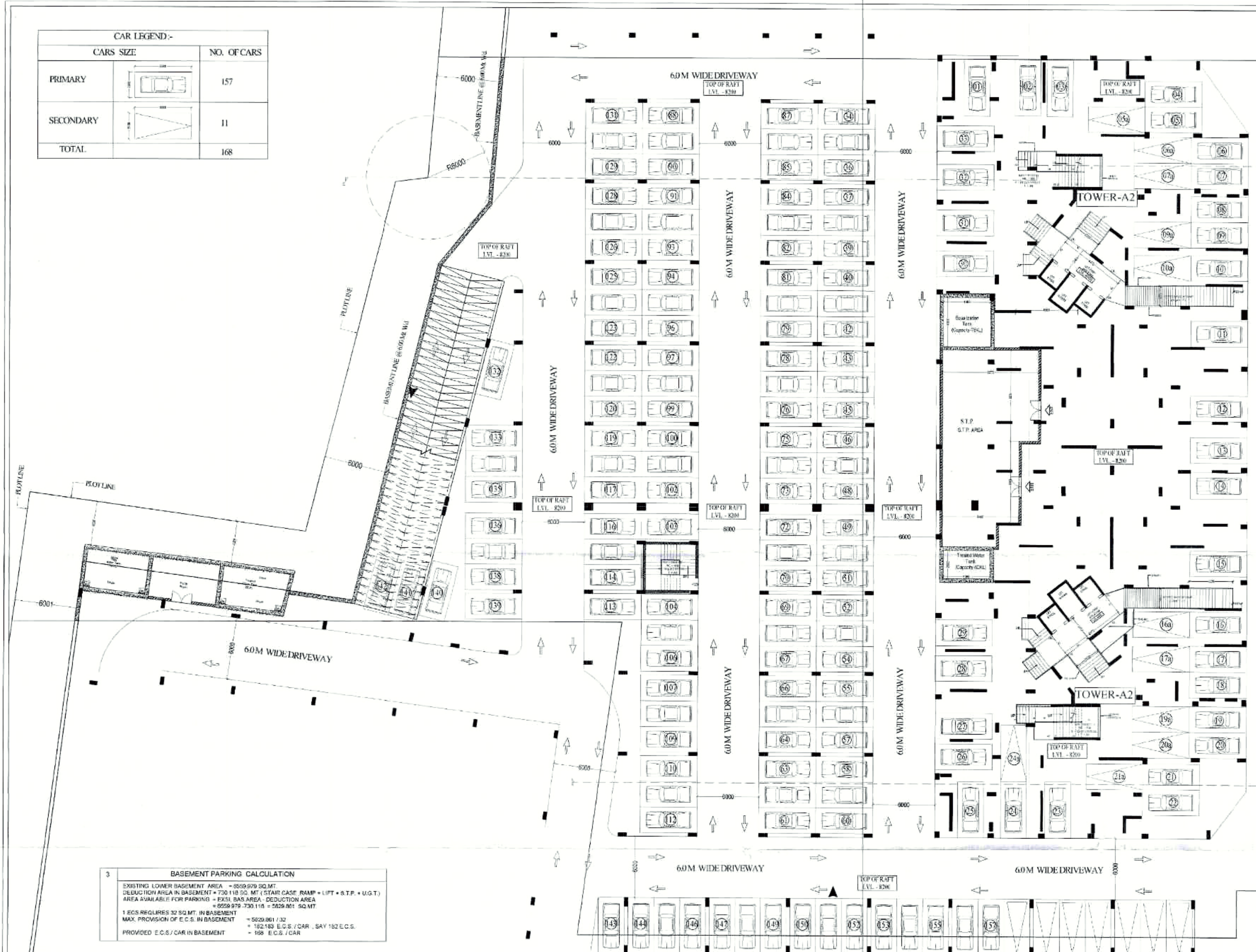


CAR LEGEND:-		
CARS SIZE		NO. OF CARS
PRIMARY		157
SECONDARY		11
TOTAL		168

[illegible]

शमन मानचित्र
गाजियाबाद विकास प्राधिकरण

[illegible]

DRAWING TITLE:
LOWER BASEMENT PLAN

EXISTING GROUP HOUSING PLOT NO.-GH-02, NH-24,VILLAGE- SHAHPUR, BAMHETA, GHAZIABAD (U.P.)
--

BUILDERS & PROMOTER :-
SMV AGENCIES PVT. LTD.

OWNER'S SIGNATURE:-
For SMV Agencies Pvt. Ltd.
Authorized Signatory

ARCHITECT'S SIGNATURE: 

creative line
architects interior designers & planners
studio/2nd fl., shri hri plaza, o-25, sector-13,
vasundhara, gzt.
phone: 0120-4228127, +91 9811132248
website: www.creativestudio.in email: al_randhawa@yahoo.com
al_randhawa@creativestudio.in

DEALT BY	CHECKED BY	SCALE	DATE: DRG. No.
ARVIND	NAVDEEP		A1 & A2-10

AREA CALCULATION TOWER -A1				
Envelope Area	29.819	38.146	1137.476	
Deduction Area				
Particular	Sr. N.	W	L	Area

