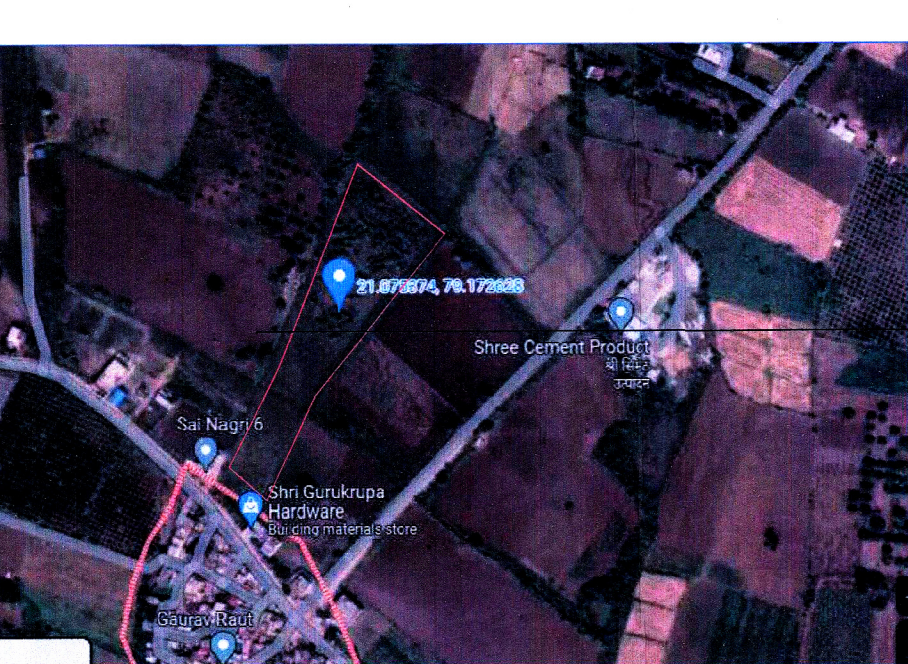


| DETAILS OF LAYOUT/SUBDIVISION OF LAND |                                                                     |                                                               |                                         |                                   |                      |                               |                         |
|---------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------|-----------------------------------|----------------------|-------------------------------|-------------------------|
| 1 a) Village                          | 1 b) Parcel No (S No./H No., C & No. F.P. No. Sub Plot No./Out No.) | 2) Type of Raw/Adjoining Land 2) Sanctioned/3) Gurt (heavily) | 1/3) Area in SqM as per previous record | 1/4) Area as per Measurement Plan | 1/5) Area as per POA | 1/6) Area as per p/Demarcated | 1/7) Area in possession |
| UMARGAON                              | 54/A, 54/B/1                                                        | Raw/Adjoining Land                                            | 22100.00                                | 22099.94                          | 0.00                 | 0.00                          | 0.00                    |
| Total Amalgamated Plot                |                                                                     |                                                               | 22100.00                                | 22099.94                          | 0.00                 | 0.00                          | 22099.94                |

