Design Inputs for Sale agreement

Floor Plan

The plan will be a wall diagram fit to scale printed on the Legal Size paper.

The number must be designated in each unit at appropriate location e.g. in residential at the main entry, in commercial in the centre of the shop, in Industrial unit centre of the industrial unit. Each staircase will have Up or Down arrow properly marked on it. Lift should be shown 'LIFT'.

Below this Name of the Project, Building Name, Wing will appear e.g.

LODHA PARADISE, THANE	VICTORIA	_____ WING	_____ FLOOR	FLAT NO. _____

A note should mention at bottom left hand corner. '*Plan not to the scale. For accurate measurements of carpet area, please follow polyline method. The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/-3% on account of construction or design tolerances.*"

Saleable area or Built-up area not to be stated on any plan. Internal room dimensions not be stated on any plan.

1. Agreement plans for all typical levels to be shown separately.
   Ex. Typical floor plan/ Refuge floor plan/ ground floor plan etc.
2. Every type of unit will have separate agreement plan.
   Ex. If there are 4 units on typical floor, it will have 4 agreement plans.
3. Unit number and respective floors will be mentioned on the plan.
   Ex. Unit no.1 , Floors – 2^{nd} to 4^{th} .
4. Each unit will have separate hatch for RERA and EBVT area.(preferably RERA with slant lines and EBVT with cross lines)
5. We will not mark or show Private garden or any other exclusive use area in any manner in agreement plan or any other document.
6. Room nomenclature in agreement plan needs to be same as approval plan.
7. Non editable file which will be sent to CC will have unit type as file name.

Any deviation in above points to be approved by design HOD

Refer **Annexure B** plans

Lodha Logo will appear on the plan. Project Architect should ensure that the agreement plan should match with the municipal approved plan. In the event that there is any difference between the sale plan and the approval plan, it should be ensured that the agreement floor plan is as per the approval plan in terms of boundaries (descriptions can be added / deleted).

Agreement Amenity List (should be used for RERA)

a. Should be fact based and avoid flowery language / subjective terms (eg. grand, designer, finest finishes). Should be simple and cover facts, not over the top.
b. Should include all relevant physical amenities / facilities stated in the marketing amenity list.
c. Rooms or spaces within a unit should not be mentioned – this is covered by unit plan in agreement.
d. Specific details of building or unit like area / no. of levels should not be mentioned.
e. Brands should be stated only where they are extremely important from the perspective of the customer and should always be marked with * with explanation at bottom:' * - or equivalent'.
f. See '*Amenity & Facilities List – Format guidelines'*
g. Should be finalized by level 0/1 of Architecture who is involved with the project.
h. Amenity and Facility list cannot be amended by Legal (at insistence of Sales, CC, Marketing or otherwise) unless Design approves/recommends the same.

Carpet Area Calculation

The carpet area in approval plan should match the carpet area being mentioned in the agreement (+/-3%) (does not apply to EBVT area/net area which will not be shown in approval plan). It is joint responsibility of Lodha's internal Project Architect and Lodha's Liaison incharge of the project to ensure this.

Note:

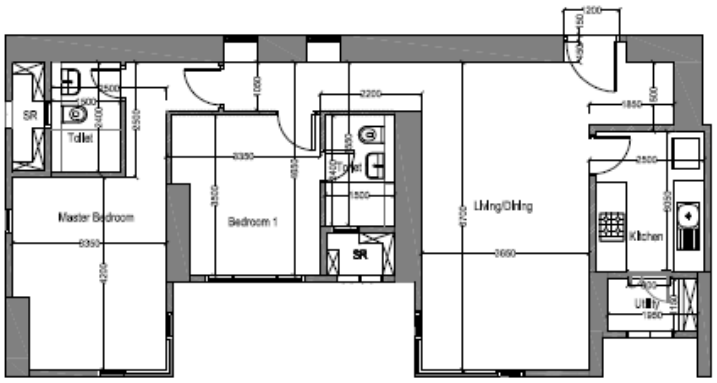
i. Legal to ensure that in the agreement it is captured that 'the Purchaser/Lessor is aware that certain parts of the building shall be allocated for exclusive use of certain users/residents. The price of this unit has been determined taking this into consideration and the Purchaser/Lessor waives his right to raise any dispute in this regard.'

