

M/s. RELIABLE KAAMDHENU LIFESPACES LLP

409 Persipolis Building, Plot No 74, Sector 17, Vashi, Navi Mumbai – 400703

DECLARATION

I Mrs. Harsha Govind Jaidhara, Designated Partner of M/s. Reliablekaamdhenulifespaces LLP, do hereby solemnly declare, undertake and state as under:

1. The Promoter proposes to construct "Residential cum Commercial" project named as "**BALAJI THEO**" on leasehold land bearing plot No.76/1 admeasuring 2,602.01 sq. meters ("**Plot**") situated at Sector 17, Kalamboli, Taluka Panvel & District Raigad, Navi Mumbai by utilizing FSI of 14,606.496 sq. meters plus ancillary FSI available under UDCPR, 2020 by constructing one building of Ground plus Thirty-Two (32) upper Floors ("**Project**"). The said Project is detailed hereunder:

Sr.no.	Floor	Use
i.	Two Basement	Parking
ii.	Ground	Shops and Stilt Parking
iii.	First	Podium floor comprising of amenities
iv.	Second to Thirty-Second	Residential Units

2. The Promoter has proposed to develop the said Project in different phases.
3. That land admeasuring 1,092.19 sq. meters out of 2,602.01 sq. meters falls under the CRZ-II and balance land admeasuring 1,509.92 sq. meters is outside the said CRZ-II.
4. In the first phase, the Promoter has obtained sanctioned plan and commencement certificate from Panvel Municipal Corporation ("**PMC**") dated 06th July, 2023 for constructing building comprising two Basements plus Ground Floor plus Seven (7th) Floor by utilizing FSI of 3,868.20 sq. meters.

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5. The Promoter proposes to (i) construct balance Twenty three (23) floors comprising of residential units above said sanctioned Seventh (07th) of the Project building by utilizing 10,738.296 sq. meters FSI plus ancillary FSI available under UDCPR, (ii) remove two flats sanctioned on the First (1st) floors if required and (iii) construct Two (2) additional Floors on Thirty (30th) floor of the said Project building by utilising FSI that may be available on the said Plot ("**Future Development**") subject to receipt of NOC from Maharashtra Coastal Zone Management Authority to utilize FSI of land under CRZ-II and upon receipt of other required approval, permissions, sanctions from the competent authorities in two or more parts. Thereby the said Project building will be of Ground plus upto Thirty-two (32) upper floors. The MahaRERA portal for the said Project will be updated upon receipt of amended sanctioned plan and permissions from the competent authority.
6. That the Promoter has already made the provisional plan for the said Project and undertake to show the said provisional plan to the purchasers of the units in the said Project on demand.

For M/s. RELIABLEKAAMDHENU LIFESPACES LLP

Designated Partner

For Reliablekaamdhenulifespaces LLP

HARSHA G JAIDHARA
Partner

Satish A Sabhlok
Partner

Shri/Smt. Harsha Govind Jaidhara & Shri. Satish A Sabhlok