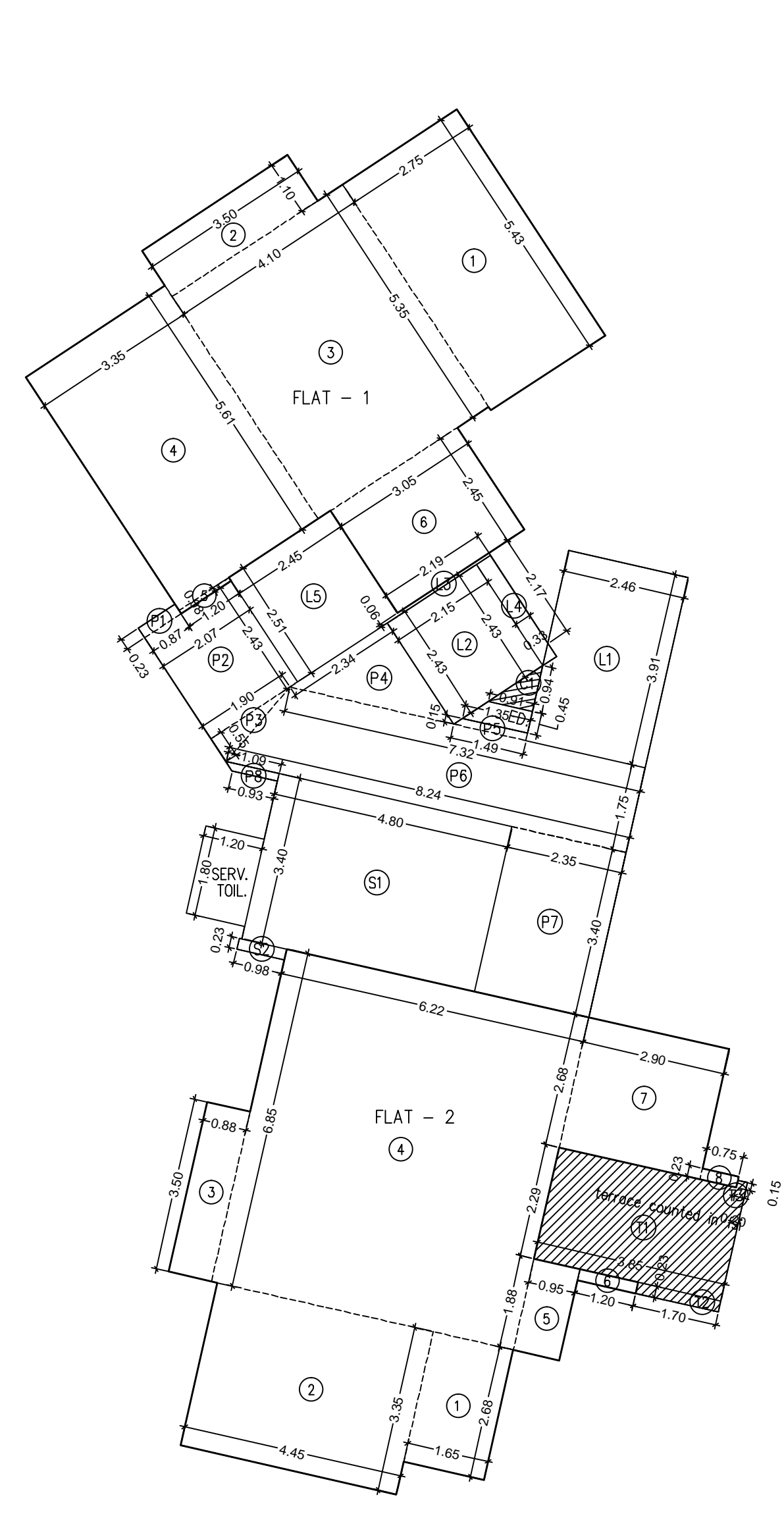
5TH, 7TH & 9TH FLOOR PLAN
SCALE - 1:100



6TH, 8TH & 10TH FLOOR PLAN (REFUGE)
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 4TH FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION 4TH FLOOR

| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|----------------|
| 1 | 2.75 X 5.43 X 1 NO | = | 14.83 SQ.MT. | | | | |
| 2 | 3.50 X 1.10 X 1 NO | = | 3.85 SQ.MT. | | | | |
| 3 | 4.10 X 5.35 X 1 NO | = | 21.94 SQ.MT. | | | | |
| 4 | 3.35 X 5.61 X 1 NO | = | 18.79 SQ.MT. | | | | |
| 5 | 1.20 X 0.08 X 1 NO | = | 0.10 SQ.MT. | | | | |
| 6 | 3.05 X 2.45 X 1 NO | = | 7.47 SQ.MT. | | | | |
| | | | | | | | 67.08 SQ.MT. |

| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|---|---|----------------|
| 1 | 1.65 X 2.68 X 1 NO | = | 4.42 SQ.MT. | | | | | | |
| 2 | 4.45 X 3.35 X 1 NO | = | 14.91 SQ.MT. | | | | | | |
| 3 | 0.88 X 3.50 X 1 NO | = | 3.08 SQ.MT. | | | | | | |
| 4 | 6.22 X 6.85 X 1 NO | = | 42.61 SQ.MT. | | | | | | |
| 5 | 0.95 X 1.88 X 1 NO | = | 1.79 SQ.MT. | | | | | | |
| 6 | 1.20 X 0.23 X 1 NO | = | 0.28 SQ.MT. | | | | | | |
| 7 | 2.90 X 2.68 X 1 NO | = | 7.77 SQ.MT. | | | | | | |
| 8 | 0.75 X 0.23 X 1 NO | = | 0.17 SQ.MT. | | | | | | |
| | | | | | | | | | 75.03 SQ.MT. |