3 to 6 months prior to OC, Design shall take measurement certification of carpet and EBVT area of all typical and atypical units (including minor details like door jamb etc.) from the Project's External Architect (local)/similar and the said plans will be kept with the Project Architect (Lodha) (see Annexure A for sample). The said plans shall be made available to CC before/at time of commencement of possession.

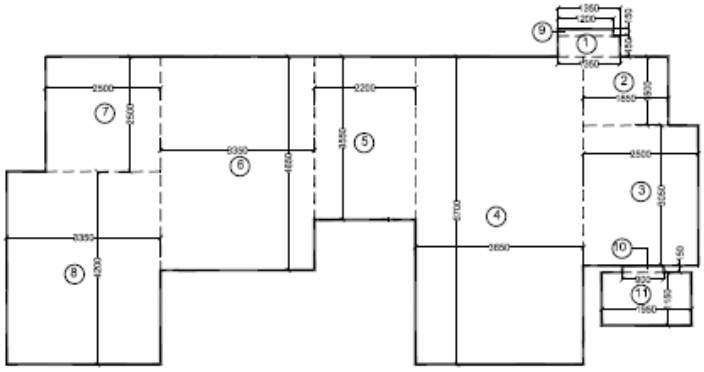
Multiple units combined together for single buyer

Preferably, in such cases, agreement for each unit has to be registered separately. However, these can also be registered together, at request of Customer Care/Sales, provided all above guidelines are adhered to and specifically, if there is a passage between the units in approval same should not be shaded and nor should it be made part of the carpet area.

Annexure A



FLOOR PLAN



CARPET AREA DIAGRAM & STATEMENT

LODHA PARKSIDE WING A	FLAT NO.4 - 2BHK ZONE -1 (8th - 21st)					
	X	Y	CARPET AREA		EVBT AREA	
			SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
1	1.35	0.45	0.61			
2	1.85	1.50	2.78			
3	2.50	3.05	7.63			
4	3.65	6.70	24.46			
5	2.20	3.55	7.81			
6	3.35	4.65	15.58			
7	2.50	2.50	6.25			
8	3.35	4.20	14.07			
9	1.20	0.15	0.18			
total			79.35	854.12		
				855		
10	0.90	0.15			0.14	
11	1.95	1.15			2.24	
total					2.38	25.59
						26.00

CARPET AREA = 855 sq.ft. (A)

EVBT AREA = 26 sq.ft. (B)

