

SHER SINGH CHILOTRA

LICENSE SURVEYOUR .

Sane Niwas,Patel Bldg, 1st Floor,,Above Naivedya Hotel,Jogeshwari East,Mumbai.400 060
Independent Chartered Engineers Certificate

To,

The Board of Directors,
Arkade Developers Limited
Arkade House, Opp. Bhoomi Arkade,
Near Children's Academy, A S Marg,
Ashok Nagar, Kandivali (East),
Mumbai 400101,
Maharashtra, India.

Unistone Capital Private Limited
305, A Wing, Dynasty Business Park,
Andheri Kurla Road, Andheri East,
Mumbai 400059,
Maharashtra, India.

(Unistone Capital Private Limited is hereinafter referred to as the **Book Running Lead Manager**)

Sub: Proposed initial public offering of equity shares (Equity Shares) by Arkade Developers Limited (Company) through a fresh issue of Equity Shares (Issue).

Dear Sirs,

I, **Sher Singh B. Chilotra**, Chartered Engineer, confirm that, am duly registered as a Chartered Engineer with MCGM, bearing License No/Sup. Grade I: 840017415, Existing BP. no. C/149/LS. A copy of my certificate of registration is enclosed as **Annexure A**, and I confirm that the aforesaid registration is valid as on date hereof. I am qualified, and possess the requisite technical knowledge, to issue this certificate.

I understand that the Company is proposing to undertake the Issue and in that connection is proposing to file a red herring prospectus (**RHP**) and prospectus (**Prospectus**), with the Securities and Exchange Board of India (**SEBI**), Registrar of Companies, Maharashtra at Mumbai (**RoC**) and the stock exchanges where the Equity Shares are proposed to be listed (**Stock Exchanges**), as applicable and such other authorities as may be required and relevant. The Company may, in connection with the Issue, also issue other documents including publicity materials, presentations or press releases prepared by the Company or its advisers (collectively, with the RHP and Prospectus, the **Issue Documents**).

In connection with the Issue and the Issue Documents, I have been requested by the Company to verify and certify in relation to certain financial, business and operational data pertaining to the Company, its subsidiaries and its associates and joint ventures. In this relation, we have examined (i) all the occupation certificates received by the Company for its Completed Projects; (ii) development agreements between the Company and members of the societies in relation to Redevelopment Projects; (iii) joint development agreements between the Company and its joint ventures, associates and Subsidiaries in relation to Completed Projects; (iv) partnership agreements between the Company and its joint ventures, associates and Subsidiaries in relation to Completed Projects (v) licenses and approvals obtained by the Company for its Completed Projects, Ongoing Projects and Upcoming Projects; (vi); and (vii) the operational information, statutory and other records of the Company as included in applicable management accounts and other financial and operational reports, including working papers or internal records subject to internal controls of the Company.

Based on review of these documents and these procedures carried out by us, we hereby certify that the operational data and other financial information as set out in **Annexure B** is complete in all respects.

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We further confirm that the information in this certificate including in **Annexure B** is true, fair, correct and accurate and there is no untrue statement or omission which would render the contents of this certificate misleading in its form or context.

In connection with the Issue and the Issue Documents, I have been requested by the Company to verify and certify the details of the joint development agreements with third-parties for the construction / re-development of the completed projects of the Company, set out at **Annexure C**.

I confirm that all of the deposits as set out below, are non-refundable deposits:

Sr. No.	Name of the Approval	Issuing Authority	Purpose	Estimated Amount (in ₹ million)*
Arkade Nest				
1.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.27
2.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05
Prachi CHSL				
1.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.13
2.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05
C Unit				
1.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.10
2.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05

Further, I hereby consent to being named as an 'expert' as defined under Section 2(38) of the Companies Act, 2013, as amended, in the Issue Documents, in respect of the Chartered Engineer's Report.

I further consent to the contents or any extract thereof and all the information in relation to this certificate and its Annexures and the details set out therein, being included in the Issue Documents. This letter, though, does not impose any obligation on the Company to include in any Issue Documents all or any part of the information with respect to which consent for disclosure is being granted pursuant to this certificate.

I confirm that I do not have any relationship with the Company, its directors, promoters, promoter group and/or its key managerial personnel. Further, I authorize you to include this certificate as a '*Material Contract and Document for Inspection*' in the Issue Documents, as required and make this certificate available for inspection in accordance with applicable law.

I confirm that I am not, and have not been, engaged or interested in the formation or promotion or management of the Company.