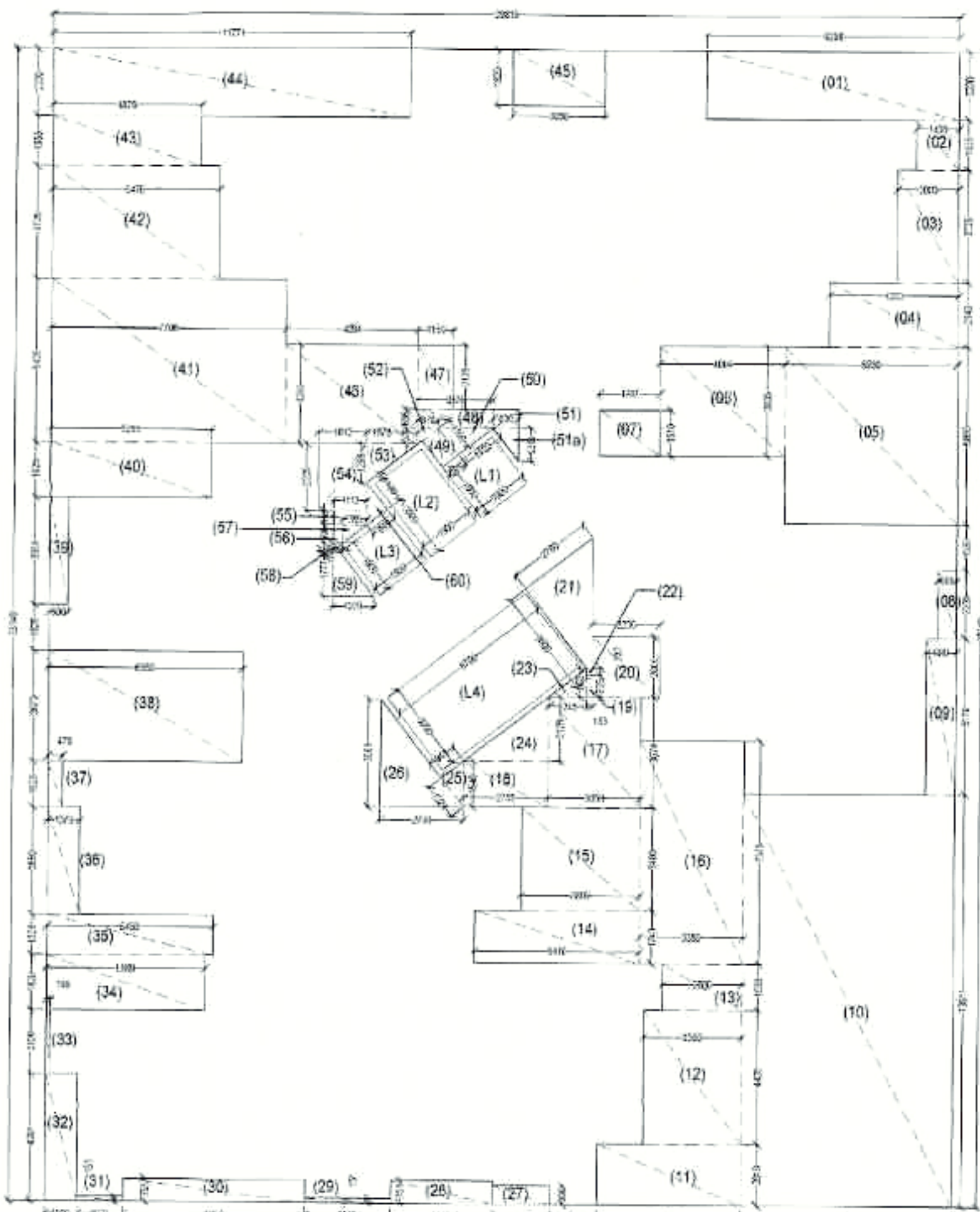
Particular	Sr. N.	W	L	Area
1	8.298	2.230	18.505	
2	1.403	1.655	2.322	
3	2.003	3.725	7.461	
4	4.233	2.140	9.059	
5	5.680	5.890	33.285	
6	4.094	3.635	14.882	
7	0.000	0.000	0.000	
8	0.600	2.225	1.335	
9	0.980	5.170	5.067	
10	6.950	13.611	94.596	
11	4.716	2.016	9.507	
12	3.200	4.425	14.160	
13	2.600	1.520	3.952	
14	5.410	1.740	9.413	
15	3.899	3.400	13.257	
16	3.390	7.375	24.928	
17	3.059	3.674	11.239	
18	2.755	1.546	4.259	
19	0.183	0.725	0.133	
20	2.230	2.005	4.471	
21	2.780	3.600	5.004	
22	0.183	0.237	0.022	
23	1.245	0.962	0.599	
24	2.755	2.128	2.931	
25	0.945	1.224	0.578	
26	2.750	3.561	4.896	
27	1.895	0.600	1.137	
28	3.355	0.751	2.520	
29	2.845	0.151	0.430	
30	5.950	0.751	4.468	
31	1.525	0.151	0.230	
32	1.050	4.201	4.449	
33	0.149	2.120	0.316	
34	5.189	1.820	9.444	
35	5.450	1.325	7.221	
36	1.070	3.550	3.799	
37	0.470	1.525	0.717	
38	6.350	3.670	23.305	
39	0.600	3.550	2.130	
40	5.295	1.825	9.663	
41	7.706	5.425	41.805	
42	5.476	3.725	20.398	
43	4.876	1.655	8.070	
44	11.771	2.230	26.249	
45	3.050	1.820	5.551	
46	4.384	3.285	14.401	
47	1.156	2.125	2.457	
48	2.476	0.636	1.575	
49	0.675	1.100	0.743	
50	1.422	1.100	0.782	
51	0.000	0.000	0.000	
52	0.524	0.678	0.178	
53	1.678	1.296	1.087	
54	1.612	2.225	3.587	
55	1.112	0.461	0.513	
56	0.327	0.606	0.198	
57	0.606	0.785	0.238	
58	0.327	0.200	0.033	
59	1.373	1.777	1.220	
60	0.849	1.100	0.467	
A	Total			495.239

LIFT	(L1)	1.90	1.50	3.610
	(L2)	1.90	3.00	5.700
	(L3)	1.90	1.90	3.610
FIRE STAIR	(L4)	3.00	5.70	17.100
B	Total			30.020

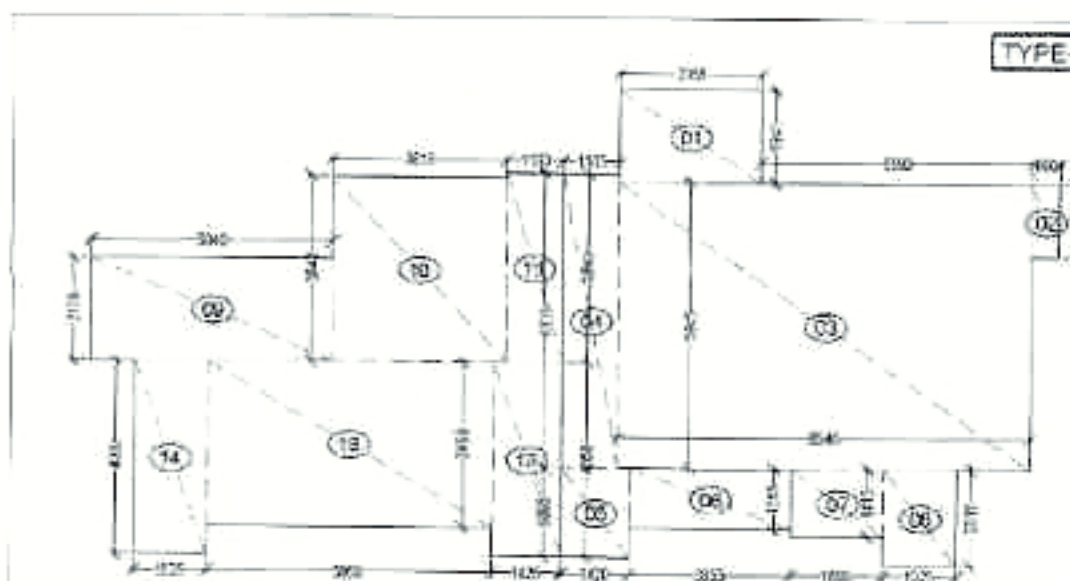
STILT FLOOR AREA CALCULATION			
Stilt Floor Area	Envelope Area - A	642.237	
Stilt Floor F.A.R. Area	As Per Calculation Plan	227.346	
Stilt Floor Non F.A.R. Area	Stilt Floor Area- Stilt Floor F.A.R. Area	414.891	