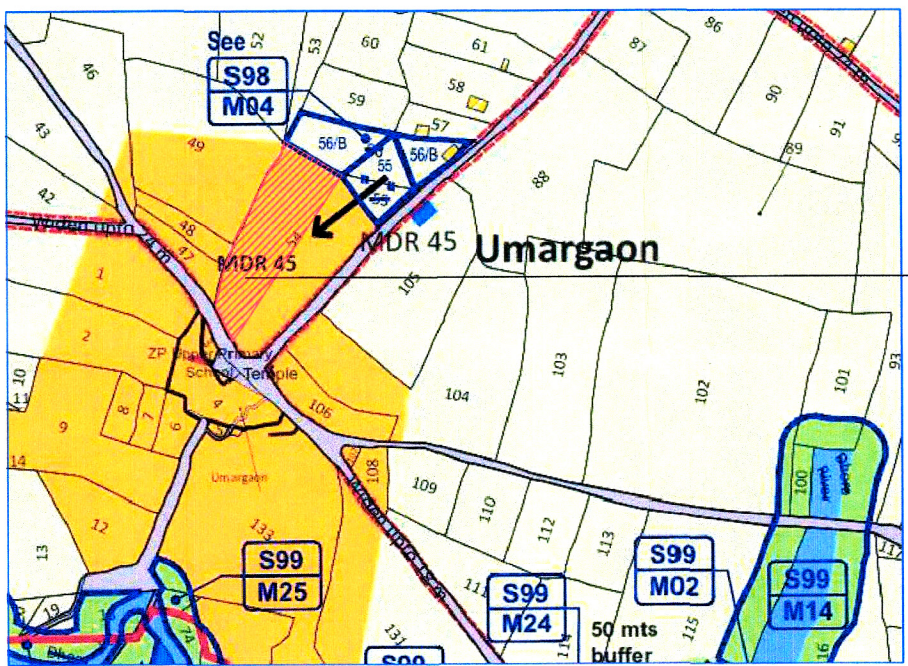
| DETAILS OF SUBDIVIDED PLOT AREA STATEMENT |           |                       |          |                     |                  |           |                       |               |                      |  |
|-------------------------------------------|-----------|-----------------------|----------|---------------------|------------------|-----------|-----------------------|---------------|----------------------|--|
| Plot NO                                   | Plot Area | Rounding area of road | Net Area | Pro rata FSI factor | Front Road Width | Basic FSI | BUA on pro rata basis | Type of Plot  | OR allotment on plot |  |
| 1                                         | 334.420   | 0.000                 | 334.420  | 1.600               | 0.0              | 1.100     | 368.679               | Detached      | 0.00                 |  |
| 2                                         | 318.570   | 14.620                | 301.950  | 1.600               | 9.00             | 1.100     | 520.804               | Detached      | 545.82               |  |
| 3                                         | 375.590   | 0.000                 | 358.670  | 1.600               | 9.00             | 1.100     | 831.258               | Detached      | 946.18               |  |
| 4                                         | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 5                                         | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 6                                         | 121.500   | 0.000                 | 121.500  | 1.600               | 9.00             | 1.100     | 213.840               | Semi-detached | 0.00                 |  |
| 7                                         | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 8                                         | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 9                                         | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 10                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 11                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Semi-detached | 0.00                 |  |
| 12                                        | 121.500   | 0.000                 | 121.500  | 1.600               | 9.00             | 1.100     | 213.840               | Semi-detached | 0.00                 |  |
| 13                                        | 121.500   | 0.000                 | 121.500  | 1.600               | 9.00             | 1.100     | 213.840               | Row-House     | 0.00                 |  |
| 14                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 15                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 16                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 17                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 18                                        | 151.890   | 7.720                 | 144.230  | 1.600               | 12.00            | 1.100     | 275.088               | Semi-detached | 282.81               |  |
| 19                                        | 160.270   | 7.720                 | 152.550  | 1.600               | 12.00            | 1.100     | 253.940               | Semi-detached | 261.18               |  |
| 20                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 21                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 22                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 23                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 24                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 25                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 26                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 27                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 28                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 29                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 30                                        | 102.870   | 0.000                 | 102.870  | 1.600               | 9.00             | 1.100     | 181.051               | Row-House     | 0.00                 |  |
| 31                                        | 135.000   | 7.720                 | 127.280  | 1.600               | 9.00             | 1.100     | 224.013               | Semi-detached | 231.73               |  |
| 32                                        | 200.190   | 0.000                 | 200.190  | 1.600               | 9.00             | 1.100     | 362.334               | Semi-detached | 0.00                 |  |
| 33                                        | 170.480   | 0.000                 | 170.480  | 1.600               | 9.00             | 1.100     | 300.045               | Semi-detached | 0.00                 |  |
| 34                                        | 170.480   | 0.000                 | 170.480  | 1.600               | 9.00             | 1.100     | 300.010               | Semi-detached | 0.00                 |  |
| 35                                        | 170.080   | 0.000                 | 170.080  | 1.600               | 9.00             | 1.100     | 298.358               | Semi-detached | 0.00                 |  |
| 36                                        | 167.530   | 0.000                 | 167.530  | 1.600               | 9.00             | 1.100     | 294.853               | Semi-detached | 0.00                 |  |
| 37                                        | 164.590   | 0.000                 | 164.590  | 1.600               | 9.00             | 1.100     | 289.878               | Semi-detached | 0.00                 |  |
| 38                                        | 161.850   | 0.000                 | 161.850  | 1.600               | 9.00             | 1.100     | 284.504               | Semi-detached | 0.00                 |  |
| 39                                        | 158.720   | 0.000                 | 158.720  | 1.600               | 9.00             | 1.100     | 279.347               | Semi-detached | 0.00                 |  |
| 40                                        | 155.780   | 0.000                 | 155.780  | 1.600               | 9.00             | 1.100     | 274.173               | Semi-detached | 0.00                 |  |
| 41                                        | 152.850   | 0.000                 | 152.850  | 1.600               | 9.00             | 1.100     | 269.016               | Semi-detached | 0.00                 |  |
| 42                                        | 171.020   | 0.000                 | 171.020  | 1.600               | 9.00             | 1.100     | 300.985               | Detached      | 0.00                 |  |
