

**Details regarding Development of Group Housing Project
Sector 117, Noida (as proposed for submission to Noida
Authority)**

Sr. No.	Subject	Particulars
(i)	Total area of the Allotted Land	2,88,506 Sq. Mtrs. (71.29 acres) vide allotment Letter dated 18.04.2007 and Lease Deed dated 03.03.2008
(ii)	Possession received	2,61,613 (64.64 Acres) - Possession certificate on 04.03.2008 and actual physical possession on 24.09.2009
(iii)	Plot Area Considered For F.A.R and Population Density Calculations	2,61,613 Sq.m. - 64.64 Acres
(iv)	Permissible F.A.R.	@ 2.0 – i.e. equal to 5,23,226 sq.m.
(v)	Maximum Permissible Population Density on 26.1613 Hectare @ 735 Persons per Hectare	19,228 Persons i.e. 4,272 Dwelling Units according to Noida Norms
(vi)	F.A.R. achieved for original scheme of launched 52 towers over approx. 49 Acres of land parcel	3,54,710 Sq.m. (1.36)
(vii)	Total F.A.R. achieved including proposed new towers to avail of the balance F.A.R	4,72,095 Sq. mtrs. - 1.80 (as against 5,23,226 Sq.m.) on complete 64.64 Acres of land
(viii)	Balance F.A.R.	5,23,226 – 4,72,095 = 51,131 Sq.m. (not achievable due to limitation of permissible population density)
(ix)	Population Achieved	4,272 Dwelling Units - 3728 x 4.5 = 16,776 Persons

1. Since we reach the maximum permissible Population Density allowed in the project with construction of a total of 4272 Dwelling Units, and we are still left with 51,131 Sq.m. of balance F.A.R. (which cannot be achieved due to the limitation of permitted Population Density unless we increase the size of Dwelling Units/ Flats), there is no question of purchasing any additional F.A.R. As such, the related provision in the Consent Form approved by Noida is of no consequence.

2. Tower-wise details are given in the following Table.

Noida-117 Project Details						
Sr. No.	Tower No.	Height	Total No. of Units			Remarks
			Originally Planned	Sold	Proposed Revised	
Phase – 1 : Unihomes-1						
1	A1	G+11 Floors	96	96	96	No Change
2	A2	G+11 Floors	96	96	96	No Change
3	A3	G+11 Floors	96	96	96	No Change
4	A4	G+11 Floors	96	96	96	No Change
5	B1	G+8 Floors	72	72	72	No Change

Noida-117 Project Details						
Sr. No.	Tower No.	Height	Total No. of Units			Remarks
			Originally Planned	Sold	Proposed Revised	
6	B2	G+8 Floors	72	72	72	No Change
7	B3	G+8 Floors	72	72	72	No Change
8	B4	G+8 Floors	72	72	72	No Change
9	B5	G+8 Floors	72	72	72	No Change
10	C1	G+8 Floors	72	71	72	No Change
11	C2	G+8 Floors	72	72	72	No Change
12	C2A	G+8 Floors	72	72	72	No Change
13	C3	G+8 Floors	72	72	72	No Change
Sub Total			1032	1031	1032	
Phase - 2 : Unihomes-2						
14	D1	G+11 Floors	96	96	96	No Change
15	D2	G+11 Floors	96	96	96	No Change
16	D3	G+11 Floors	96	95	96	No Change
17	D4	G+11 Floors	96	94	96	No Change
18	D5	G+11 Floors	96	91	96	No Change
19	E1	G+8 Floors	72	70	72	No Change
20	E2	G+8 Floors	72	70	72	No Change
21	E3	G+8 Floors	72	72	72	No Change
22	F1	G+8 Floors	72	72	72	No Change
23	F2	G+8 Floors	72	72	72	No Change
24	F3	G+8 Floors	72	72	72	No Change
25	F4	G+8 Floors	72	72	72	No Change
26	F5	G+8 Floors	72	72	72	No Change
27	F6	G+8 Floors	72	72	72	No Change
Sub Total			1128	1116	1128	
Phase - 3 : Uniworld Gadens						
28	A1	G+13 Floors	56	56	56	No Change
29	A2	G+13 Floors	56	54	56	No Change
30	A3	G+13 Floors	56	56	56	No Change
31	A4	G+13 Floors	56	55	56	No Change
32	B1	G+13 Floors	56	55	56	No Change
33	B2	G+13 Floors	56	54	56	No Change
Sub Total			336	330	336	
Phase - 4 : Exquisite						
34	B1	G+13 Floors	56	0	0	As only 33 Units have been sold in the originally proposed 05 towers, it is now proposed to construct only one Tower (A4) of the same size and specifications which will accommodate all the 33 homebuyers of Towers B1, B2, A1, A2 and A3 and 11 Homebuyers of A4 Tower.
35	B2	G+13 Floors	56	0	0	
36	A1	G+13 Floors	56	1	0	
37	A2	G+13 Floors	56	4	0	
38	A3	G+13 Floors	56	28	0	
39	A4	G+13 Floors	56	11	56	No Change
40	X1	G+13 Floors	0	0	56	New Tower Design with new Units of 3BHK + 1 Servant/ Study (2500
41	X2	G+13 Floors	0	0	56	

Noida-117 Project Details						
Sr. No.	Tower No.	Height	Total No. of Units			Remarks
			Originally Planned	Sold	Proposed Revised	
42	X3	G+13 Floors	0	0	56	Sq.Ft.)
43	X4	G+13 Floors	0	0	56	
Sub Total			336	44	280	
Phase - 5 : The Residences						
44	A1	G+13 Floors	56	49	56	No Change
45	A2	G+13 Floors	56	51	56	No Change
46	B1	G+13 Floors	56	49	56	No Change
47	B2	G+13 Floors	56	49	56	No Change
48	B3	G+13 Floors	56	52	56	No Change
49	B4	G+13 Floors	56	51	56	No Change
50	C1	G+13 Floors	56	47	56	No Change
51	C2	G+13 Floors	56	48	56	No Change
52	D1	G+13 Floors	56	35	56	No Change
Sub Total			504	431	504	
Phase - 6 : Unihomes-2 - G & H						
53	G1	G+13 Floors	112	87	112	No Change
54	G2	G+13 Floors	112	98	112	No Change
55	H1	G+13 Floors	112	91	112	No Change
56	H2	G+13 Floors	112	99	112	No Change
Sub Total			448	375	448	
Phase - 7 : New Towers						
57	Y1	S+17 Floors	0	0	68	New Tower Design with new Unit of 3BHK + 1 Servant/ Study (2500 Sq.Ft.)
58	Y2	S+17 Floors	0	0	68	
59	Y3	S+17 Floors	0	0	68	
60	Y4	S+17 Floors	0	0	68	
61	Y5	S+17 Floors	0	0	68	
62	Y6	S+17 Floors	0	0	68	
63	Y7	S+17 Floors	0	0	68	
64	Y8	S+17 Floors	0	0	68	
Sub Total			0	0	544	
Grand Total			3784	3327	4272	