TYPICAL FLOOR AREA CALCULATION				
Deduction area on First Floor				
	7	1.987	1.51	3.000
	51	0.83	0.636	0.528
	51 a	0.83	1.075	0.446
C	Total			3.974

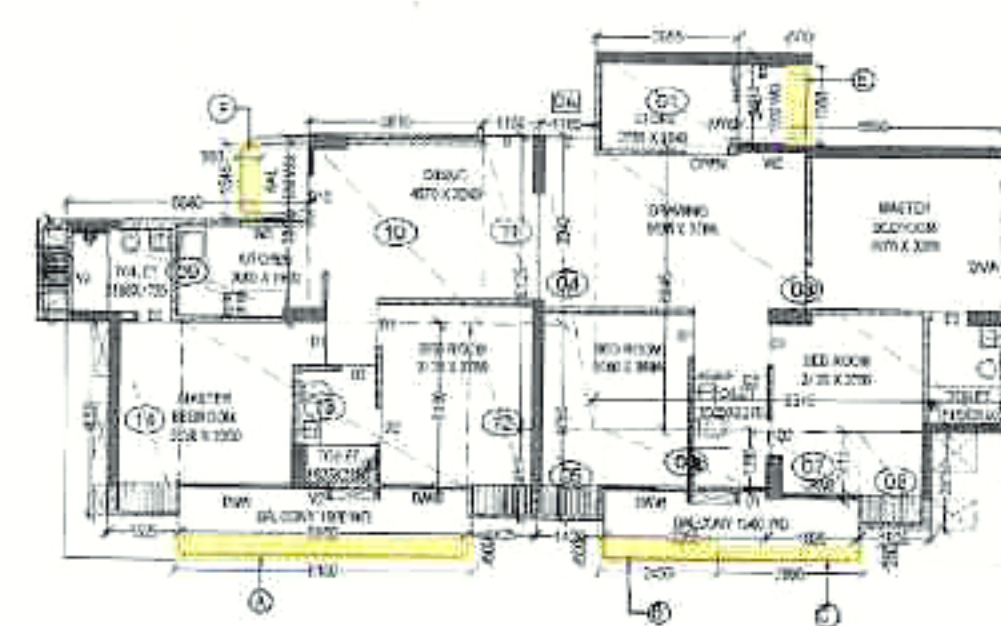
Typical Floor Net F.A.R. Area	Envelope Area - (A + B + C)	608.243
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F.A.R. AREA CALCULATION TYPICAL FLOOR
(FIRST TO 22 TH. FLOOR)

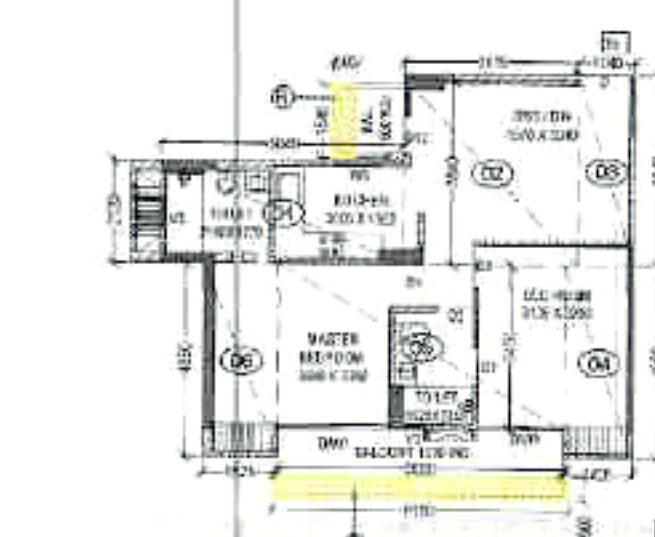
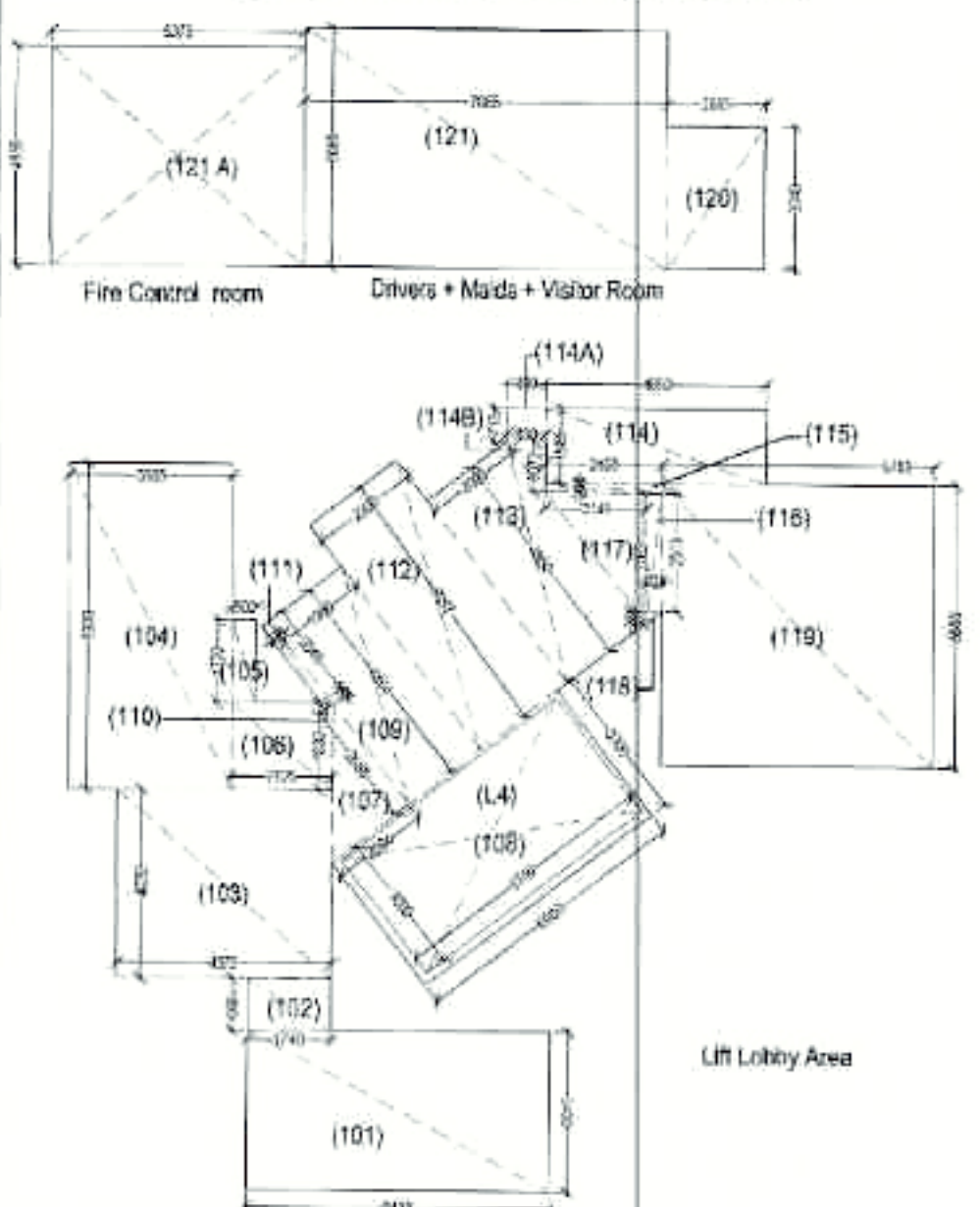