| 43                                        | 203.980   | 0.000                 | 203.980  | 1.600               | 9.00             | 1.100     | 358.970               | Semi-detached | 0.00                 |  |
| 44                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 45                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 46                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 47                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 48                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 49                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 50                                        | 207.710   | 7.720                 | 199.990  | 1.600               | 9.00             | 1.100     | 351.862               | Semi-detached | 359.70               |  |
| 51                                        | 207.710   | 7.720                 | 199.990  | 1.600               | 9.00             | 1.100     | 351.862               | Semi-detached | 359.70               |  |
| 52                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 53                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 54                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 55                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 56                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 57                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 58                                        | 161.480   | 0.000                 | 161.480  | 1.600               | 9.00             | 1.100     | 284.255               | Semi-detached | 0.00                 |  |
| 59                                        | 171.550   | 0.000                 | 171.550  | 1.600               | 9.00             | 1.100     | 301.828               | Semi-detached | 0.00                 |  |
| 60                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 61                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 62                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 63                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 64                                        | 140.250   | 0.000                 | 140.250  | 1.600               | 9.00             | 1.100     | 248.840               | Semi-detached | 0.00                 |  |
| 65                                        | 181.500   | 7.720                 | 173.780  | 1.600               | 9.00             | 1.100     | 305.853               | Semi-detached | 313.57               |  |
| 66                                        | 132.000   | 0.000                 | 132.000  | 1.600               | 9.00             | 1.100     | 232.320               | Semi-detached | 0.00                 |  |
| 67                                        | 132.000   | 0.000                 | 132.000  | 1.600               | 9.00             | 1.100     | 232.320               | Semi-detached | 0.00                 |  |
| 68                                        | 132.000   | 0.000                 | 132.000  | 1.600               | 9.00             | 1.100     | 232.320               | Semi-detached | 0.00                 |  |
| 69                                        | 132.000   | 0.000                 | 132.000  | 1.600               | 9.00             | 1.100     | 232.320               | Semi-detached | 0.00                 |  |
| 70                                        | 132.000   | 0.000                 | 132.000  | 1.600               | 9.00             | 1.100     | 232.320               | Semi-detached | 0.00                 |  |
| 71                                        | 214.000   | 7.720                 | 206.280  | 1.600               | 12.00            | 1.100     | 383.053               | Detached      | 370.77               |  |
| 72                                        | 137.180   | 0.000                 | 137.180  | 1.600               | 12.00            | 1.100     | 241.437               | Semi-detached | 0.00                 |  |
| 73                                        | 119.250   | 0.000                 | 119.250  | 1.600               | 12.00            | 1.100     | 209.880               | Semi-detached | 0.00                 |  |
| 74                                        | 119.250   | 0.000                 | 119.250  | 1.600               | 12.00            | 1.100     | 209.880               | Semi-detached | 0.00                 |  |
| 75                                        | 119.250   | 0.000                 | 119.250  | 1.600               | 12.00            | 1.100     | 209.880               | Semi-detached | 0.00                 |  |
| 76                                        | 158.570   | 7.720                 | 150.850  | 1.600               | 12.00            | 1.100     | 265.496               | Semi-detached | 273.22               |  |
| 77                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 78                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 79                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 80                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 81                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 82                                        | 135.000   | 0.000                 | 135.000  | 1.600               | 9.00             | 1.100     | 237.600               | Semi-detached | 0.00                 |  |
| 83                                        | 150.000   | 7.720                 | 142.280  | 1.600               | 9.00             | 1.100     | 250.413               | Semi-detached | 256.13               |  |
| 84                                        | 150.000   | 7.720                 | 142.280  | 1.600               | 9.00             | 1.100     | 250.413               | Semi-detached | 256.13               |  |
| 85                                        | 114.300   | 0.000                 | 114.300  | 1.600               | 9.00             | 1.100     | 201.168               | Row-House     | 0.00                 |  |
| 86                                        | 114.300   | 0.000                 | 114.300  | 1.600               | 9.00             | 1.100     | 201.168               | Row-House     | 0.00                 |  |
| 87                                        | 122.250   | 0.000                 | 122.250  | 1.600               | 9.00             | 1.100     | 215.160               | Semi-detached | 0.00                 |  |
| Total                                     |           |                       | 12410.28 |                     |                  |           | 21842.08              |               |                      |  |