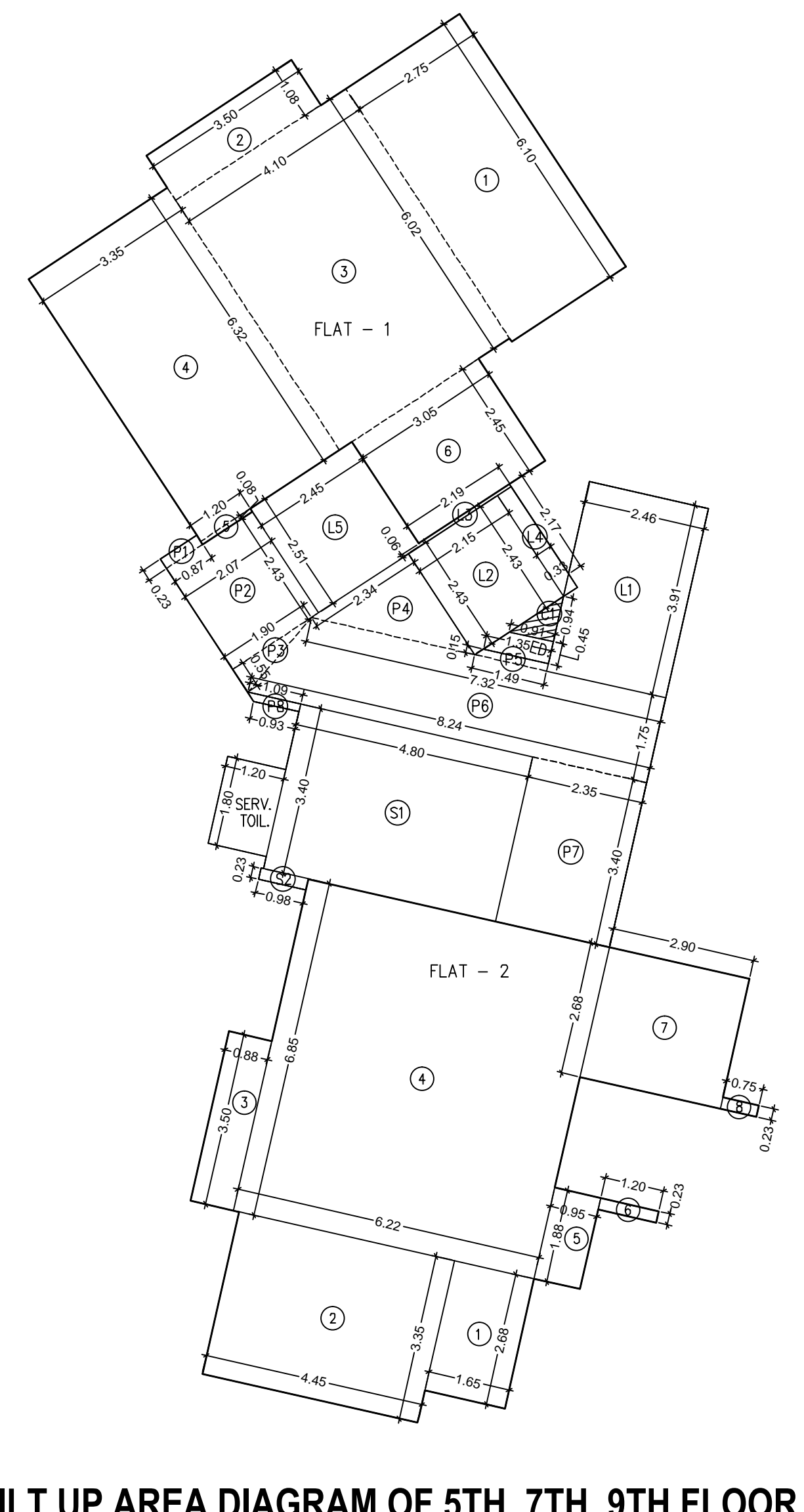
| COMMON AREA CALCULATION | TOTAL |
|------------------------------|---------------|
| C1 0.91 X 0.94 X 0.50 X 1 NO | = 0.43 SQ.MT. |
| TOTAL | = 0.43 SQ.MT. |

| TERRACE AREA CALCULATION | TOTAL |
|--------------------------|---------------|
| T1 2.29 X 3.85 X 1 NO | = 8.82 SQ.MT. |
| T2 1.70 X 0.23 X 1 NO | = 0.39 SQ.MT. |
| T3 0.20 X 0.15 X 1 NO | = 0.03 SQ.MT. |
| TOTAL | = 9.23 SQ.MT. |

| TOTAL BUILT UP AREA (X1+X2+X3+X4) | TOTAL |
|-----------------------------------|-----------------|
| | = 151.77 SQ.MT. |

| STAIRCASE /LIFT /LOBBY AREA (4TH FLOOR) | TOTAL ADDITION |
|-----------------------------------------|----------------|
| S1 3.40 X 4.80 X 1 NO | = 16.32 SQ.MT. |
| S2 0.23 X 0.98 X 1 NO | = 0.23 SQ.MT. |
| L1 3.91 X 2.46 X 1 NO | = 9.62 SQ.MT. |
| L2 2.15 X 2.43 X 1 NO | = 5.22 SQ.MT. |
| L3 0.06 X 2.19 X 1 NO | = 0.13 SQ.MT. |
| L4 (2.43 + 2.17) / 2 X 0.33 X 1 NO | = 0.76 SQ.MT. |
| L5 2.51 X 2.45 X 1 NO | = 6.15 SQ.MT. |
| P1 0.87 X 0.23 X 1 NO | = 0.20 SQ.MT. |
| P2 2.43 X 2.07 X 1 NO | = 5.03 SQ.MT. |
| P3 0.55 X 1.90 X 0.50 X 1 NO | = 0.52 SQ.MT. |
| P4 2.34 X 2.43 X 0.50 X 1 NO | = 2.84 SQ.MT. |
| P5 (1.35 + 1.49) / 2 X 0.15 X 1 NO | = 0.21 SQ.MT. |
| P6 (7.32 + 8.24) / 2 X 1.75 X 1 NO | = 13.62 SQ.MT. |
| P7 2.35 X 3.40 X 1 NO | = 7.99 SQ.MT. |
| P8 (1.09 + 0.93) / 2 X 0.15 X 1 NO | = 0.15 SQ.MT. |
| TOTAL ADDITION | = 68.99 SQ.MT. |

| SERVANT TOILET AREA CALCULATION | TOTAL ADDITION |
|---------------------------------|----------------|
| 1 1.20 X 1.80 X 1 NO | = 2.16 SQ.MT. |
| TOTAL ADDITION | = 2.16 SQ.MT. |



BUILT UP AREA DIAGRAM OF 5TH, 7TH, 9TH FLOOR PLAN
SCALE - 1:100

| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|----------------|
| 1 | 2.75 X 6.10 X 1 NO | = | 16.78 SQ.MT. | | | | |
| 2 | 3.50 X 1.08 X 1 NO | = | 3.78 SQ.MT. | | | | |
| 3 | 4.10 X 6.02 X 1 NO | = | 24.68 SQ.MT. | | | | |
| 4 | 3.35 X 6.32 X 1 NO | = | 21.17 SQ.MT. | | | | |
| 5 | 1.20 X 0.08 X 1 NO | = | 0.10 SQ.MT. | | | | |
| 6 | 3.05 X 2.45 X 1 NO | = | 7.47 SQ.MT. | | | | |
| | | | | | | | 73.98 SQ.MT. |