Type CD Area Calculation (Sq. Mtr.)				
Sr. N.	W	L	Area	
1	2.000	1.500	3.000	
2	2.000	1.500	3.000	
3	2.000	1.500	3.000	
4	2.000	1.500	3.000	
5	2.000	1.500	3.000	
6	2.000	1.500	3.000	
7	2.000	1.500	3.000	
8	2.000	1.500	3.000	
9	2.000	1.500	3.000	
10	2.000	1.500	3.000	
11	2.000	1.500	3.000	
12	2.000	1.500	3.000	
13	2.000	1.500	3.000	
14	2.000	1.500	3.000	
15	2.000	1.500	3.000	
16	2.000	1.500	3.000	
17	2.000	1.500	3.000	
18	2.000	1.500	3.000	
19	2.000	1.500	3.000	
20	2.000	1.500	3.000	
21	2.000	1.500	3.000	
22	2.000	1.500	3.000	
23	2.000	1.500	3.000	
24	2.000	1.500	3.000	
25	2.000	1.500	3.000	
26	2.000	1.500	3.000	
27	2.000	1.500	3.000	
28	2.000	1.500	3.000	
29	2.000	1.500	3.000	
30	2.000	1.500	3.000	
31	2.000	1.500	3.000	
32	2.000	1.500	3.000	
33	2.000	1.500	3.000	
34	2.000	1.500	3.000	
35	2.000	1.500	3.000	
36	2.000	1.500	3.000	
37	2.000	1.500	3.000	
38	2.000	1.500	3.000	
39	2.000	1.500	3.000	
40	2.000	1.500	3.000	
41	2.000	1.500	3.000	
42	2.000	1.500	3.000	
43	2.000	1.500	3.000	
44	2.000	1.500	3.000	
45	2.000	1.500	3.000	
46	2.000	1.500	3.000	
47	2.000	1.500	3.000	
48	2.000	1.500	3.000	
49	2.000	1.500	3.000	
50	2.000	1.500	3.000	
51	2.000	1.500	3.000	
52	2.000	1.500	3.000	
53	2.000	1.500	3.000	
54	2.000	1.500	3.000	
55	2.000	1.500	3.000	
56	2.000	1.500	3.000	
57	2.000	1.500	3.000	
58	2.000	1.500	3.000	
59	2.000	1.500	3.000	
60	2.000	1.500	3.000	
Total				180.000



Type CD Area Calculation (Sq. Mtr.)				
Sr. N.	W	L	Area	
1	2.000	1.500	3.000	
2	2.000	1.500	3.000	
3	2.000	1.500	3.000	
4	2.000	1.500	3.000	
5	2.000	1.500	3.000	
6	2.000	1.500	3.000	
7	2.000	1.500	3.000	
8	2.000	1.500	3.000	
9	2.000	1.500	3.000	
10	2.000	1.500	3.000	
11	2.000	1.500	3.000	
12	2.000	1.500	3.000	
13	2.000	1.500	3.000	
14	2.000	1.500	3.000	
15	2.000	1.500	3.000	
16	2.000	1.500	3.000	
17	2.000	1.500	3.000	
18	2.000	1.500	3.000	
19	2.000	1.500	3.000	
20	2.000	1.500	3.000	
21	2.000	1.500	3.000	
22	2.000	1.500	3.000	
23	2.000	1.500	3.000	
24	2.000	1.500	3.000	
25	2.000	1.500	3.000	
26	2.000	1.500	3.000	
27	2.000	1.500	3.000	
28	2.000	1.500	3.000	
29	2.000	1.500	3.000	
30	2.000	1.500	3.000	
31	2.000	1.500	3.000	
32	2.000	1.500	3.000	
33	2.000	1.500	3.000	
34	2.000	1.500	3.000	
35	2.000	1.500	3.000	
36	2.000	1.500	3.000	
37	2.000	1.500	3.000	
38	2.000	1.500	3.000	
39	2.000	1.500	3.000	
40	2.000	1.500	3.000	
41	2.000	1.500	3.000	
42	2.000	1.500	3.000	
43	2.000	1.500	3.000	
44	2.000	1.500	3.000	
45	2.000	1.500	3.000	
46	2.000	1.500	3.000	
47	2.000	1.500	3.000	
48	2.000	1.500	3.000	
49	2.000	1.500	3.000	
50	2.000	1.500	3.000	
51	2.000	1.500	3.000	
52	2.000	1.500	3.000	
53	2.000	1.500	3.000	
54	2.000	1.500	3.000	
55	2.000	1.500	3.000	
56	2.000	1.500	3.000	
57	2.000	1.500	3.000	
58	2.000	1.500	3.000	
59	2.000	1.500	3.000	
60	2.000	1.500	3.000	
Total				180.000

F.A.R. AREA CALCULATION ON STILT FLOOR TOWER A1



Type C Area Calculation (Sq. Mtr.)				
Sr. No.	W	L	Area	
1	2.000	1.500	3.000	
2	2.000	1.500	3.000	
3	2.000	1.500	3.000	
4	2.000	1.500	3.000	
5	2.000	1.500	3.000	
6	2.000	1.500	3.000	
Total			18.000	
Total Bedding Area Calculation				
A	3.000	1.500	4.500	
B	2.250	0.500	1.125	

[illegible]