| Amenity CALCULATION |         |
|---------------------|---------|
| Name                | Area    |
| AMENITY             | 2213.26 |
| TOTAL               | 2213.26 |

| RECREATIONAL CALCULATION |         |
|--------------------------|---------|
| Name                     | Area    |
| OPEN SPACE-A             | 520.24  |
| OPEN SPACE-B             | 1693.75 |
| TOTAL                    | 2213.99 |



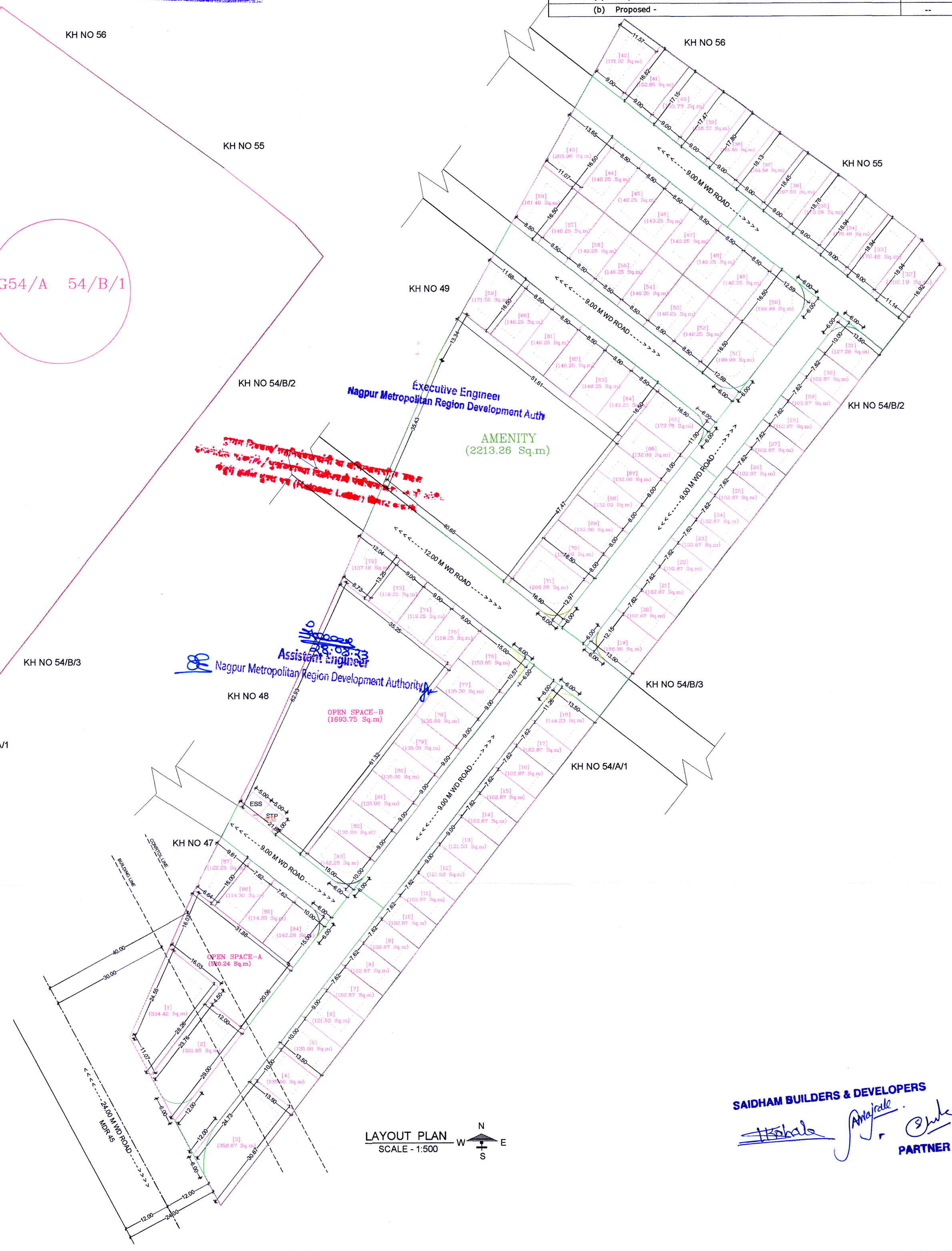
PROPOSED LAYOUT  
KH. NO. 54/A, 54/B/1



PROPOSED LAYOUT  
KH. NO. 54/A, 54/B/1

This sanction is subject to conditions of  
N.A. order Dt. 29/05/2023  
N.A.T.P. order Dt. 29/05/2023

This Layout Plan tentatively/finally approved by  
Metropolitan Commissioner Dated 09/05/2023



AREA AS PER MEASUREMENT SHEET

Project Details  
Proposal Code - NMRDA-23-47281  
Zone Type - Residential Zone - R-2, R-3  
Location - Non-Congested  
Layout Approval  
Layout Demarcated/Final  
Khasra No. - 54/A, 54/B/1  
Sheet No. - 54/A, 54/B/1  
Tahsil : Nagpur gramin  
Mouza : Umargaon  
Pro-rata Value : 0.00  
Separation/CRZ Zone Area : 0.00

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON  
KH. NO. - 54/A, 54/B/1 - P.H. NO.-36 - MOUZA - UMARGAON,  
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-  
M/s. SAIDHAM BUILDERS AND DEVELOPERS THROUGH ITS PARTNERS  
1) SHRI. SUDHAKAR VITTHALRAO KOHALE  
2) SH