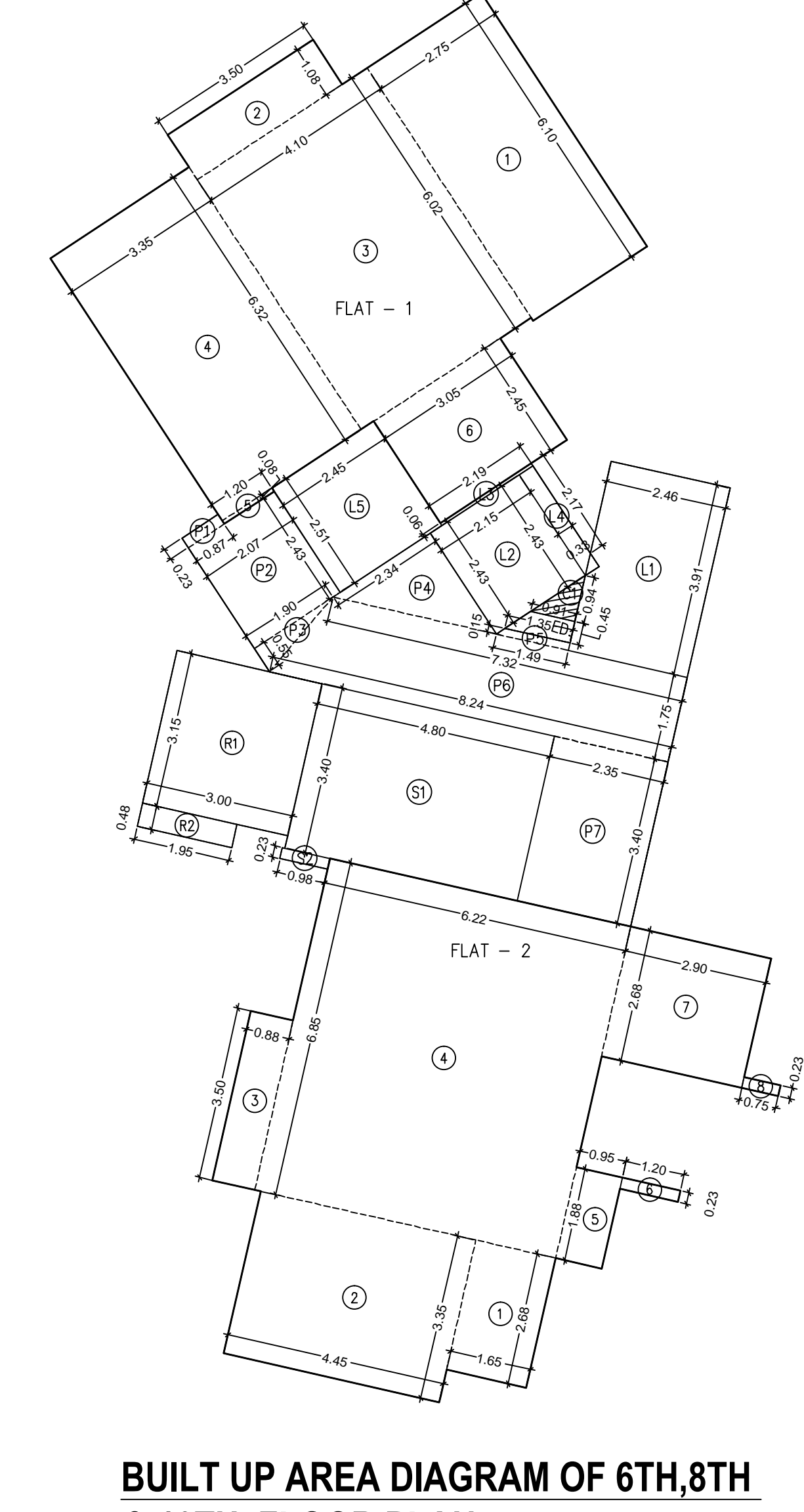
| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|---|---|----------------|
| 1 | 1.65 X 2.68 X 1 NO | = | 4.42 SQ.MT. | | | | | | |
| 2 | 4.45 X 3.35 X 1 NO | = | 14.91 SQ.MT. | | | | | | |
| 3 | 0.88 X 3.50 X 1 NO | = | 3.08 SQ.MT. | | | | | | |
| 4 | 6.22 X 6.85 X 1 NO | = | 42.61 SQ.MT. | | | | | | |
| 5 | 0.95 X 1.88 X 1 NO | = | 1.79 SQ.MT. | | | | | | |
| 6 | 1.20 X 0.23 X 1 NO | = | 0.28 SQ.MT. | | | | | | |
| 7 | 2.90 X 2.68 X 1 NO | = | 7.77 SQ.MT. | | | | | | |
| 8 | 0.75 X 0.23 X 1 NO | = | 0.17 SQ.MT. | | | | | | |
| | | | | | | | | | 75.03 SQ.MT. |

| COMMON AREA CALCULATION | TOTAL |
|------------------------------|---------------|
| C1 0.91 X 0.94 X 0.50 X 1 NO | = 0.43 SQ.MT. |
| TOTAL | = 0.43 SQ.MT. |

| TOTAL BUILT UP AREA | TOTAL |
|---------------------|-----------------|
| | = 149.44 SQ.MT. |

| STAIRCASE /LIFT /LOBBY AREA | TOTAL ADDITION |
|------------------------------------|----------------|
| S1 3.40 X 4.80 X 1 NO | = 16.32 SQ.MT. |
| S2 0.23 X 0.98 X 1 NO | = 0.23 SQ.MT. |
| L1 3.91 X 2.46 X 1 NO | = 9.62 SQ.MT. |
| L2 2.15 X 2.43 X 1 NO | = 5.22 SQ.MT. |
| L3 0.06 X 2.19 X 1 NO | = 0.13 SQ.MT. |
| L4 (2.43 + 2.17) / 2 X 0.33 X 1 NO | = 0.76 SQ.MT. |
| L5 2.51 X 2.45 X 1 NO | = 6.15 SQ.MT. |
| P1 0.87 X 0.23 X 1 NO | = 0.20 SQ.MT. |
| P2 2.43 X 2.07 X 1 NO | = 5.03 SQ.MT. |
| P3 0.55 X 1.90 X 0.50 X 1 NO | = 0.52 SQ.MT. |
| P4 2.34 X 2.43 X 0.50 X 1 NO | = 2.84 SQ.MT. |
| P5 (1.35 + 1.49) / 2 X 0.15 X 1 NO | = 0.21 SQ.MT. |
| P6 (7.32 + 8.24) / 2 X 1.75 X 1 NO | = 13.62 SQ.MT. |
| P7 2.35 X 3.40 X 1 NO | = 7.99 SQ.MT. |
| P8 (1.09 + 0.93) / 2 X 0.15 X 1 NO | = 0.15 SQ.MT. |
| TOTAL ADDITION | = 68.99 SQ.MT. |

| SERVANT TOILET AREA CALCULATION | TOTAL ADDITION |
|---------------------------------|----------------|
| 1 1.20 X 1.80 X 1 NO | = 2.16 SQ.MT. |
| TOTAL ADDITION | = 2.16 SQ.MT. |