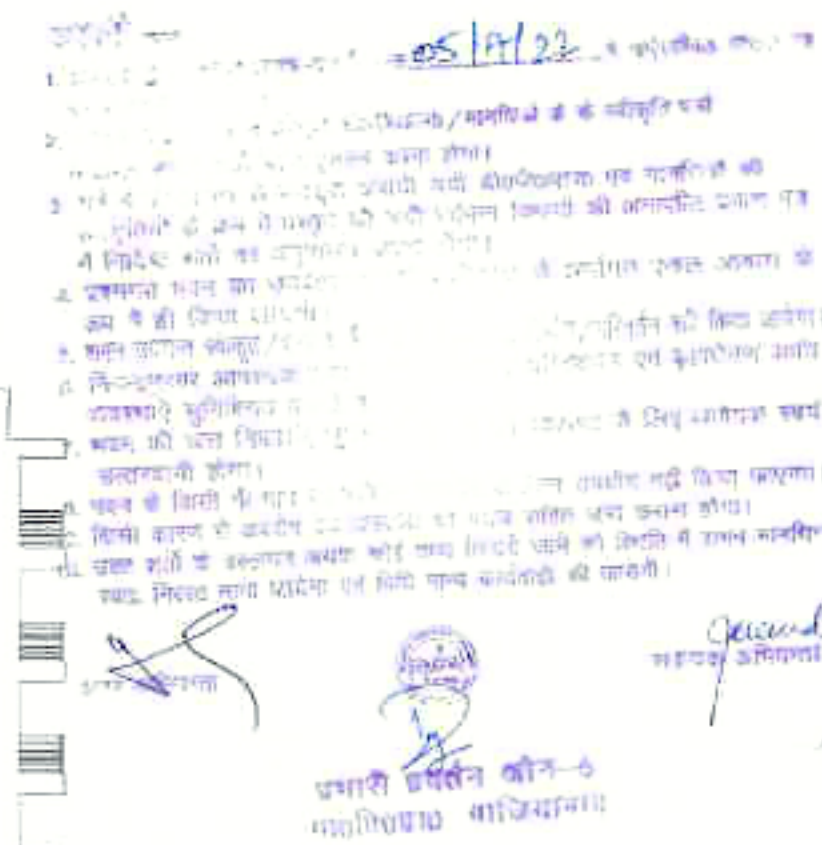


उम्मीदी प्रशस्ति पत्र-०
 माधवपुरा गा.पंचायत

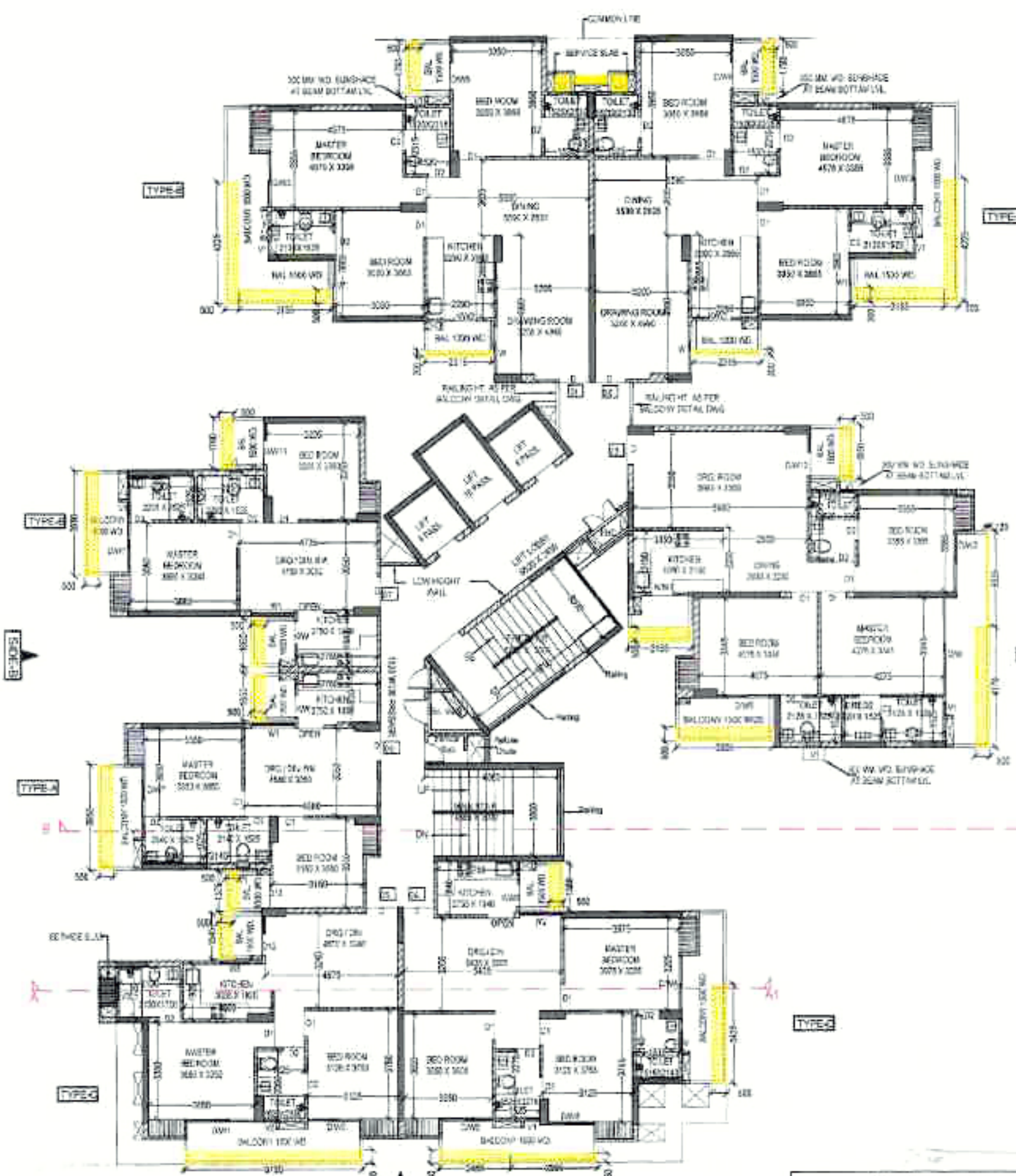


ARCHITECT'S SIGNATURE - 

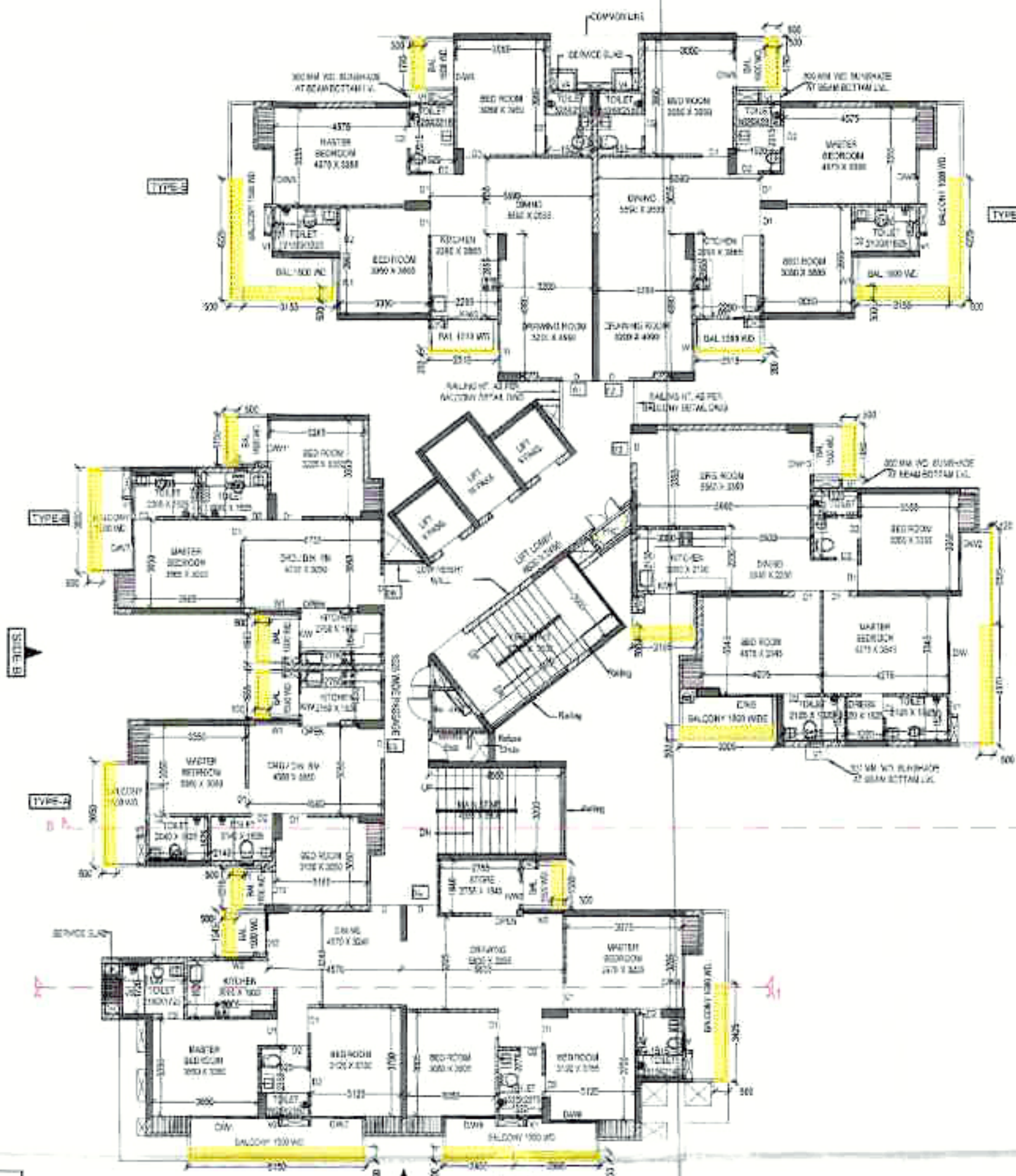
