

DECLARATION

CLARIFICATION ON EXISTING MEMBERS, REHAB UNITS AND SALE UNITS

- The MARGADARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED (the Land Owner) was seized, possessed and well sufficiently entitled to all that piece and parcel of land or ground **consisting Three Plots** with Structures situate, lying and being at village Gundavali , Taluka Andheri, Andheri (East), Mumbai Suburban District (hereinafter referred to as the **Said Property**) having total of **102 existing units** as stated below:

Plot No	CTS Nos	Existing Structure	Area Sq Mts	Existing Units
1	324B, 325B and 343/9A, of City Survey Vile Parle	Existing Building No. 3, 4 & 5	4,555.30	75
2	325C, of City Survey Vile Parle	Existing Building No. 2	799.00	12
3	325D, of City Survey Vile Parle	Existing Building No. 1	1,104.90	15
			6,459.20	102

- The Promoter, **Vaidya Spaces Private Limited**, entered into Redevelopment Agreement with the Margadarshan Co-Operative Housing Society Limited on 20.03.2023 to redevelop the Said Property which was duly registered with the Office of the Sub-registrar of Assurances at Andheri under serial No. BDR18-4818-2023.
- As per Clause No. I on Page No.35 of the Development Agreement the Society has represented and confirmed that there are 102 existing units of Society and the joint signatories are considered as one unit. The list of 102 Existing unit is attached as “Annexure C” to the Said Development Agreement.

There are total 102 existing Units. Few of them are jointly held by the members. Hence there are 102 Rehab Units and total 163 signatories which includes the joint owners. List of the same is attached to the Declaration

Accordingly, the Promoter is in process of obtaining various approvals /sanctions from MCGM and in pursuant of the same application to register these projects with the MAHARERA Authorities.

- As there are three different demarked plots there will be **three projects registered separately with the MAHARERA Authorities**. The status of the same is as under :

PLOT 1: bearing CTS Nos. 324B, 325B and 343/9A, of City Survey Vile Parle:

- *Existing Building No. 3, 4 & 5*
- *No. of Units of Existing Members: 75*
- *No. of Sale Units (Residential): 0*
- *No. of Sale Units: (Commercial): Plans in approval process at MCGM. Not yet applied to RERA*

PLOT 2: bearing CTS No. 325C, of City Survey Vile Parle

- *Existing Building No. 2*
- *No. of Units of Existing Members: 12*
- *No. of Sale Units (Residential): 23*
- ***MCGM Sanctioned No. of Units of Existing Members: 8 out of 12 (as per current approved plan)***
- ***MCGM Sanctioned No. of Units for Sale (Residential): 1 out of 23 (as per current approved plan)***
- *Submitted to RERA with Application No.: REA51800154946*
- *Project Name: Vaidya West World-Harmony*

PLOT 3: bearing CTS No. 325D, of City Survey Vile Parle

- *Existing Building No. 1*
- *No. of Units of Existing Members: 15*
- *No. of Sale Units (Residential & Commercial): Plans in approval process at MCGM. Not applied to RERA*

Status of units under the Proposed / MCGM Approved plan is as under

Plot No	Area Sq Mts	Existing Units	Sale Unit			Rehab			Total Sale + Rehab
			Approved	To be approved	Total	Approved	To be Approved	Total	
1	4,555.30	75	Plans in approval process at MCGM. Not yet applied to RERA						
2	799.00	12	1	22	23	8	4	12	35
3	1,104.90	15	Plans in approval process at MCGM. Not yet applied to RERA						
	6,459.20	102	1			8			

VAIDYA SPACES PRIVATE LIMITED



Authorised Signatory

Date: 05.04.2024