BUILT UP AREA DIAGRAM OF 6TH, 8TH & 10TH FLOOR PLAN
SCALE - 1:100

| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|----------------|
| 1 | 2.75 X 6.10 X 1 NO | = | 16.78 SQ.MT. | | | | |
| 2 | 3.50 X 1.08 X 1 NO | = | 3.78 SQ.MT. | | | | |
| 3 | 4.10 X 6.02 X 1 NO | = | 24.68 SQ.MT. | | | | |
| 4 | 3.35 X 6.32 X 1 NO | = | 21.17 SQ.MT. | | | | |
| 5 | 1.20 X 0.08 X 1 NO | = | 0.10 SQ.MT. | | | | |
| 6 | 3.05 X 2.45 X 1 NO | = | 7.47 SQ.MT. | | | | |
| | | | | | | | 73.98 SQ.MT. |

| FLAT NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL ADDITION |
|----------|--------------------|---|--------------|---|---|---|---|---|----------------|
| 1 | 1.65 X 2.68 X 1 NO | = | 4.42 SQ.MT. | | | | | | |
| 2 | 4.45 X 3.35 X 1 NO | = | 14.91 SQ.MT. | | | | | | |
| 3 | 0.88 X 3.50 X 1 NO | = | 3.08 SQ.MT. | | | | | | |
| 4 | 6.22 X 6.85 X 1 NO | = | 42.61 SQ.MT. | | | | | | |
| 5 | 0.95 X 1.88 X 1 NO | = | 1.79 SQ.MT. | | | | | | |
| 6 | 1.20 X 0.23 X 1 NO | = | 0.28 SQ.MT. | | | | | | |
| 7 | 2.90 X 2.68 X 1 NO | = | 7.77 SQ.MT. | | | | | | |
| 8 | 0.75 X 0.23 X 1 NO | = | 0.17 SQ.MT. | | | | | | |
| | | | | | | | | | 75.03 SQ.MT. |

| COMMON AREA CALCULATION | TOTAL |
|------------------------------|---------------|
| C1 0.91 X 0.94 X 0.50 X 1 NO | = 0.43 SQ.MT. |
| TOTAL | = 0.43 SQ.MT. |

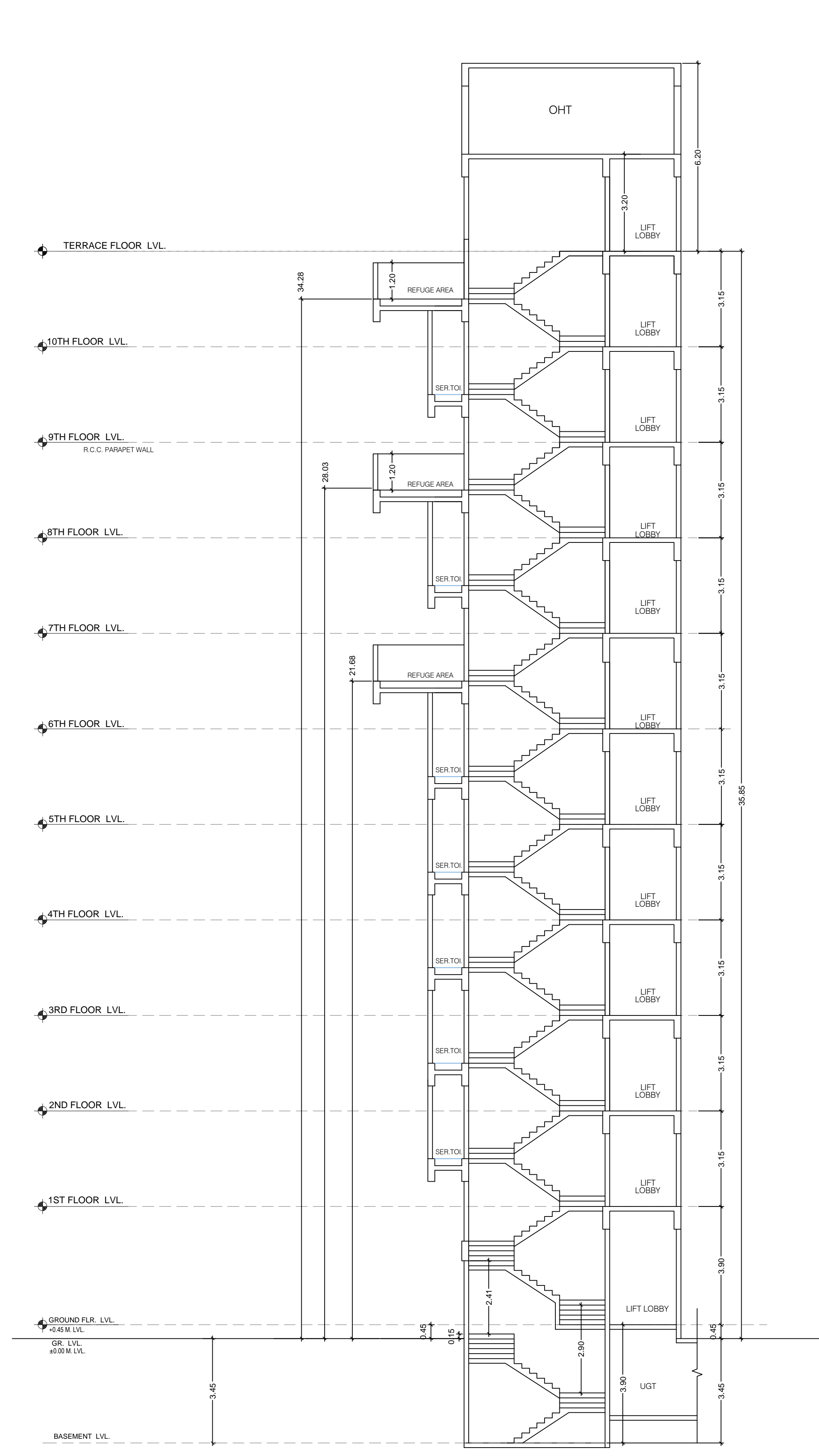
| TOTAL BUILT UP AREA | TOTAL |
|---------------------|-----------------|
| | = 149.44 SQ.MT. |