DEALT BY	CHECKED BY	SCALE	DATE
ARVIND	NAVDEEP		DRG. No. A1-5

[illegible][illegible][illegible]

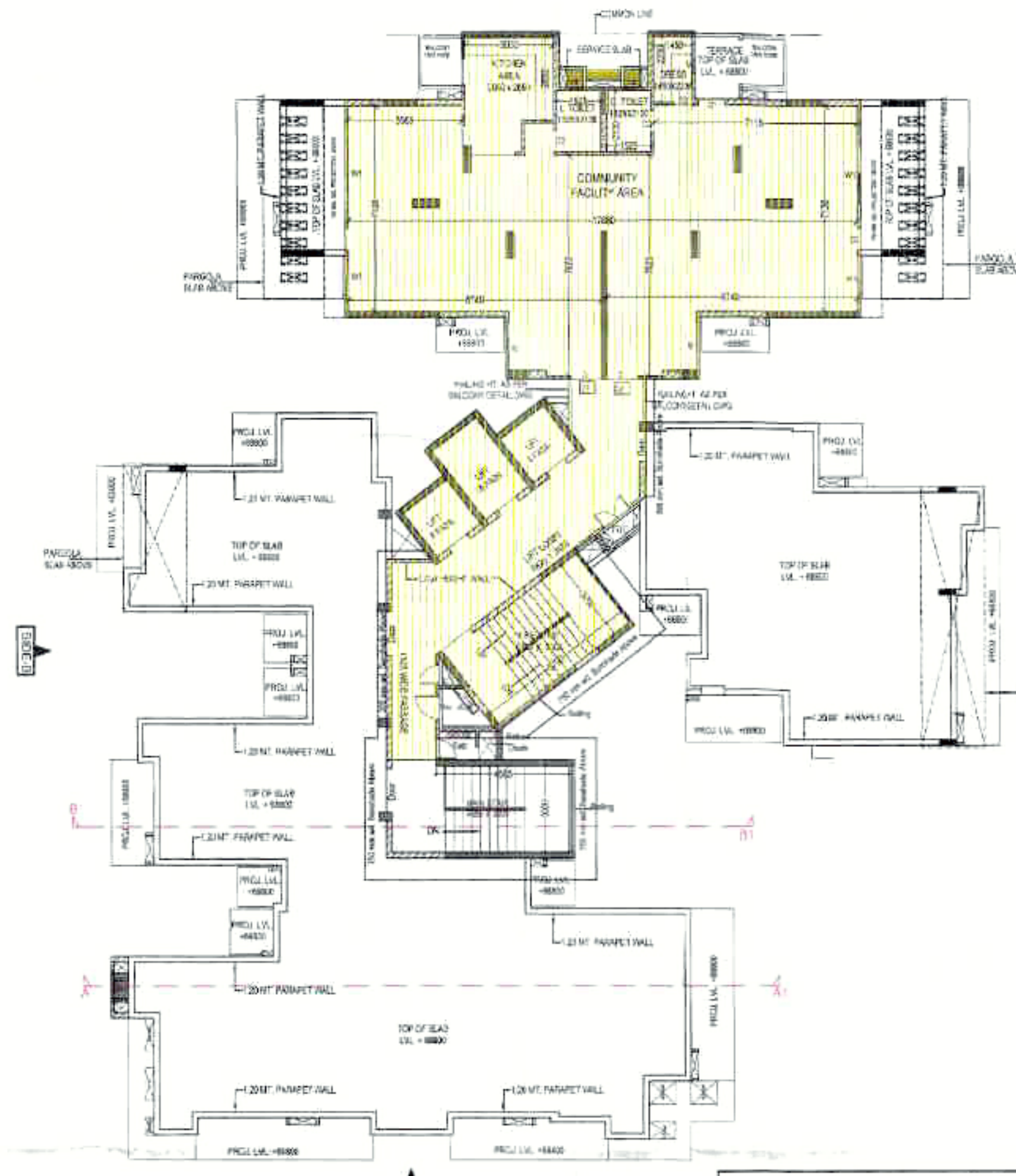
A1-4



TYPICAL FLOOR PLAN
(1 st. - 21 st. floor)

