



To Whomsoever It May Concern

Self-Declaration Regarding Disclosures

We, M/s Urbania Realty LLP (the "**Promoter**"), a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 201, Plot no.15, Megor Arcade, Near Sindhuwadi, MG Road, Ghatkopar (East), Mumbai-400 077, through its authorized person Mr. Akshay Thakkar hereby declare that our Real Estate Project known as "**140 Shivaji Park**" ("**Project**") being constructed on the land bearing:

- (i) all that piece or parcel of municipal leasehold land admeasuring 414 Sq. Yards equivalent to 346.16 Sq. Mtrs. or thereabouts being Plot No. 140-A of the Shivaji Park Scheme of Mahim of the Municipal Corporation of Greater Mumbai (then called as Municipal Corporation of the City of Bombay), which forms portion of New Survey No. 1490 and bears C.S. No. 1/1850 of Mahim Division ("said Land-1") in the city and island and sub-registration district of Mumbai, situate, lying and being at Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai 400 028 together with the fully tenanted and occupied building "Vikas" standing thereon and registered in the Books of the Collector of Land Revenue under New Survey No. 1490, and in the Books of Collector of Municipal rates and taxes under G Ward No. 4889(3A) and Street No. 23;
- (ii) all that piece and parcel of Municipal leasehold land or ground bearing Plot No. 140, bearing Corresponding Cadastral Survey No. 1850 and Survey No. 1940 Mahim Division admeasuring about 345.31 sq. mtrs., situated at Mahim, Keluskar Road, Shivaji Park, Mumbai-400 066 in the Registration District of Mumbai City together with fully tenanted and occupied building "Usha Niwas" standing thereon and registered in the Books of the Collector of Land Revenue under New Survey No. 1490, and in the Books of Collector of Municipal rates and taxes under "G" Ward No. 4889 (2) and street No.3.
- (iii) all that piece and parcel of Municipal leasehold land or ground admeasuring 413 Sq. yards i.e. 345.32 Sq. meters bearing final plot No. 139 T.P.S III of Shivaji Park Scheme, Mahim Division situate, lying and being at Road No.5, Shivaji Park, Mumbai 400 016 in the Registration District of Mumbai City together with fully tenanted and occupied building "Unity" standing thereon and registered in the Books of the Collector of Land Revenue under New Survey No. 1490, Cadastral Survey No. 1849 of Mahim Division and in the Books of Collector of Municipal rates and taxes under "G" Ward No. 4889 (3) and street No.3.
- (iv) all that piece or parcel of Municipal leasehold land admeasuring approximately 412 sq. yds. equivalent to 344.48 sq. mtrs. or thereabouts being Plot No. 139-A of the Shivaji Park Scheme of Mahim of the Municipal Corporation of Greater Mumbai (then called as Municipal Corporation of the City of Bombay), which

forms portion of New Survey No. 1490 and bears C.S. No. 1/1849 of Mahim Division in the city and island and sub-registration district of Mumbai, situate, lying and being at Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai 400 028 together with an A Category repair-cess building by name "Ganesh Bhuvan" consisting of ground + 02 upper floors standing thereon which is assessed by the Assessor & Collector of Municipal Rates and Taxes under G Ward No. 4889 (2A) and Street No.40.

(collectively "**Land**"), would like to declare and disclose as under:

1. We state that we are developing the said Land under Regulation 33(7) of DCR 1991, by interalia rehabilitating the tenements of all the 4 buildings on the said Land by giving them Permanent Alternate Accommodation.
2. The Project shall comprise of one building.
3. We state that we have obtained Intimation of Disapproval dated **07/01/2017** for 3 plots (being (i), (ii) and (iii) above) which comprises of 1 basement, 6 podium, 1 stilt and 18 upper floors ("**Sanctioned Plans**"). We propose to construct on the said Land, subject to further grant of permissions / approvals by the MCGM / concerned authorities and amalgamating the 4th plot (being (iv) above), and would revise the building plans post which the Building would comprise of 1 basement, 6 podiums, 1 stilt and 28 upper floors ("**Proposed**") aggregating to 28 (thirteen) floors of the said Building.
4. We propose to construct Basement for MEP & Ancillary services and provide car parkings on the stilt and podiums. The lobby would be on the Ground level. At present 48 car parkings have been sanctioned by the concerned authorities and the total 66 car parkings are proposed and shall be submitted for approval by us.

For M/s Urbania Realty LLP



Mr. Akshay Thakkar
Authorised Signatory



Place: Mumbai

Date: 29th July, 2017