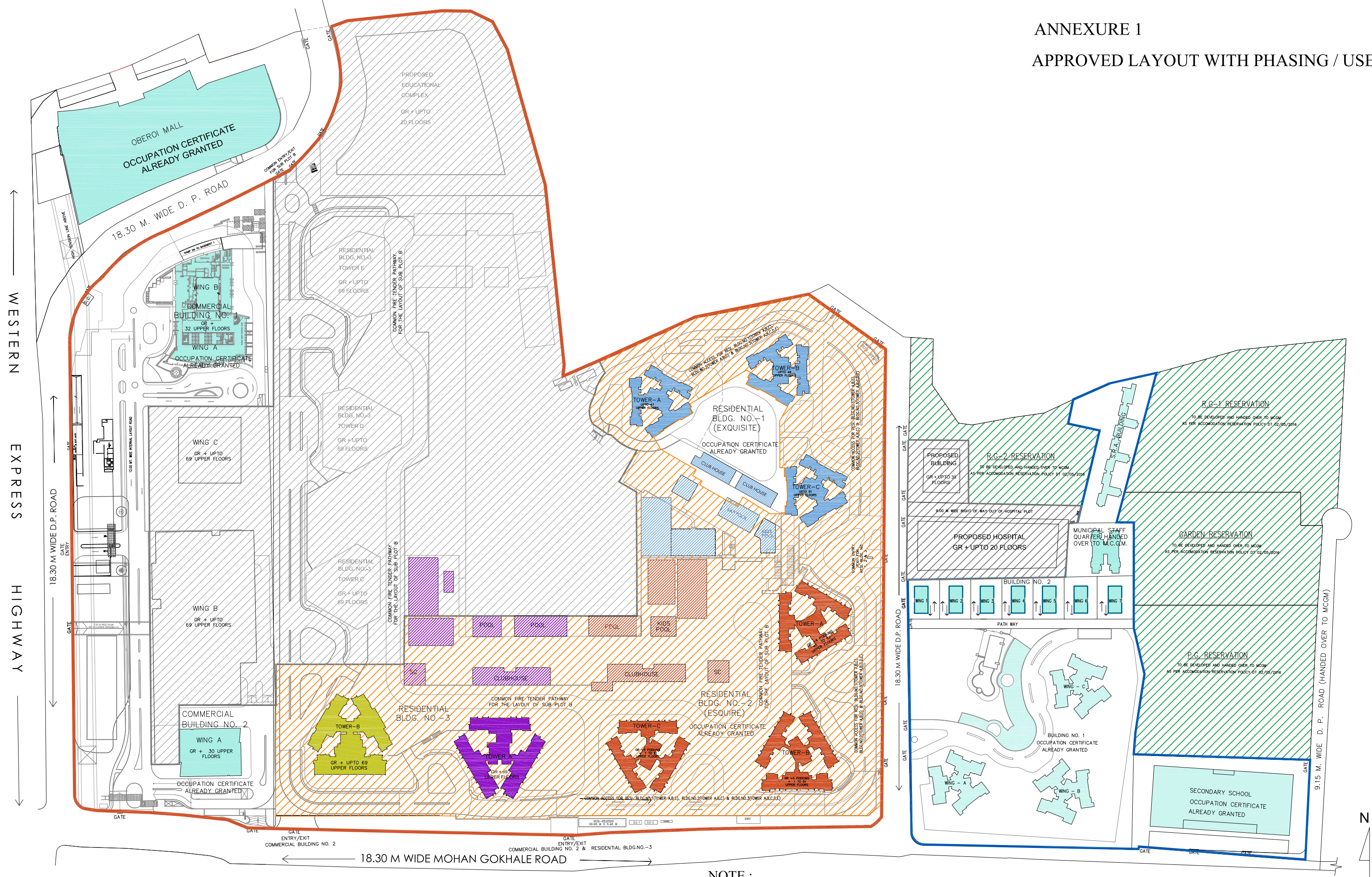


ANNEXURE 1
APPROVED LAYOUT WITH PHASING / USER SUPERIMPOSED



LEGEND

- REAL ESTATE PROJECT
- PROJECT ALREADY REGISTERED WITH MAHARERA BEARING REGISTRATION NO. P51800027667 (Elysian Tower A)
- AMENITIES FOR ELYSIAN
(to be shared between Real Estate Project, Elysian Tower A and Tower C of Residential Building no. 3)
- COMPLETED PROJECT - ESQUIRE
- AMENITIES FOR ESQUIRE
- COMPLETED PROJECT - EXQUISITE
- AMENITIES FOR EXQUISITE
- OTHER COMPLETED PROJECTS
- WHOLE PROJECT INCLUDED AMENITIES
- LAND UNDER FURTHER DEVELOPMENT

NOTE :

- 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 for the Larger Property. Any amendments to the Approved Layout in accordance with the applicable laws may result in consequential changes to the scheme disclosed in this Annexure
- The Whole Project/parts thereof will include upto 6 (six) podium levels, ground level, lower ground level and upto 3 (three) basement levels, in which there shall be car parking areas, service areas, utility areas, amenity areas, Non-Residential Units, or any other areas/spaces/structures, all of the aforesaid for user/s/purposes as the Promoter may deem fit in its sole discretion.
- The Promoter proposes to utilise a total FSI of 4 on gross plot area of the Larger Property plus compensatory fungible FSI plus free of FSI areas together aggregating up to approximately 13,54,815 square metres plus the parking area/s and the amenities in the course of the phase wise development of the whole project
- The Promoter has designated and identified for the allottee/s of the Real Estate Project, the Exclusive Amenities for Elysian that will be usable by the allottee/s of the Real Estate Project on a non-exclusive basis along with allottee/s of Elysian Tower A and Tower C of Residential Bldg. No. 3 and shall not be usable by allottee/s of Exquisite Residential Component, Esquire Residential Component, Towers D and E of Residential Building No.3 and the Non-Residential Component
- The allottees of the Real Estate Project shall not use any of the amenities designated and identified exclusively for the allottees of the Exquisite Residential Component, Esquire Residential Component, Other Residential Component (being Towers A, C, D and E of Residential Bldg. No. 3) and occupants of Non-Residential Component.
- The Whole Project Included Amenities shall be shared between the allottees of the Real Estate Project, Elysian Tower A, Exquisite Residential Component, Esquire Residential Component and the Other Residential Component.
- The Promoter has designated and identified parking / services / utilities / amenities for the Non-Residential Component in podiums / ground / lower ground / basements in the Whole Project, including under the Real Estate Project, which shall be exclusive to the occupants of the Non-Residential Component and shall not be usable by the allottees of the Real Estate Project and these parking / services / utilities / amenities may also have exclusive entry/exit points for the Non-Residential Component or may be in common with allottees of the Real Estate Project.
- Details contained in this note are subject to terms and conditions more particularly described in the Agreement of sale of Premises. The capitalised terms and expressions used herein shall have the same meaning as described to them in the Agreement for Sale of Premises.