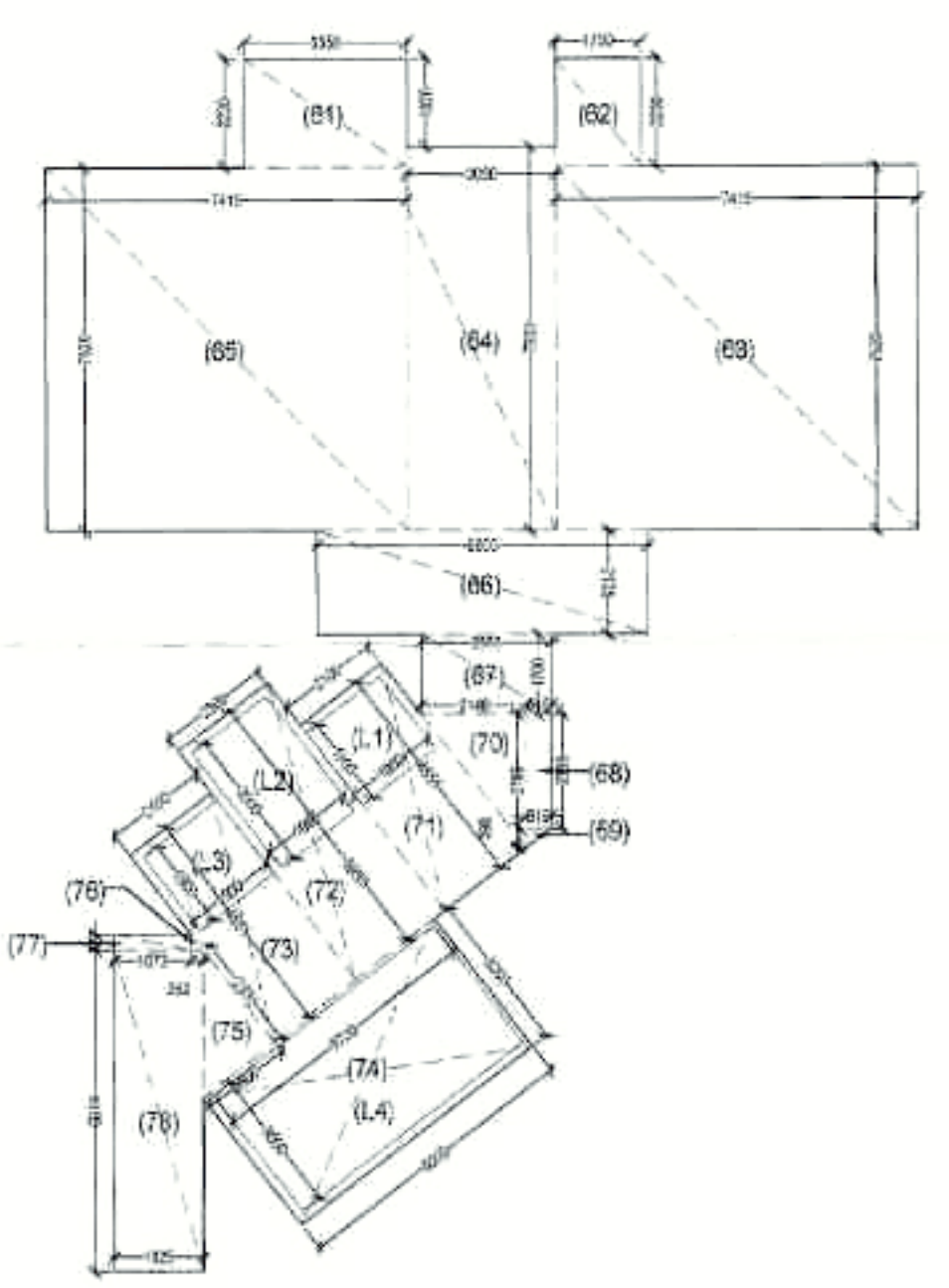


22 nd. FLOOR PLAN



23 rd. FLOOR PLAN

COMMUNITY FACILITY AREA CALCULATION PLAN
ON 23 rd. FLOOR



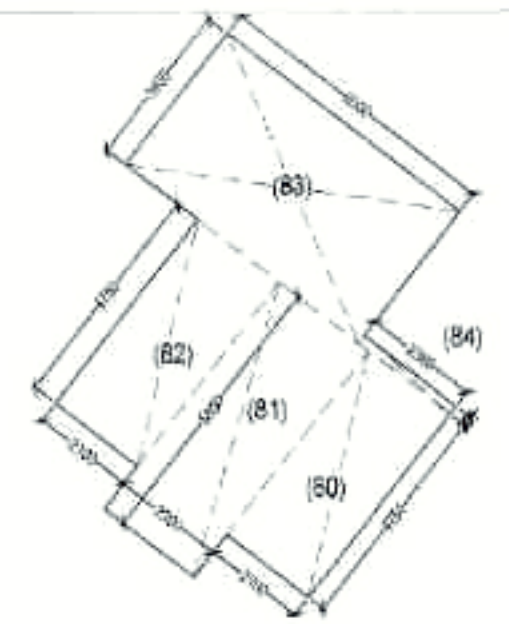
23 rd. Floor Area Calculation Detail				
Particular	Sr. N	W	L	Area
	61	3.350	2.230	7.471
	62	1.750	2.230	3.903
	63	7.415	7.520	55.761
	64	3.050	7.930	24.187
	65	7.415	7.520	55.761
	66	6.800	2.125	14.450
	67	2.665	1.700	4.527
	68	0.515	2.368	1.220
	69	0.515	0.398	0.102
	70	2.148	2.766	5.947
	71	2.100	4.851	10.187
	72	2.300	5.950	13.685
	73	2.100	4.851	10.187
	74	6.000	3.300	19.800
	75	1.866	2.391	4.461
	76	0.252	0.327	0.083
	77	1.573	0.327	0.514
	78	1.825	6.614	12.071
A		Total		239.067
LIFT	(L1)	1.90	1.90	3.610
	(L2)	1.90	3.00	5.700
	(L3)	1.90	1.90	3.610
	(L4)	3.00	5.70	17.100
B		Total		30.020
Net F.A.R. Area C		Total Deduction Area (A - B)		209.047

Terrace floor non f.a.r Area Detail (In Sq.m.)			
Nos.	X	Y	Area
79	6.49	3.4	22.066
83	2.100	4.750	9.975
84	2.300	5.850	13.455
85	2.100	4.750	9.975
86	6.000	3.400	20.400
87	2.365	0.200	0.473
Total			76.344