I agree to keep the information regarding the Issue strictly confidential.

I confirm that I will immediately communicate any changes in writing in the above information to the Book Running Lead Manager to the Issue until the date when the Equity Shares commence trading on the Stock Exchanges. In the absence of any such communication from me, the Book Running Lead Manager and the legal counsel appointed in connection with the Issue, can assume that there is no change to the above information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Issue.

SHER SINGH CHILOTRA

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This certificate is for information and for inclusion (in part or full) in the Issue Documents or any other Issue-related material, and may be relied upon by the Company, Book Running Lead Manager and the legal counsel appointed in connection with the Issue.

I hereby authorise you to deliver this certificate to SEBI, Stock Exchanges, the RoC and any other regulatory or statutory or governmental authorities as may be required, and / or for the records to be maintained by the BRLMs in connection with the Issue.

I hereby consent to this certificate being disclosed by the Book Running Lead Managers if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

All capitalized terms not defined herein bear the meaning ascribed to them in **Appendix I**.

Yours faithfully,

Name: Sher Singh B. Chilotra

License No/Sup. Grade I: 840017415

Existing BP. no. C/149/LS,Designation: Chartered Engineer

Date:

CC:

Legal Counsel to the Issue

Bharucha & Partners

13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai – 400 021,
Maharashtra, India

Annexure A
Membership Certificate

Annexure B

1. The average project completion time frame of the Company. i.e., the period between receiving possession of the land to delivery of the possession to the first customer is approximately 3 years.
2. Set out below are the developable area and the RERA of the Company's Ongoing Projects:

Particulars	Total number of projects	Developable area (in square feet)	Saleable RERA carpet area (in square feet)	RERA carpet area sold (in square feet)
Ongoing Projects	6	1,872,188	661,616	345,402
Upcoming Projects	6	1,824,256	592,923	Nil
Total	12	36,96,444	1,254,539	345,402

Particulars	Number of projects	Developable area (in square feet)	Saleable RERA carpet area (in square feet)	Average Developable area (in square feet)	Average Saleable RERA carpet area (in square feet)
Ongoing projects	6	1,872,188	661,616	312,031	110,269
Upcoming projects	6	1,824,256	592,923	304,043	98,820

3. As of June 30, 2024, the Company has completed 11 projects aggregating more than 2.20 million Sq ft. Set out below are brief details of the projects that we (including through partnership firms in which we hold the majority stake) have completed, independently.

Project	Location	Nature of the project	Date receipt of occupation certificate	Total Constructed area (square feet)
Arkade Crown	Borivali West	Redevelopment	June 12, 2024	401,073
Arkade Serene	Sundar Nagar, Malad West	Redevelopment	February 8, 2023	130,000
Darshan	Vile Parle East	New Project	November 7, 2022	36,074
Arkade Earth	Kanjurmarg East	New Project	Phase 1 – Wings DEFG – February 2020 Phase 2 – Wings ABC – April 12, 2021 H wing – Apr 4, 2022	890,000
Arkade Rise*	Carmichel Road, Mumbai	Redevelopment	February 1, 2020	50,000

Project	Location	Nature of the project	Date receipt of occupation certificate	Total Constructed area (square feet)
Jeevan Sarita	Vile Parle East	Redevelopment	June 24, 2019	100,000
Arkade Art*	Mira Road	New Project	Phase I- July 29, 2017 Phase II- July 3, 2018	400,000
Arkade Adornia	Goregaon East	Redevelopment	May 17, 2017	78,000
New Bharat Villa CHSL	Vile Parle West	Redevelopment	October 21, 2014	21,000
Gangadhar Nagar	Borivali East	Redevelopment	September 21, 2013	72,000
Mahant	Vile Parle East	Redevelopment	March 1, 2013	25,000
Total				22,03,147

4. In the last 2 decades the Company has completed 28 projects (including 11 projects on a stand-alone basis (including 2 projects executed through partnership firms in which the Company holds the majority stake), 8 projects executed by the Company's Promoter through his proprietorship, M/s Arkade Creations, and 9 projects through joint development arrangements with other third parties) aggregating more than 4.5 million square feet of development and have catered to more than approximately 4,000 customers. The break-up of the projects undertaken by the Company on a stand-alone basis (including 2 projects executed through partnership firms in which we hold the majority stake), projects undertaken by the Company through joint development arrangements with other third parties, and projects executed by our Promoter through his proprietorship, M/s Arkade Creations, is set out below:

Projects undertaken by our Company on a stand-alone basis

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)
1.	New Bharat Villa CHSL	Vile Parle West	Redevelopment	21,000
2.	Gangadhar Nagar	Borivali East	Redevelopment	72,000
3.	Mahant	Vile Parle East	Redevelopment	25,000
4.	Jeevan Sarita	Vile Parle East	Redevelopment	100,000
5.	Arkade Adornia	Goregaon East	Redevelopment	78,000
6.	Arkade Earth	Kanjurmarg East	New Project	890,000
7.	Arkade Serene	Sundar Nagar, Malad West	Redevelopment	130,000
8.	Arkade Rise*	Carmichel Road, Mumbai	Redevelopment	50,000
9.	Arkade Art*	Mira Road	New Project	400,000
10.	Darshan	Vile Parle East	New Project	36,074
11.	Arkade Crown	Borivali West	Redevelopment	401,073
Total				2,203,147

*Executed through a partnership firm in which we hold the majority stake.

Projects undertaken by through joint development arrangements with other third parties

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)	Our Company's profit-sharing ratio in the project*
1.	Acropolis	Virar	New project development	1,000,000	34%
2.	Arkade Bhoomi Heights	Kandivali West	New project development	55,000	50%#
3.	Bhoomi Arkade Building 1	Kandivali East	New project development	275,000	50%#
4.	Bhoomi Arkade Building 2	Kandivali East	New project development		
5.	Shubh Industrial Estate	Vasai East	New project development	80,000	25%#
6.	Shubh Innov8	Vasai East	New project development	100,000	25%#
7.	Wallace Fortuna	Mazgaon	New project development	477,000	28.80%#
8.	Fortuna	Forjett Street	New project development	15,000	30%#
9.	White Lotus	Mira Road	New project development	110,000	50%#
Total				2,112,000	

*The projects undertaken through joint development arrangements with other third parties were developed on a profit sharing basis as set out above.

#Through Promoter, Amit Mangilal Jain, who is also Chairman and Managing Director.

Projects undertaken through M/s Arkade Creations, sole proprietorship of the Promoter

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)
1.	Green Avenue 1	Borivali East	New project development	35,000
2.	Green Avenue 2	Borivali East	New project development	55,000
3.	Park Side	Borivali East	New project development	75,000
4.	Harmony	Borivali East	New project development	13,000
5.	Casa Bella	Borivali East	New project development	21,000
6.	Vineet CHSL	Kandivali West	Redevelopment	39,000
7.	Om Khushal CHSL	Vile Parle East	Redevelopment	59,000
8.	Jayshree	Malad West	Redevelopment	74,000
Total				371,000

5. Currently, the Company is developing approximately 3.7 million square feet across 6 Ongoing Projects and 6 Upcoming Projects (for which the Company has executed development agreements for 5 redevelopment projects & acquired land for 1 new project at Bhandup and is in the process of obtaining approvals).

6. The average land development area of the Company admeasures approximately 1 acre.

7. A majority of the residential units supplied by the Company in the aforementioned micro-markets are in the high-end and premium budget segments.
8. The Company is currently developing 6 residential projects spread across the MMR, Maharashtra. These projects, when completed, are expected to aggregate 18,72,188 million square feet of developable. Set out below are brief details of these projects:

Project#	Location	Nature of the project	Expected completion date*	Total Developable Area in Sq. Ft.
Arkade Aura	Santacruz, MMR	Redevelopment	December 31, 2025	293,692
Arkade Prime	Andheri East MMR	New Project	December 31, 2025	123,740
Arkade Aspire	Goregaon East, MMR	New Project	December 31, 2025	379,972
Arkade Nest	Mulund West, MMR	New Project	June 30, 2027	677,945
Arkade Pearl	Vile Parle East, MMR	Redevelopment	December 31, 2026	223,355
Arkade Eden	Malad West, MMR	Redevelopment	December 31, 2026	173,484

#Information provided in respect of our Ongoing Projects is based on our current management plans and is subject to change.

