



ANNEXURE 1

LAND NOT PART OF THE LARGER PROPERTY AND EARMARKED FOR FUTURE DEVELOPMENT

- 1. The detailed scheme of development in this Annexure discloses the designated uses of the buildings/structures/towers/wings and the phase/s of development on the Larger Property and is based on the current Approved Layout. Any amendments to the Approved Layout in accordance with the applicable laws may result in consequential changes to the scheme disclosed in this Annexure.
- 3. The Real Estate Project shall also include up to 4 Podiums and up to 3 Basements for parking. The Promoter, if required, may also construct and develop a public parking lot (or PPL) to be handed over to MCGM as per the DCR, as a scheme and component of the
- 4. The Promoter proposes to utilize FSI of upto approximately 30,000 square meters on the Real Estate Project. This area is excluding fungible FSI, free of FSI areas and parking areas and amenities.
- 5. The Promoter has designated and identified exclusively for the allottees of the Real Estate Project, the Building Amenities that are usable only by the allottees of the said building and which shall not be usable by any third party (including the allottees of Prisma and Splendor Complex Society) except for parking at Basement 3 in the Real Estate Project.
- 6. Save and except the Building Amenities, the allottees of the Real Estate Project shall have no right to use any land, common areas, facilities, amenities (including the clubhouse), the recreation ground and any and all facilities, whether built or to be built on the Larger Property, including those meant for the exclusive use of allottees of Prisma and Splendor Complex Society, and shall not have any claim(s) and/or right(s) of any nature whatsoever in this regard.
- 7. Details contained in these Notes are subject to terms and conditions more particularly described in the Agreement for Sale of Premises. The capitalized terms and expressions used herein shall have the same meaning as ascribed to them in the Agreement for Sale of Premises.