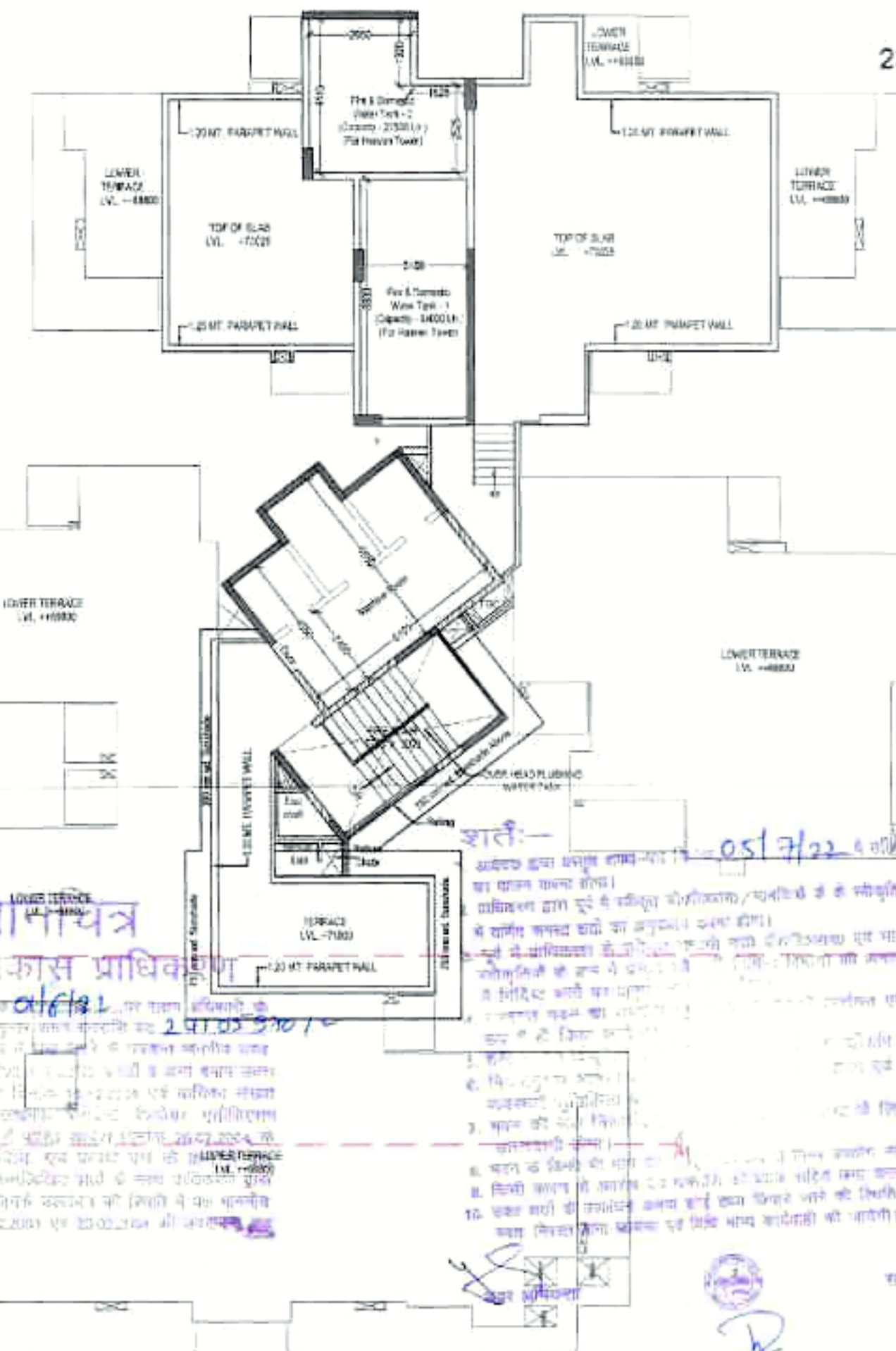
NON F.A.R. AREA CALCULATION
ON TERRACE FLOOR



MAIN STAIR CASE MUMMY
AREA CALCULATION



MACHINE ROOM + FIRE STAIR CASE
MUMMY AREA CALCULATION



TERRACE FLOOR PLAN

Extra Balcony Area Calculation on Each floor	
UNIT TYPE -A	3.340
UNIT TYPE -B	3.533
UNIT TYPE -C	3.848
UNIT TYPE -D	4.782
UNIT TYPE -E	5.050
UNIT TYPE -F	5.050
UNIT TYPE -G	6.139
TOTAL	31.742

DRAWING TITLE:
TOWER -A1
TYPICAL FLOOR & 23 th. FLOOR PLAN
EXISTING GROUP HOUSING PLOT NO.-GH-02,
NH-24, VILLAGE- SHAHPUR, BAMHETA,
GHAZIABAD (U.P.)

BUILDERS & PROMOTER :-
SMV AGENCIES PVT. LTD.

OWNER'S SIGNATURE:
For SMV Agencies Pvt. Ltd.
AUTHORISED SIGNATORY

ARCHITECT'S SIGNATURE:
[Signature]

Architects:
creative line
architects interior designers & planners
studio 2nd fl., anri hith plaza, c-25, sector-13,
vasundhara, ghz.
phone: 0120 - 4208127, +91 9811132248
website: www.creativelinearchitects.com, email: ar_creative@rediffmail.com, ar_naveed@rediffmail.com

DEALT BY	CHECKED BY	SCALE	DATE:
ARVIND	NAVDEEP		DRG. No. A1-2

SWAMIH INVESTMENT FUND I

Date: Feb 23rd, 2021

To,
Mr. Rajeev Kumar Gupta
Pavitra Conbuild Private Limited
Ft-009, Alpha – 1 Nqi Golf Course Plaza,
Noida Gautam Duddha Nagar,
UP - 201306

Sub: Sanction of Investment by way of subscription to Non-Convertible Debentures (“NCDs”)

This is with reference to your request for financial assistance for funding of project ‘The Sapphire’, GH Plot 02, Township Jaipuria Sunrise Greens, H Block, Village Shahpur Bamheta, Ghaziabad (“Project”).

We are pleased to advise that Investment Committee of SWAMHI Investment Fund – I (“Fund”) has accorded a final approval to invest up-to **Rs. 50.00 Cr** and an additional amount of up to **Rs. 14.4 Cr** (Additional Investment Amount) by way of subscription to NCDs proposed to be issued by Pavitra Conbuild Pvt Ltd. The Additional Investment Amount shall be made available, only later, on the basis of incremental internal approvals of the Fund after a review of the progress in the Project and solely at the discretion of the NCD Holders.

The investment proceeds shall be used solely for completion of the Project. The subscription to NCDs shall be subject to satisfactory completion of due-diligence, stipulated condition precedents and execution of the documents. An indicative but not exhaustive list of the key terms of the proposed investment are as provided in **Annexure I**.

Nothing in this letter or its enclosure constitutes a commitment by the Fund to provide any financing. Provision of any financing shall be subject to receipt of all approvals / NOCs of other relevant financing parties / subscribers (including any necessary credit, legal, tax or regulatory approvals), legal documentation, stamping, registrations and satisfaction of conditions precedent and will be at the sole discretion of the Fund.

The terms provided herein are strictly confidential, for the sole use of the recipient and the information contained herein should not be disclosed, disseminated, or reproduced in whole or in part to any other party outside of the intended purpose.

Regards

Irfan A. Kazi
CIO – SWAMIH Investment Fund I