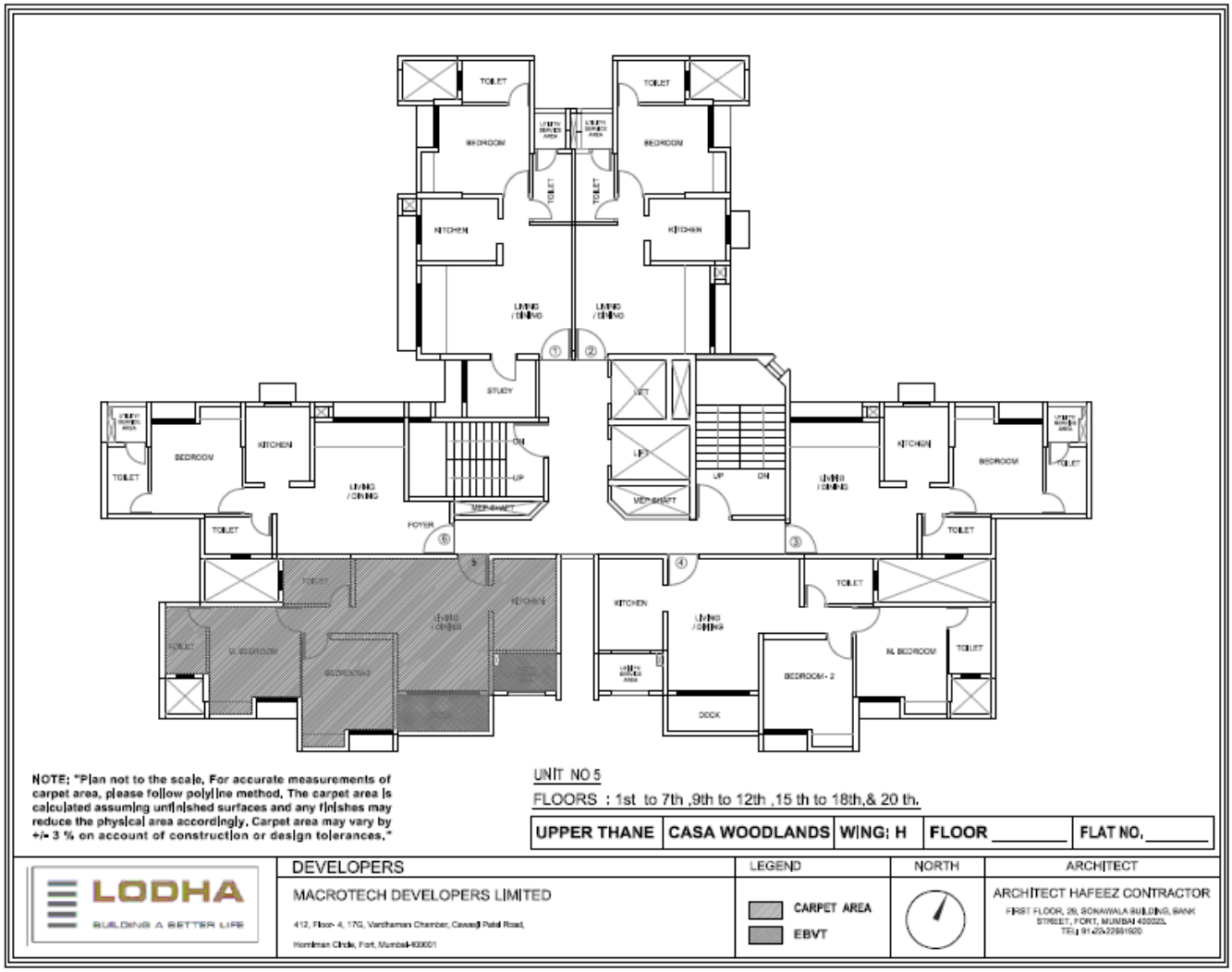
(A+B) = 881 sq.ft.