**Per RERA filings.*

9. Arkade Nest, when completed will have 351 units for sale out of which 87 residential units registered under RERA.
10. Arkade Pearl, when completed will have 77 units for sale out of which 38 residential units registered under RERA.
11. In the last 2 decades the Company has completed 28 projects (both stand-alone and through joint development arrangements) aggregating more than 4.5 million square feet of development and has catered to more than approximately 4000 customers.
12. Amit Mangilal Jain, Promoter of the Company, has developed projects through his proprietorship viz. M/s Arkade Creations, under which he has completed a number of projects. A list of projects undertaken through M/s Arkade Creations are set out below:

Project	Location	Nature of the project	Date of receipt of occupation certificate	Total Constructed area (in square feet)
Green Avenue 1	Borivali East	New Project	March 11, 2023	35,000
Green Avenue 2	Borivali East	New Project	March 11, 2023	55,000
Park Side	Borivali East	New Project	May 9, 2004	75,000
Harmony	Borivali East	New Project	May 9, 2006	13,000
Casa Bella	Borivali East	New Project	January 2, 2007	21,000
Vineet CHSL	Kandivali West	Redevelopment	February 7, 2008	39,000
Om Khushal CHSL	Vile Parle East	Redevelopment	February 26, 2010	59,000
Jayshree	Malad West	Redevelopment	February 25, 2013	74,000
Total				371,000

13. Projects executed by the Promoter through his proprietorship

Project	Location	Nature of the project	Date of receipt of occupation certificate
New Bharat Villa CHSL	Vile Parle West	Redevelopment	October 21, 2014
Gangadhar Nagar	Borivali East	Redevelopment	September 21, 2013
Mahant	Vile Parle East	Redevelopment	March 1, 2013
Jeevan Sarita	Vile Parle East	Redevelopment	June 24, 2019
Arkade Adornia	Goregaon East	Redevelopment	May 17, 2017
Arkade Earth	Kanjurmarg East	New Project	Phase-1 - Wings DEFG —February 20, 2020 Phase-2- Wings ABC- April 12, 2021 H Wing – April 4, 2022
Arkade Serene	Sundar Nagar, Malad West	Redevelopment	February 8, 2023
Darshan	Vile Parle East	New Project	November 7, 2022

Annexure C

The Company has completed 9 projects through joint development arrangements with other third parties as set out below:

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)	Date and the counterparty to the joint development agreement	The Company's profit-sharing ratio in the project*
1.	Acropolis	Virar	New Project	1,000,000	Development Agreement dated 11 th November, 2010 between M/s. Housing Development And Infrastructure Limited ("Owners") and M/s. Bhoomi & Arkade Associates ("Developer")	34%

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)	Date and the counterparty to the joint development agreement	The Company's profit-sharing ratio in the project*
2.	Arkade Bhoomi Heights	Kandivali West	New Project	55,000	Development Agreement dated 25 th July, 2006 between M/s. Hetali Homes ("The Firm") and M/s. Arkade Bhoomi Developers ("The Developers")	50%#
3.	Bhoomi Arkade Building 1	Kandivali East	New Project	275,000	Development Agreement dated 8th April, 2004 between The Chemi Industries Limited ("The Owner") and (1) Amit M. Jain (2) Ajay C. Mehta and (3) Akshay J. Doshi being the only members of and having authority and powers from Arkade Bhoomi Enterprise, an Association of Persons (AOP) ("The Developer")	50%#
4	Bhoomi Arkade Building 2	Kandivali East	New Project		Development Agreement dated 29 th November, 2003 between K.R Metal Industries Private Limited ("The Owner") and (1) Amit M. Jain (2) Ajay C. Mehta and (3) Akshay J. Doshi being the members of and having authority and powers from Arkade Bhoomi Enterprise, an Association of Persons (AOP) ("The Developer")	50%#

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)	Date and the counterparty to the joint development agreement	The Company's profit-sharing ratio in the project*
5	Shubh Industrial Estate	Vasai East	New Project	80,000	Indenture of Conveyance dated 17th January, 2008 between Shubh Shelters (India) Private Limited ("the Vendors") and M/s. Shubh Enterprises, an Association of persons, single project joint venture constituted of (1) Ashish A. Agarwal, (2) Mehul K. Mehta, (3) Amit M. Jain & (4) M/s. Chandak Realtors P. Ltd., a private limited company ("the Purchasers")	25%#
6	Shubh Innov8	Vasai East	New Project	100,000	Indenture of Conveyance dated 15 th April, 2009 between 1. M/s. Nawany Corp. (I) Ltd., 2. Shri Shailesh Jain, 3. Smt. Madhu J. Mehta, 4. Shri Ramji Premji Vira ("the Vendors") and M/s. Shubh Associates ("The Purchasers")	25%#
7	Wallace Fortuna	Mazgaon	New Project	477,000	Indenture of Conveyance dated 24th July, 2009 between K. Raheja	28.80%#

