



To Whomsoever It May Concern

Re: Real Estate Project known as **140 Shivaji Park** being constructed on :

- (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 (3) 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 (2) 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**"), ("**Land**").

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We (1) Messrs Urbania Realty LLP ("**Promoter**") are developing the Real Estate Project known as "**140 Shivaji Park**" ("**Real Estate Project**") on the said Land. We have made an application for registration of the Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 (the "**Act**") and inter alia the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rates, or Interest and Disclosures on Website) Rules, 2017.

We do hereby confirm, declare and undertake we are in the process of preparing the Allotment Letter and Agreement for Sale as per the Act and the Rules made thereunder and shall upload the same on the MahaRERA website shortly and only thereafter we shall execute Agreement for Sale with allottee/s which shall be in conformity with the Act and the Rules and Regulations made thereunder.

For M/s Urbania Realty LLP



Authorized Signatory
Mr. Akshay Suresh Thakker



Date: 29th July, 2017

Mumbai