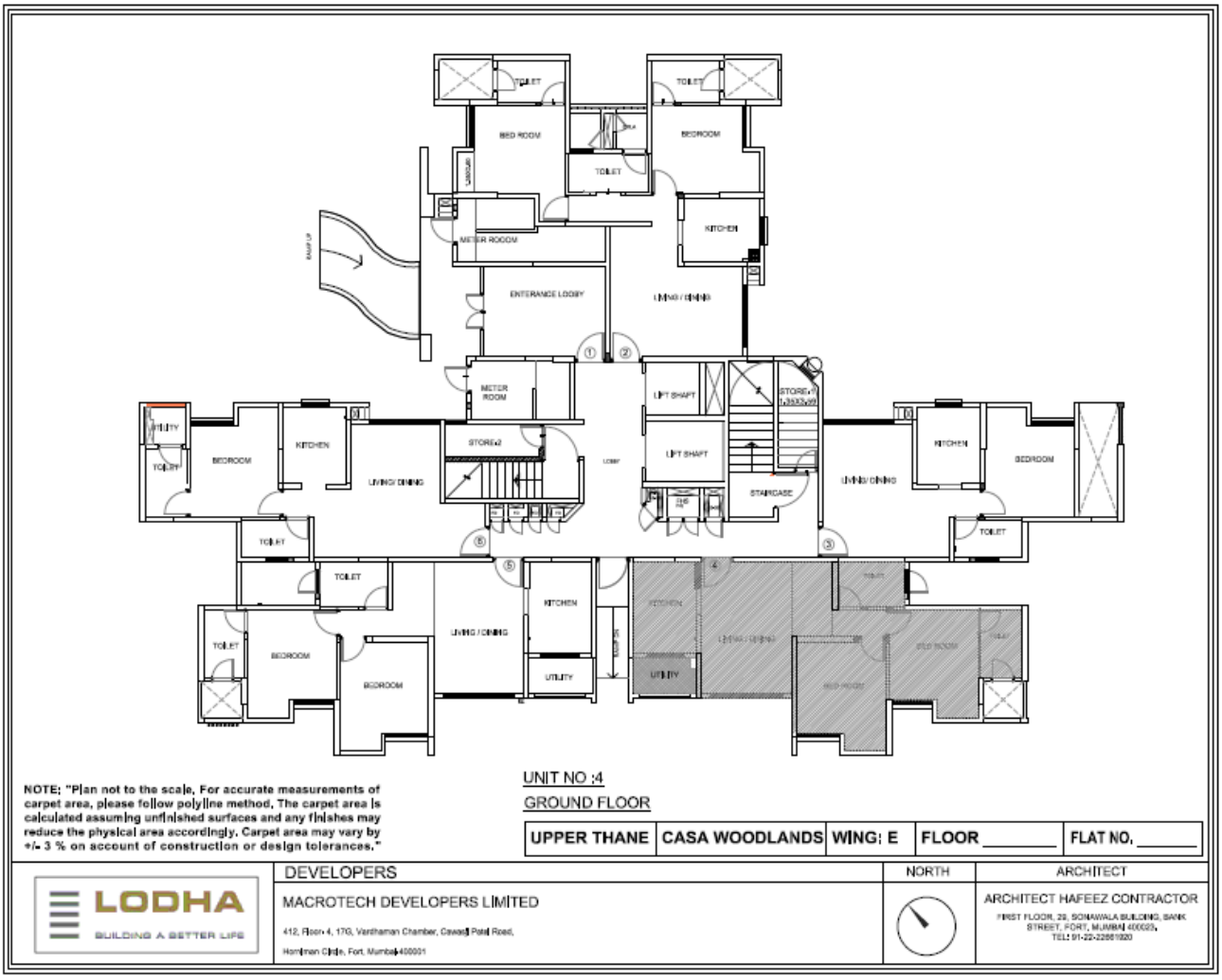
Note: All dimensions are measured on bare shell basis. Please ensure that following areas are taken into account while calculating Carpet + EBVT area: door & window jambs, decks/balconies, area under internal walls and thickness of wall finishes (upto 300 mm for toilet ledge walls and upto 50 mm for other walls) on external walls which are not included in Carpet or EBVT area. Variation as specified in agreement may occur due to design and construction tolerances. For area comparisons, please plot on computer software like AutoCAD for accurate measurements.

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LODHA PARK
LODHA PARKSIDE
WING A - FLAT NO.4
ZONE 1 - 8TH TO 21ST FLOOR

Annexure B


TOILET
BEDROOM
KITCHEN
LIVING / DINING
STUDY
FOYER
UP
DN
M. BEDROOM
BEDROOM - 2
DECK
NOTE: "Plan not to the scale, For accurate measurements of carpet area, please follow polyline method, The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/- 3 % on account of construction or design tolerances."
UNIT NO 5
FLOORS : 1st to 7th ,9th to 12th ,15 th to 18th,& 20 th.
UPPER THANE
CASA WOODLANDS
WING: H
FLOOR _____
FLAT NO. _____
DEVELOPERS
MACROTECH DEVELOPERS LIMITED
LEGEND
CARPET AREA
EBVT
NORTH
ARCHITECT
ARCHITECT HAFEEZ CONTRACTOR


TOILET
BED ROOM
BEDROOM
KITCHEN
METER ROOM
ENTRANCE LOBBY
LIFT SHAFT
STAIRCASE
LIVING / DINING
UTILITY
NOTE; "Plan not to the scale, For accurate measurements of carpet area, please follow polyline method, The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/- 3 % on account of construction or design tolerances."
UNIT NO :4
GROUND FLOOR
UPPER THANE
CASA WOODLANDS
WING: E
FLOOR _____
FLAT NO. _____
DEVELOPERS
MACROTECH DEVELOPERS LIMITED
NORTH
ARCHITECT
ARCHITECT HAFEEZ CONTRACTOR