Sr. No.	Project	Location	Nature of the project	Total Constructed area (in square feet)	Date and the counterparty to the joint development agreement	The Company's profit-sharing ratio in the project*
					<i>Universal Pvt. Ltd., "the Vendor" and Messers Atul & Arkade Associates "the Purchasers"</i>	
8	Fortuna	Forjett Street	New Project	15,000	Deed of Conveyance dated 14 th October, 2010 between (1) Dr. Gulshan Darius Dastur (2) Dr. Fardun Burjor Dastur and (3) Smt. Aban Gev Patel ("the Vendors") and Atul & Arkade Associates ("the Purchasers")	30%#
9	White Lotus	Mira Road	New Project	110,000	Development Agreement dated 27 th May, 2008 between M/s. Gurudev Associates ("the Owners") and M/s. Paras And Arkade Associates ("the Developers")	50%#
Total				2,112,000		

Annexure D

Total Saleable Area & Units on ongoing projects

Particulars#	Nature of the project	Expected completion date*	Developable area (in square feet)	Saleable RERA carpet area (in square feet)	Total number of units available for sale *	Number of units sold (in %)
Arkade Aura, Santacruz, MMR, Maharashtra	Residential	December 31, 2025	293,692	55,536	43	55.81

Particulars [#]	Nature of the project	Expected completion date*	Developable area (in square feet)	Saleable RERA carpet area (in square feet)	Total number of units available for sale *	Number of units sold (in %)
Arkade Prime, Andheri East, MMR, Maharashtra	Residential / Commercial	December 31, 2025	123,740	65,683	116	92.24
Arkade Aspire, Goregaon East, MMR, Maharashtra	Residential / Commercial	December 31, 2025	379,972	168,643	228	89.04
Arkade Nest, Mulund West, MMR, Maharashtra	Residential	June 30, 2027	677,945	249,376	87	63.22
Arkade Pearl, Vile Parle East, MMR	Residential	December 31, 2026	223,355	72,871	38	34.21
Arkade Eden, Malad West, MMR	Residential	December 31, 2026	173,484	49,507	55	41.82
Total			1,872,188	661,616	567	74.96

Sr. No.	Name of the Approval	Issuing Authority	Purpose	Estimated Amount (in ₹ million)
Arkade Nest*				
1.	Scrutiny Fees	BMC – Building Proposal	BMC Premium	6.99
2.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.27
3.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05
4.	Development Charges	BMC – Building Proposal	BMC Premium	70.75
5.	Labour Cess	BMC – Building Proposal	BMC Premium	18.23
6.	Staircase, Lift, Lift Lobby Premium	BMC – Building Proposal	BMC Premium	90.57
7.	Open Space Deficiency	BMC – Building Proposal	BMC Premium	39.50
8.	Premium for additional FSI	BMC – Building Proposal	BMC Premium	126.04
9.	Premium for Fungible FSI	BMC – Building Proposal	BMC Premium	212.02
10.	Development Cess	BMC – Building Proposal	BMC Premium	28.23
11.	Infrastructure Development Charges	BMC – Building Proposal	BMC Premium	10.73

Sr. No.	Name of the Approval	Issuing Authority	Purpose	Estimated Amount (in ₹ million)
12.	Sewerage Tax	BMC – Water Works Dept.	For Sewerage Tax on Total Area	17.17
13.	TDR General	Private Party	For Additional Floor Built Up Area	117.60
14.	TDR Slum	Private Party	For Additional Floor Built Up Area	47.60
15.	CFO NOC	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	5.90
16.	Assessment tax	BMC – Assessment Dept.	For Assessment	70.00
17.	LUC Charges	BMC – Assessment Dept.	For Assessment	80.00
Prachi CHSL **				
3.	Scrutiny Fees	BMC – Building Proposal	BMC Premium	1.87
4.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.13
5.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05
6.	Development Charges	BMC – Building Proposal	BMC Premium	58.59
7.	Labour Cess	BMC – Building Proposal	BMC Premium	4.87
8.	Staircase, Lift, Lift Lobby Premium	BMC – Building Proposal	BMC Premium	52.22
9.	Open Space Deficiency	BMC – Building Proposal	BMC Premium	80.46
10.	Premium for additional FSI	BMC – Building Proposal	BMC Premium	104.97
11.	Premium for Fungible FSI	BMC – Building Proposal	BMC Premium	108.18
12.	Development Cess	BMC – Building Proposal	BMC Premium	23.51
13.	Infrastructure Development Charges	BMC – Building Proposal	BMC Premium	3.39
14.	Sewerage Charges	BMC – Water Works Dept.	For Sewerage Tax on Total Area	6.41
15.	TDR General	Private Party	For Additional Floor Built Up Area	118.10
16.	TDR Slum	Private Party	For Additional Floor Built Up Area	60.46
17.	CFO Fees	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	0.95
18.	Assessment tax	BMC – Assessment Dept.	For Assessment	20.70