| STAIRCASE /LIFT /LOBBY AREA | TOTAL ADDITION |
|------------------------------------|----------------|
| S1 3.40 X 4.80 X 1 NO | = 16.32 SQ.MT. |
| S2 0.23 X 0.98 X 1 NO | = 0.23 SQ.MT. |
| L1 3.91 X 2.46 X 1 NO | = 9.62 SQ.MT. |
| L2 2.15 X 2.43 X 1 NO | = 5.22 SQ.MT. |
| L3 0.06 X 2.19 X 1 NO | = 0.13 SQ.MT. |
| L4 (2.43 + 2.17) / 2 X 0.33 X 1 NO | = 0.76 SQ.MT. |
| L5 2.51 X 2.45 X 1 NO | = 6.15 SQ.MT. |
| P1 0.87 X 0.23 X 1 NO | = 0.20 SQ.MT. |
| P2 2.43 X 2.07 X 1 NO | = 5.03 SQ.MT. |
| P3 0.55 X 1.90 X 0.50 X 1 NO | = 0.52 SQ.MT. |
| P4 2.34 X 2.43 X 0.50 X 1 NO | = 2.84 SQ.MT. |
| P5 (1.35 + 1.49) / 2 X 0.15 X 1 NO | = 0.21 SQ.MT. |
| P6 (7.32 + 8.24) / 2 X 1.75 X 1 NO | = 13.62 SQ.MT. |
| P7 2.35 X 3.40 X 1 NO | = 7.99 SQ.MT. |
| P8 (1.09 + 0.93) / 2 X 0.15 X 1 NO | = 0.15 SQ.MT. |
| TOTAL ADDITION | = 68.99 SQ.MT. |

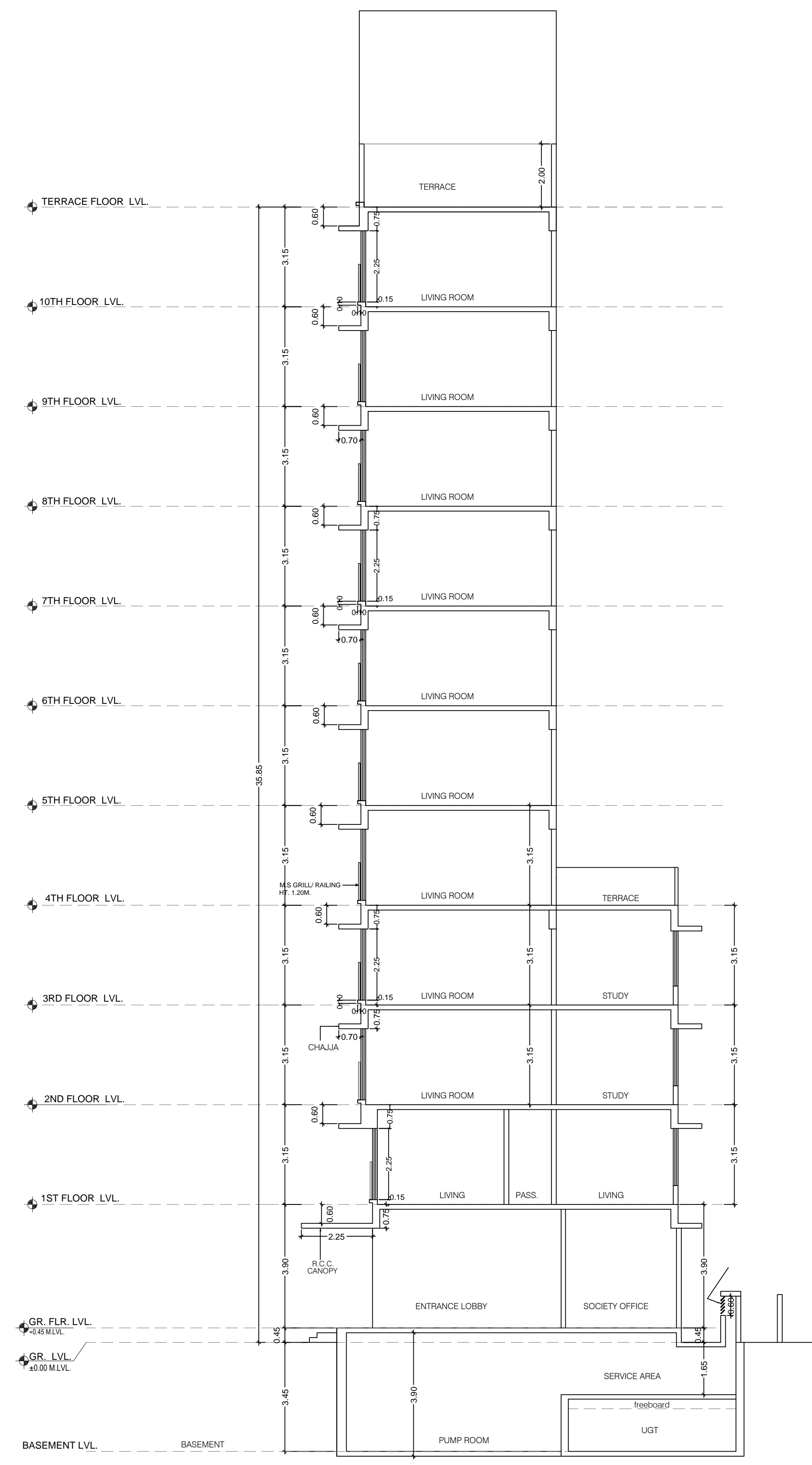
| REFUGE AREA CALCULATION | TOTAL ADDITION |
|-------------------------|----------------|
| R1 3.15 X 3.00 X 1 NO | = 9.45 SQ.MT. |
| R2 0.48 X 1.95 X 1 NO | = 0.94 SQ.MT. |
| TOTAL ADDITION | = 10.39 SQ.MT. |

| PROFORMA B | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| CONTENTS OF SHEET | |
| FLOOR PLANS, AREA DIAGRAM & CALCULATION | |
| DESCRIPTION OF PROPOSAL & PROPERTY | |
| PROPOSED DEVELOPMENT OF PROPERTY BEARING F. P. NO. 835 OF TPS - IV, MAHIM DIVISION, MTNL MARG, DADAR (WEST), KNOWN AS ANAND NIKETAN CHS LTD. MAHIM DIVISION, MUMBAI - 400028. | |
| NAME OF DEVELOPERS | SIGNATURE |
| RAJADHIRAJ CONSTRUCTION LLP | |
| NAME AND ADDRESS OF LICENSED SURVEYORS | SIGNATURE |
| APARNA CONSULTANT | |
| ARCHITECTS & ENGINEERS (LICENSED SURVEYORS) | |
| C-106 FIRST FLOOR, VALENCIA TOWER, TALKARVAJI MARG, NEW MARINE DRIVE, TALKARVAJI, TALKARVAJI, MUMBAI - 400028. | |
| SCALE | |
| DATE | |
| BY | |
| CHECK BY | |

