

Clarification Regarding reconciliation of Total Area of Plot

To,
MahaRERA,
E-Block, 7th Floor, Housefin Bhavan, near RBI,
Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra – 400051

Date: 16.07.2024

Subject – Clarification Regarding reconciliation of Total Areas of Plots regarding project “VSG Suraksha Enclave”

Respected Sir/Ma'am,

We partners of **BEAUCORE LLP** through authorised signatory Mr. Jigarr Jayant Vyass do hereby clarify and reconcile the difference in total of plot area as per Registration Application (Under Add building Tab) and Sanction Plan as below: -

s	PLOT AREA (2)	ROUNDING AREA OF ROAD (3)	REMAINING PLOT AREA (4) = (2)-(3)
VSG-1	219.24	11.10	208.14
VSG-2	150.14	0.00	150.14
VSG-3	148.96	0.00	148.96
VSG-4	148.44	0.00	148.44
VSG-5	148.44	0.00	148.44
VSG-6	172.33	0.00	172.33
VSG-7	255.13	0.00	255.13
VSG-8	150.69	0.00	150.69
VSG-9	147.58	0.00	147.58
VSG-10	144.41	0.00	144.41
VSG-11	141.56	0.00	141.56
VSG-12	141.26	0.00	141.26
VSG-13	246.23	34.30	211.93
VSG-14	145.95	10.18	135.77
VSG-15	125.02	0.00	125.02
VSG-16	125.02	0.00	125.02
VSG-17	125.02	0.00	125.02
VSG-18	125.02	0.00	125.02
VSG-19	125.31	0.00	125.31
VSG-20	325.86	0.00	325.86
VSG-21	170.57	0.00	170.57
VSG-22	125.02	0.00	125.02
VSG-23	125.02	0.00	125.02
VSG-24	125.02	0.00	125.02



PLOT NO (1)	PLOT AREA (2)	ROUNDING AREA OF ROAD (3)	REMAINING PLOT AREA (4) = (2)-(3)
VSG-25	125.02	0.00	125.02
VSG-26	125.02	0.00	125.02
VSG-26	125.02	0.00	125.02
VSG-27	125.02	0.00	125.02
VSG-28	145.95	10.18	135.77
VSG-29	134.44	0.00	134.44
VSG-30	146.95	0.00	146.95
VSG-31	169.79	0.00	169.79
VSG-32	195.23	0.00	195.23
VSG-33	174.08	0.00	174.08
VSG-34	158.42	5.83	152.59
VSG-35	163.18	6.74	156.44
VSG-36	125.02	0.00	125.02
VSG-37	126.03	0.00	126.03
VSG-38	132.49	0.00	132.49
VSG-39	189.00	10.23	178.77
VSG-40	239.64	0.54	239.10
VSG-41	239.64	0.53	239.11
VSG-42	179.46	0.00	179.46
VSG-43	179.46	0.00	179.46
VSG-44	179.46	0.00	179.46
VSG-45	179.46	0.00	179.46
VSG-46	179.46	0.00	179.46
VSG-47	179.46	0.00	179.46
VSG-48	215.93	0.00	215.93
VSG-49	194.96	0.00	194.96
VSG-50	227.29	0.00	227.29
VSG-51	187.19	0.00	187.19
VSG-52	150.45	0.00	150.45
VSG-53	130.62	0.00	130.62
VSG-54	130.18	0.00	130.18
VSG-55	130.04	0.00	130.04
VSG-56	132.86	0.00	132.86
VSG-57	149.31	0.00	149.31
VSG-58	164.10	0.00	164.10
VSG-59	252.98	17.03	235.95
VSG-60	177.32	0.00	177.32
VSG-61	177.32	0.00	177.32



