

RADIUS INFRA HOLDINGS PRIVATE LIMITED

Regd. Office: ONE BKC, A Wing 1401, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East) Mumbai - 400 051.

Tel: 022-2653 5700 Email: roc@radiusdevelopers.com Website: www.radiusdevelopers.com

CIN: U45209MH2014PTC256382

To Whomsoever It May Concern **Self-Declaration Regarding Disclosures**

We, Radius Infra Holdings Private Limited (the "**Promoter**"), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at One BKC, A-Wing 1401, Plot No. C-66, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051, through its Director Mr. Anil N. Chhabria hereby declare that our Real Estate Project known as "**7 Waterfront**" ("**Project**") being constructed on physical land area admeasuring approximately 1,607 square meters (actual physical possession) (1,675 square meters as per actual survey) forming part of the larger land admeasuring 3,739.8 square meters as per the Property Register Card (3772 square meters as per actual survey) bearing C.T.S. No. 1064 corresponding to Survey No.82 and Plot No.28 of Village Versova, Taluka Andheri situate, lying and being at J. P. Road, Versova, Andheri (West), Mumbai 400 061, along with FSI of approximately 8,078 square meters (being 2/3rd FSI of the larger land) together with benefit of future 2/3rd FSI (as may be available) in any form including TDR, Fungible FSI etc. whatsoever attributable to the larger land ("**Project Land**"), would like to declare and disclose as under:

1. We state that under a Deed of Conveyance dated 6th October, 2017, registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8839/2017, the said Project Land was acquired by us.
2. We state there is a bungalow known as Daria Mahal, presently comprising of ground plus one upper floor standing on the other portion of the larger land referred to hereinabove ("**Existing Bungalow**") existing prior to 1961-1962 and is retained by the owners thereof ("**Bungalow Land**" / "**Retained Land**").
3. We propose to construct on the said Project Land one residential building known as "**7 Waterfront**". We state that we have obtained Intimation of Disapproval dated 14th January, 2016 and amended plans dated 3rd November, 2017 for the said Project and

RADIUS INFRA HOLDINGS PRIVATE LIMITED

Regd. Office: ONE BKC, A Wing 1401, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East) Mumbai - 400 051.

Tel: 022-2653 5700 Email: roc@radiusdevelopers.com Website: www.radiusdevelopers.com

CIN: U45209MH2014PTC256382

Commencement Certificate dated 9th November, 2017 as per amended plans dated 3rd November, 2017 up to plinth level ("**Sanctioned Plans**"). We propose to construct on the said Project Land, subject to further grant of permissions / approvals by the MCGM / concerned authorities, one building comprising of ground plus 7 podiums plus stilt plus 20 upper floors ("**Proposed Plans**"). The Proposed Plans shall be subject to changes/amendments in the Coastal Regulation Zone Rules and Regulations.

4. We propose to provide car parking on the ground and podium levels in the said Project. The lobby would be on the ground level.
5. We state that we shall form a Co-operative Housing Society or a Limited Company or Condominium of Apartments ("**Association**"), comprising of the purchasers of premises in the said Project in accordance with the provisions of the applicable laws, however it shall be in our sole discretion to decide the nature of Association to be formed.

For Radius Infra Holdings Private Limited



Mr. Anil N. Chhabria
Director

Place: Mumbai

Date: March 13, 2019