Annexure -A

Comparison Sheet

That the Promoter i.e. Receptive Buildwell LLP has obtained revised sanctioned building plans in respect of the Project namely "Vista Centre" situated at Sector-89, Gurugram, Haryana vide Memo No. ZP-2006/SD (RD)/2026/16129 dated 08.05.2026, in modification/supersession of the earlier approved building plans vide Memo No. ZP2006/JD(RA)/2024/36886 dated 28.11.2024. Accordingly, certain revisions/changes have been made in the Project particulars. The comparison details between the earlier approved building plans and revised building plans are as under:

Particulars	Previous Building Plan	Revised Building Plan
Date of Building Plan Approval	Memo No. ZP2006/JD(RA)/2024/36886 dated 28.11.2024	Memo No. ZP-2006/SD (RD)/2026/16129 Dated 08.05.2026.
Area	2.36875 Acres	Remain Same
Total No of Tower	1	Remain same
No. of Floors	LG+UG+3Floors	LG+UG+ Service Floor+ 12 Floors
Total No. of Units/Flats	265	564
FAR	1.78	3.53
Total Permissible FAR	17063.037	33838.495
Permissible Ground Coverage	5751.586	Remain same
Proposed FAR	17061.773	33837.117
No. Basement	Basement 1 & 2	Remain Same
Car Parking	352	494
Floor Area of Lower Ground Floor (Carpet Area in Sq.Ft)	33549.56	32376.00
Units in Lower Ground Floor	86	81
Floor Area of Upper Ground Floor (Carpet Area in Sq.Ft)	34606.91	31769.00
Units in Upper Ground Floor	77	79

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Floor Area in First Floor (Carpet Area in Sq.Ft)	30976.75	29784.10
Units in First Floor	79	83
Floor Area in Second Floor (Carpet Area in Sq.Ft)	24810.59	31408.00
Units in Second Floor	17	12
Floor Area in Third Floor (Carpet Area in Sq.Ft)	7702.61	14476.00
Units in Third Floor	6	34
Floor Area in Fourth Floor (Carpet Area in Sq.Ft)	NA	14259
Units in Fourth Floor	NA	33
Floor Area in Fifth Floor	NA	14476.00
Units in Fifth Floor	NA	34
Floor Area in sixth Floor	NA	14476.00
Units in sixth Floor	NA	34
Floor Area in Seventh Floor	NA	14476.00
Units in Seventh Floor	NA	34
Floor Area in Eight Floor	NA	14259.00
Units in Eight Floor	NA	33
Floor Area in Ninth Floor	NA	14476.00
Units in Ninth Floor	NA	34
Floor Area in Tenth Floor	NA	13595.00
Units in Tenth Floor	NA	33
Floor Area in Eleventh Floor	Na	13595.00
Units in Eleventh Floor	NA	33
Floor Area in Twelfth Floor	NA	3579.00
Units in Twelfth Floor	NA	7

For RECEPTIVE BUILDWELL LLP

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ANNEXURE-B

Changes in Approval/Documents

		Previous Details		Proposed Details	
Sr: No.	DOCUMENTS	APPROVAL NO.	DATE OF APPROVAL	APPROVAL NO.	DATE OF APPROVAL/Applied
1	LICENSE	48 of 2022	18-04-2022	Remain Unchanged	Remain Unchanged
2	ZONING PLAN	DRG No. DTCP-8268	20.04.2022	DRG NO.. DTCP-11891	13-02-2026
3	BUILDING PLAN	Memo No. ZP2006/JD(RA)/2024/36886	28-11-2024	Memo No. ZP-2006/SD (RD)/2026/16129	08-05-2026
4	AAI	AAI/RHQ/NR/ATM/NOC/2022/144/561-564	15.03.2022	Remain Unchanged	Remain Unchanged
5	ENVIRONMENT CLEARANCE	EC Identification No.: EC22B038HR110328	05.12.2022	Applied	23-04-2026
6	FIRE SCHEME APPROVAL	Memo No. FS/2025/239	18.02.2025	Applied	24.06.2026
7	SERVICE ESTIMATES AND PLANS	Memo No.LC-4612/JE(AK)-2025/10553	24.03.2025	Applied	04.06.2026
8	FOREST NOC	Reference No.(SRN):- KC3-B8F-W5XT	25-01-2022	Remain Unchanged	Remain Unchanged
9	WATER ASSURANCE	MEMO NO. EE(PROJ)/GMDA/2022/345	22-06-2022	Remain Unchanged	Remain Unchanged
10	SWERAGE ASSURANCE	MEMO NO.GMDA/SEW/2022/747	22-06-2022	Remain Unchanged	Remain Unchanged
11	STROM DRANGE ASSURANCE	GMDA/DRAINAGE/2021/1410	22-06-2022	Remain Unchanged	Remain Unchanged
12	ROAD PERMISSION	EE(PROJ)/GMDA/2022/278	10-06-2022	Remain Unchanged	Remain Unchanged
13	ELECTRICAL LOAD AVAIBILITY	MEMO No. Ch.07/PC-GC-1055/MNSR	06.05.2025	Memo No. CH-26/CE-OP/DELHI/GGN-I/EP-230	18.06.2026
14	NATURAL CONSERVATION ZONE NOC	NA		NA	
15	FOREST LAND DIVERSION	NA		NA	
16	TREE CUTTING PERMISSION	NA		NA	

For RECEPTIVE BUILDWELL LLP

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ANNEXURE C

Financial Details

S.No	Head	Previous Estimated Cost (Amount in Lakhs)	Proposed Estimated Cost (Amount In Lacs)
1.	Land Cost	710.23	710.23
2.	Construction Cost	5137.68	14579.276
3.	IDW Cost	564.51	1079.02
4.	EDC	1151.52	2533.8201
5.	IDC	170.66	339.1269
6.	Other Cost	3508.33	9135.08
7.	**Total Cost of the Project**	**11,242.93**	**28,376.55**
	Estimated Sale Proceed	12769.70	31482.99

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