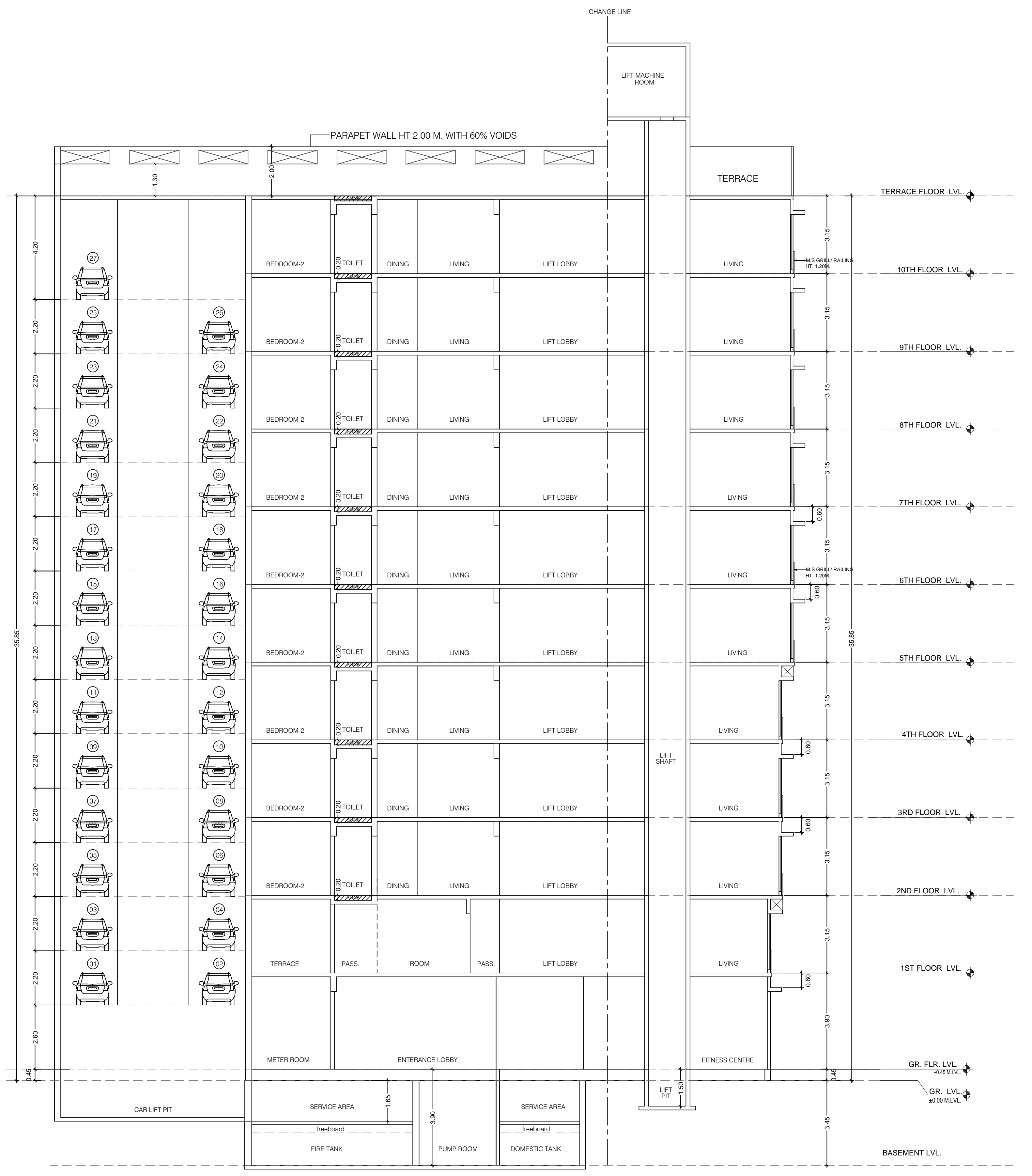
SUB. ENG. (B.P.) CITY-II ASST. ENG. (B.P.) CITY-VII EXE. ENG. (B.P.) CITY-III



SECTION:-A-A



SECTION:-B-B



SECTION:-C-C

| CONTENTS OF SHEET | | SIGNATURE | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROFORMA B | | | |
| SECTIONS. | | | |
| DESCRIPTION OF PROPOSAL & PROPERTY | | | |
| PROPOSED REDEVELOPMENT OF PROPERTY BEARING F. P. NO. 835 OF TPS - IV, MAHIM DIVISION, MTNL MARG, DADAR (WEST), KNOWN AS ANAND NIKETAN CHS LTD, MAHIM DIVISION, MUMBAI - 400028. | | | |
| NAME OF DEVELOPERS | | SIGNATURE | |
| RAJADHIRAJ CONSTRUCTION LLP | | | |
| NAME AND ADDRESS OF LICENSED SURVEYORS | | SIGNATURE | |
| 09/02/2023 DATE AS SHOWN SCALE NILESHP EBN BY NORTH CHK BY | | APARNA CONSULTANT ARCHITECTS & ENGINEERS / LICENSED SURVEYORS C-101, FIRST FLOOR, VALENICA TOWER, TURKAM JAVJI MARG, NEAR BHATIA HOSPITAL, THARDE, GRANT ROAD (WEST), MUMBAI TEL: 9822 298485 | |

Available details & carpet area for members of society this is for reference only.


