



महाराष्ट्र MAHARASHTRA

2017

RW 158595



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००१६

30 JUN 2017

सक्षम अधिकारी

ADDITIONAL INFORMATION FURNISHED

श्री. सु. का. पार्टील

I, MR. HARESH SUTARIA, being a Authorised Signatory of M/s. RAJESH REAL ESTATE DEVELOPERS PRIVATE LIMITED ("the Promoter"), duly authorized by the resolution dated 05.07.2017, having its registered office 139, Seksaria Chambers, 2nd Floor, Nagindas Master Road, Fort Mumbai – 023, do hereby declare and state as under:-

1. The Promoter is entitled to Develop all that pieces and parcels of land or ground being Plot No. 4, Survey No. 85, 86, 87 (part) corresponding to CTS No. 174/C of village Akurli, Taluka Borivali and containing admeasurement 46086.51 sq. mtrs., hereinafter referred to as "the said larger property"

For RAJESH REAL ESTATE DEVELOPERS
PRIVATE LIMITED

Haresh
Authorised Signatory



2. The Promoters state that pursuant to the area handedover to MCGM as amenity open space, road set back the said larger property reduced to 35680 sq.mtrs, hereinafter referred to as the **"Original Project Property"**
3. The Promoters had proposed to develop the Original Project Property under two options, namely, either to construct four (4) buildings over the common basement and podium or construct five (5) buildings over the common basement and podium (project) and had got the plans approved from the Municipal Corporation of Greater Mumbai (MCGM).
4. The Promoters state subsequently the Promoters revised the Project plans such that the Project is reduced on the plot of land admeasuring 16,100 sq.mtrs. forming part of the Original Project Property, which reduced Project area of 16,100 sq.mtrs. is hereinafter referred to as the **"Project Property"**.
5. The Promoters shall be applying for sub-division of the Original Project Property into Project Property and balance property. The balance of the Original Project Property after deducting therefrom the Project Property being the balance property (hereafter **"Balance Property"**) shall be the exclusive property of the Promoters.
6. The Promoters are presently developing the Project Property only in the manner stated hereinafter:-

The Promoters shall be developing the Project Property in 2 phases.

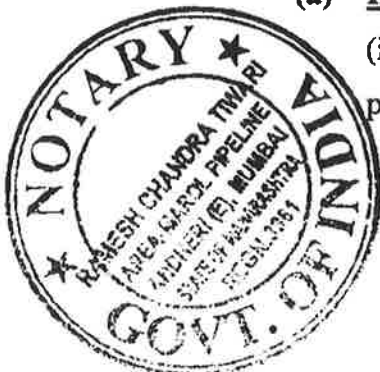
(a) In the First Phase the Promoters shall be constructing;

- (i) lower basement + upper basement + stilt + podium for car parking, which shall be for Phase I and Phase II.

For RAJESH REAL ESTATE DEVELOPER:
PRIVATE LIMITED

Harish

Authorised Signator





(ii) Above common podium for Phase I and Phase II the promoters shall construct Wing A consisting of 40 upper floors out of which 39 upper floors are habitable floors and one floor is for fire and service floor and obtain occupation certificate and shall handover the possession of the said Wing B to their Purchasers. The Plinth area of the said Wing A is 620.18 sq. mtrs, which is mentioned as the plot area for the first phase for RERA registration.

(b) In the Second Phase above common podium for Phase I and Phase II the promoters shall construct Wing B consisting of 40 upper floors out of which 39 upper floors are habitable floors and one floor is for fire and service floor + Club House alongwith the amenities and common areas, which common areas and amenities shall be for the benefit of the Purchasers of Phase I & Phase II and obtain occupation certificate and shall handover the possession of the said Wing B to their Purchasers. The Plinth area of the said Wing B is 794.94 sq. mtrs, which is mentioned as the plot area for the second phase for RERA registration.

7. The Promoters state that at their discretion shall develop the balance property as Phase III, as per the then prevalent Development control regulations.
8. The Promoters state that the RG area alongwith other amenities and common areas shall be constructed and completed alongwith the Second Phase, however the aforesaid RG area alongwith other amenities and common areas shall be common for Phase I and Phase II.

The Promoters are registering Phase I and Phase II as separate real estate projects as stated herein above with the Real Estate Regulation Authority (RERA) and shall obtain 2 registration certificates for the same.

For RAJESH REAL ESTATE DEVELOPERS
PRIVATE LIMITED

Hareesh

Authorised Signatory





10. The Balance Property shall be developed as further phase and the promoter shall before marketing, advertising the flats/units to be constructed on the said balance property shall register the balance property as Phase III.

For RAJESH REAL ESTATE DEVELOPERS
PRIVATE LIMITED

Authorised Signatory

HARESH SUTARIA

Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

VERIFIED BY ME AT Mumbai ON THIS ____ DAY OF JULY 2017

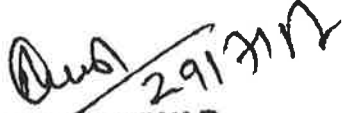
For RAJESH REAL ESTATE DEVELOPERS
PRIVATE LIMITED

Authorised Signatory

Hareesh Sutaria

Authorised Signatory



 29/7/17
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ADVOCATE & NOTARY
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