Sr. No.	Name of the Approval	Issuing Authority	Purpose	Estimated Amount (in ₹ million)
19.	Fitness Centre Development Charges	BMC – Building Proposal	BMC Premium	1.08
C Unit**				
1.	Scrutiny Fees	BMC – Building Proposal	BMC Premium	1.61
2.	I.O.D. Deposit	BMC – Building Proposal	BMC Premium	0.10
3.	Debris Deposit	BMC – Building Proposal	BMC Premium	0.05
4.	Development Charges	BMC – Building Proposal	BMC Premium	23.91
5.	Labour Cess	BMC – Building Proposal	BMC Premium	4.19
6.	Staircase, Lift, Lift Lobby Premium	BMC – Building Proposal	BMC Premium	38.61
7.	Open Space Deficiency	BMC – Building Proposal	BMC Premium	3.90
8.	Premium for additional FSI	BMC – Building Proposal	BMC Premium	46.40
9.	Premium for Fungible FSI	BMC – Building Proposal	BMC Premium	41.54
10.	Development Cess	BMC – Building Proposal	BMC Premium	8.91
11.	Infrastructure Development Charges	BMC – Building Proposal	BMC Premium	2.07
12.	Sewerage Charges	BMC – Water Works Dept.	For Sewerage Tax on Total Area	4.90
13.	TDR General	Private Party	For Additional Floor Built Up Area	39.24
14.	TDR Slum	Private Party	For Additional Floor Built Up Area	20.79
15.	CFO Fees	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	1.70
16.	Assessment tax	BMC – Assessment Dept.	For Assessment	9.12
17.	Fitness Centre Development Charges	BMC – Building Proposal	BMC Premium	0.44
Total				1,835.07

Appendix I

Completed Projects shall collectively means the projects that have been completed in accordance with the approved business plan of the Project and the occupancy certificates have been received from the competent authority for significant majority of units with respect to towers or buildings in the Project and the process of handover of such units has been completed, namely, Project Green Avenue 1, Project Green Avenue 2, Project Park Side, Project Harmony, Project Casa Bella, Project Arkade Bhoomi Heights, Project Bhoomi Arkade Building 1, Project Bhoomi Arkade Building 2, Project Shubh Industrial Estate, Project Shubh Innov8, Project Wallace Fortuna, Project Fortuna, Project White Lotus, Project Arkade Art Phase I (Building 2 and 3) and Project Arkade Art Phase II (Building 1 and 4), Project

Acropolis, Project Vineet CHSL, Project Om Khushal CHSL, Project New Bharat Villa CHSL, Project Jayshree, Project Gangadhar Nagar, Project Mahant, Project Jeevan Sarita, Project Arkade Adornia, Project Arkade Earth, Project Arkade Rise, Project Arkade Serene, Project Darshan and Project Arkade Crown.

Ongoing Projects The ongoing Projects of the Company, namely namely Project Arkade Aspire, Goregaon East; Project Arkade Aura, Santacruz; Project Arkade Nest, Mulund West; Project Arkade Prime, Andheri East, Project Arkade Pearl i.e., Prachi CHSL, Vile Parle East, and Project Arkade Eden i.e., C Unit, Malad West.

Redevelopment Projects shall mean redevelopment of existing premises undertaken by the Company;

Subsidiaries shall collectively mean Arkade Realty and Arkade Paradigm; and

Upcoming Projects The upcoming projects of the Company, namely, The upcoming projects of our Company, namely, Project Rare i.e., Copper Rollers Private Limited, Bhandup, Arkade Vistas and Arkade Views i.e., Municipal Employees Arunachal Co-operative Housing Society, Goregaon East, Maheshwar Niwas Co-operative Housing Society, Santacruz West, Laxmi Ramana Co-operative Housing Society, Goregaon West, and Nutan Ayojan Nagar Co-operative Housing Society, Malad West.