| Sr. No. | Name of Tenement | Name of Occupant | R/NR | Existing room number | Detail of existing carpet area as per inspection extract in respect of ward no. GN4484(1) for the year 1995-96 U/NO. AAC/GN/195/IEAA/08/2022-23 DT. 21/04/2022 (for fungible fsi Purpose) | | | Proposed Flat (Tentative Location) | | Details of Proposed Carpet Area | Permissible Existing BUA | Permissible Fungible BUA in Sq.Mt. | Total permissible BUA including Fungible BUA | Fungible BUA provided for common amenities | Net proposed BUA of Rehab WITHOUT COMMON | TOTAL proposed BUA of Rehab | Excess / Deficit Fungible BUA | |
|----------------------|----------------------------------------------------------|------------------|-----------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|------------------------------------|---------|---------------------------------|--------------------------|------------------------------------|----------------------------------------------|--------------------------------------------|------------------------------------------|-----------------------------|-------------------------------|------------|
| | | | | | carpet area | balcony area/otla | Total carpet area | Flat No. | Floor | | | | | | | | Total Carpet Area Proposed | (7 x 1.20) |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | |
| 1 | Mr. Cedric Periera | R. | 1 | 44.00 | | 44.00 | 402 | 4TH | 64.80 | 52.80 | 18.48 | 71.28 | 1.54 | 75.03 | 76.57 | 5.29 | 0.00 | |
| 2 | Mr. Rona Fernandes | R. | 2 | 43.00 | | 43.00 | 502 | 5TH | 64.80 | 51.60 | 18.06 | 69.66 | 1.54 | 75.03 | 76.57 | 6.91 | 0.00 | |
| 3 | Mr. Vedang Ramchandra Tendolkar | R. | 3 | 43.00 | | 43.00 | 201 | 2ND | 58.00 | 51.60 | 18.06 | 69.66 | 1.38 | 67.08 | 68.46 | 0.00 | 1.20 | |
| 4 | Mrs. Meenal Mohan Maldikar | R. | 4 | 46.50 | | 46.50 | 501 | 5TH | 64.50 | 55.80 | 19.53 | 75.33 | 1.52 | 73.98 | 75.50 | 0.17 | 0.00 | |
| 5 | Mrs. Shobha Ashok Naik | R. | 5 | 40.00 | | 40.00 | 701 | 7TH | 64.50 | 48.00 | 16.80 | 64.80 | 1.52 | 73.98 | 75.50 | 10.70 | 0.00 | |
| 6 | Mr. Anand D. Tayade | R. | 6 | 93.00 | | 93.00 | 802 | 8TH | 64.80 | 111.60 | 39.06 | 150.66 | 1.54 | 75.03 | 76.57 | 2.49 | 0.00 | |
| 7 | Mr. Anand D. Tayade | R. | 7 | | | | 902 | 9TH | 64.80 | | | | | | | | | 1.54 |
| 8 | Mrs. Susan Bernadine Bridget Menezes | R. | 8 | 44.50 | | 44.50 | 301 | 3RD | 58.00 | 53.40 | 18.69 | 72.09 | 1.38 | 67.08 | 68.46 | 0.00 | 3.63 | |
| 9 | Mr. Nandan Vasant Pathare & Smt. Anuradha Nandan Pathare | R. | 9 | 46.00 | | 46.00 | 1002 | 10TH | 64.80 | 55.20 | 19.32 | 74.52 | 1.54 | 75.03 | 76.57 | 2.05 | 0.00 | |
| 10 | Mr. Ravindra S. Ghugare | R. | 10 | 42.50 | | 42.50 | 901 | 9TH | 64.50 | 51.00 | 17.85 | 68.85 | 1.52 | 73.98 | 75.50 | 6.65 | 0.00 | |
| 11 | Mrs. Shailaja Moreshwar Agharkar | R. | 11 | 46.00 | | 46.00 | 801 | 8TH | 64.50 | 55.20 | 19.32 | 74.52 | 1.52 | 73.98 | 75.50 | 0.98 | 0.00 | |
| 12 | Mr. Rohit Umesh Aijaonkar | R. | 12 | 46.00 | | 46.00 | 602 | 6TH | 64.80 | 55.20 | 19.32 | 74.52 | 1.54 | 75.03 | 76.57 | 2.05 | 0.00 | |
| 13 | Mrs. Priya Palsokar | R. | 13 | 44.50 | | 44.50 | 401 | 4TH | 58.00 | 53.40 | 18.69 | 72.09 | 1.38 | 67.08 | 68.46 | 0.00 | 3.63 | |
| 14 | Mr. Kamlesh S. Shetye | R. | 14 | 41.50 | | 41.50 | 101 | 1st | 53.45 | 49.80 | 17.43 | 67.23 | 1.28 | 62.17 | 63.45 | 0.00 | 3.78 | |
| 15 | Mr. Gordon Athogious | R. | 15 | 50.50 | | 50.50 | 202 | 2ND | 73.50 | 60.60 | 21.21 | 81.81 | 1.73 | 84.26 | 85.99 | 4.18 | 0.00 | |
| 16 | Mr. Leslie John Hector Lobo | R. | 16 | 42.00 | | 42.00 | 601 | 6TH | 64.50 | 50.40 | 17.64 | 68.04 | 1.52 | 73.98 | 75.50 | 7.46 | 0.00 | |
| 17 | Mr. Pushkaraj Manohar Pawaskar | R. | 17 | 45.50 | | 45.50 | 702 | 7TH | 64.80 | 54.60 | 19.11 | 73.71 | 1.54 | 75.03 | 76.57 | 2.86 | 0.00 | |
| 18 | Mrs. Neeta S.Narvekar & Santosh Vijay Narvekar | R. | 18 | 44.50 | | 44.50 | 1001 | 10TH | 64.50 | 53.40 | 18.69 | 72.09 | 1.52 | 73.98 | 75.50 | 3.41 | 0.00 | |
| 19 | Mr. Manohar Gopal Chindarkar | R. | 19(A & B) | 41.50 | | 41.50 | 102 | 1st | 28.05 | 49.80 | 17.43 | 67.23 | 0.68 | 33.06 | 33.74 | 0.00 | 0.55 | |
| 20 | Mr. Jayant Dattatray Chogale | R. | | | | | 103 | 1st | 27.88 | | | | | | | | | 0.66 |
| 21 | Mr. Dilip Shriram Rajee | R. | 20 | 50.50 | | 50.50 | 302 | 3RD | 73.50 | 60.60 | 21.21 | 81.81 | 1.73 | 84.26 | 85.99 | 4.18 | 0.00 | |
| TOTAL OF RESIDENTIAL | | | | | | 895.00 | 895.00 | | 1270.98 | 1074.00 | 375.90 | 1449.90 | 30.16 | 1466.36 | 1496.52 | 59.41 | 12.79 | |

| FLOOR | COMMON AREA |
|----------------|--------------|
| BASEMENT | |
| GROUND FLOOR | 2.69 SQ.MT. |
| 1ST FLOOR | 14.37 SQ.MT. |
| 2ND FLOOR | 0.43 SQ.MT. |
| 3RD FLOOR | 0.43 SQ.MT. |
| 4TH FLOOR | 9.66 SQ.MT. |
| 5TH FLOOR | 0.43 SQ.MT. |
| 6TH FLOOR | 0.43 SQ.MT. |
| 7TH FLOOR | 0.43 SQ.MT. |
| 8TH FLOOR | 0.43 SQ.MT. |
| 9TH FLOOR | 0.43 SQ.MT. |
| 10TH FLOOR | 0.43 SQ.MT. |
| TOTAL PROPOSED | 30.16 SQ.MT. |

Available details & carpet area for members of society this is for reference only.

| Sr. No. | Name of Tenement/Occupant | R/NR | Existing room number | Detail of existing carpet area as per occupation plan dt. 6/09/1975 EB.NO.4193/GN | | | Detail of existing carpet area as per Physical survey | | | Detail of existing carpet area as development agreement | Detail of existing carpet area as per inspection extract in respect of ward no. GN4484(1) for the year 1995-96 U/NO. AAC/GN/195/IEAA/08/2022-23 DT. 21/04/2022 (for fungible fsi Purpose) |
|----------|----------------------------------------------------------|------|----------------------|-----------------------------------------------------------------------------------|-------------------|-------------------|-------------------------------------------------------|--------------|-------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | carpet area | balcony area/otla | Total carpet area | carpet area | Balcony area | total carpet area | | |
| 1 | Mr. Cedric Periera | R. | 1 | 45.17 | 6.04 | 51.21 | 45.15 | 5.76 | 50.91 | 51.21 | 44.00 |
| 2 | Mr. Rona Fernandes | R. | 2 | 45.47 | 6.04 | 51.51 | 51.15 | | 51.15 | 51.51 | 43.00 |
| 3 | Mr. Vedang Ramchandra Tendolkar | R. | 3 | 42.27 | 3.99 | 46.26 | 46.37 | 1.79 | 48.16 | 46.26 | 43.00 |
| 4 | Mrs. Meenal Mohan Maldikar | R. | 4 | 43.82 | 5.95 | 49.77 | 44.37 | 5.93 | 50.30 | 49.77 | 46.50 |
| 5 | Mrs. Shobha Ashok Naik | R. | 5 | 44.98 | 6.04 | 51.02 | 41.25 | 5.44 | 46.69 | 51.02 | 40.00 |
| 6 | Mr. Anand D. Tayade | R. | 6 | 45.17 | 6.04 | 51.21 | 45.57 | 6.67 | 52.24 | 51.21 | |
| 7 | Mr. Anand D. Tayade | R. | 7 | 45.47 | 6.04 | 51.51 | 44.68 | 6.10 | 50.78 | 51.51 | 93.00 |
| 8 | Mrs. Susan Bernadine Bridget Menezes | R. | 8 | 42.27 | 3.99 | 46.26 | | | | 46.26 | 44.50 |
| 9 | Mr. Nandan Vasant Pathare & Smt. Anuradha Nandan Pathare | R. | 9 | 43.82 | 5.95 | 49.77 | 44.37 | 5.93 | 50.30 | 49.77 | 46.00 |
| 10 | Mr. Ravindra S. Ghugare | R. | 10 | 44.98 | 6.04 | 51.02 | 48.95 | 2.11 | 51.06 | 51.02 | 42.50 |
| 11 | Mrs. Shailaja Moreshwar Agharkar | R. | 11 | 45.17 | 6.04 | 51.21 | 45.96 | 5.9 | 51.86 | 51.21 | 46.00 |
| 12 | Mr. Rohit Umesh Aijaonkar | R. | 12 | 45.47 | 6.04 | 51.51 | 47.97 | 2.14 | 50.11 | 51.51 | 46.00 |
| 13 | Mrs. Priya Palsokar | R. | 13 | 42.27 | 3.99 | 46.26 | 46.22 | 1.97 | 48.19 | 46.26 | 44.50 |
| 14 | Mr. Kamlesh S. Shetye | R. | 14 | 43.82 | 5.95 | 49.77 | 36.68 | 5.96 | 42.64 | 42.10 | 41.50 |
| 15 | Mr. Gordon Athogious | R. | 15 | 44.98 | 6.04 | 51.02 | 56.29 | 1.96 | 58.25 | 58.68 | 50.50 |
| 16 | Mr. Leslie John Hector Lobo | R. | 16 | 45.17 | 6.04 | 51.21 | 45.96 | 5.9 | 51.86 | 51.21 | 42.00 |
| 17 | Mr. Pushkaraj Manohar Pawaskar | R. | 17 | 45.47 | 6.04 | 51.51 | 44.36 | 5.96 | 50.32 | 51.51 | 45.50 |
| 18 | Mrs. Neeta S.Narvekar & Santosh Vijay Narvekar | R. | 18 | 42.27 | 3.99 | 46.26 | 46.62 | 1.91 | 48.53 | 46.26 | 44.50 |
| 19 | Mr. Manohar Gopal Chindarkar | R. | 19(A & B) | 43.82 | 5.95 | 49.77 | 20.89 | | 20.89 | 20.63 | |
| 20 | Mr. Jayant Dattatray Chogale | R. | | | | | 25.88 | 1.92 | 27.80 | 21.47 | |
| 21 | Mr. Dilip Shriram Rajee | R. | 20 | 44.98 | 6.04 | 51.02 | 57.47 | 1.96 | 59.43 | 58.68 | 50.50 |
| TOTAL OF | | | | 886.84 | 112.24 | 999.08 | 886.16 | 75.31 | 961.47 | 999.06 | 895.00 |

NOTE :- This list of allotments of tenants is provided by client and is tentative ,however the final allotments will be submitted at the time of occupation.

| PROFORMA B | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| TABLE-1 | |
| DESCRIPTION OF PROPOSAL & PROPERTY | |
| PROPOSED REDEVELOPMENT OF PROPERTY BEARING F. P. NO. 835 OF TPS - IV, MAHIM DIVISION, MTNL MARG, DADAR (WEST), KNOWN AS ANAND NIKETAN CHS LTD, MAHIM DIVISION, MUMBAI - 400028. | |
| NAME OF DEVELOPERS | SIGNATURE |
| RAJADHIRAJ CONSTRUCTION LLP | |
| NAME AND ADDRESS OF LICENSED SURVEYORS | SIGNATURE |
|  03/02/2023 DATE AS SHOWN SCALE NILESH DRN BY NORTH CHK BY | APARNA CONSULTANT ARCHITECTS & ENGINEERS / LICENSED SURVEYORS C-101, FIRST FLOOR, VALENCIA TOWER, TUKARAM JAJJI MARG, NEAR BHAIJI HOSPITAL, TARDEO, GRANT ROAD (WEST), MUMBAI TEL./FAX 2385 4565 |