PLOT NO (1)	PLOT AREA (2)	ROUNDING AREA OF ROAD (3)	REMAINING PLOT AREA (4) = (2)-(3)
VSG-62	260.08	0.45	259.63
VSG-63	260.08	0.45	259.63
VSG-64	177.32	0.00	177.32
VSG-65	213.27	0.00	213.27
VSG-66	200.70	0.00	200.70
VSG-67	190.55	0.00	190.55
VSG-68	182.08	0.00	182.08
VSG-69	175.26	0.00	175.26
VSG-70	172.63	0.00	172.63
VSG-71	171.59	0.00	171.59
VSG-72	170.58	0.00	170.58
VSG-73	169.64	0.00	169.64
VSG-74	168.70	0.00	168.70
VSG-75	168.62	0.00	168.62
VSG-76	170.92	0.00	170.92
VSG-77	176.93	0.00	176.93
VSG-78	304.83	0.00	304.83
VSG-79	199.49	9.48	190.01
VSG-80	173.40	0.00	173.40
VSG-81	169.71	0.00	169.71
VSG-82	168.21	0.00	168.21
VSG-83	250.20	0.00	250.20
VSG-84	212.19	5.60	206.59
VSG-85	192.28	0.00	192.28
VSG-86	194.78	0.00	194.78
VSG-87	199.07	0.00	199.07
VSG-88	199.58	0.00	199.58
VSG-89	199.44	0.00	199.44
VSG-90	199.12	0.00	199.12
VSG-91	193.89	0.00	193.89
VSG-92	179.56	0.00	179.56
VSG-93	172.69	0.00	172.69
VSG-94	177.74	0.00	177.74
VSG-95	135.02	0.00	135.02
VSG-96	161.10	0.00	161.10
VSG-97	154.07	0.00	154.07
VSG-98	160.54	0.00	160.54
VSG-99	172.62	0.00	172.62



PLOT NO (1)	PLOT AREA (2)	ROUNDING AREA OF ROAD (3)	REMAINING PLOT AREA (4) = (2)-(3)
VSG-100	187.00	0.00	187.00
VSG-101	182.32	0.00	182.32
VSG-102	173.26	0.00	173.26
VSG-103	164.32	0.00	164.32
VSG-104	155.46	0.00	155.46
VSG-105	147.14	0.00	147.14
VSG-106	186.50	0.22	186.28
VSG-107	159.74	2.06	157.68
VSG-108	118.36	0.00	118.36
VSG-109	134.56	0.00	134.56
VSG-110	168.10	0.00	168.10
VSG-111	158.61	0.00	158.61
VSG-112	125.79	0.00	125.79
VSG-113	125.79	0.00	125.79
VSG-114	125.79	0.00	125.79
VSG-115	127.10	0.00	127.10
VSG-116	146.46	0.00	146.46
VSG-117	171.85	0.00	171.85
VSG-118	135.02	0.00	135.02
VSG-119	135.02	0.00	135.02
VSG-120	135.02	0.00	135.02
VSG-121	135.02	0.00	135.02
VSG-122	194.24	0.00	194.24
VSG-123	259.00	0.00	259.00
VSG-124	181.18	0.00	181.18
VSG-125	154.82	2.20	152.62
VSG-126	250.81	0.00	250.81
UTILITY	87.72	0.00	87.72
UTILITY	140.04	0.00	140.04
Total as per sanction plan (Page 10-10): (A)	21,959.01	71.54	21,831.89
	Deductions:		
	Utility Area (87.72 + 140.04)	(B)	227.76
	VSG-26	(C)	125.02
	Total Area of Plots as per Registration Application: (A)-(B)-(C)		21,479.11



Rationale for deduction:

- **Utility Area:** Since the area is not saleable, it is not considered in Registration Application (under Add Building Tab)
- **VSG-26:** There is duplication of the plot in the table as mentioned in Sanction Plan. Hence the same has been deducted to remove the double effect.

On the basis of above-mentioned grounds, we request you to approve our registration application at your earliest.

Thanks, and Regards

BEAUCORE LLP
Through its authorised signatory

Mr. Jigar Vyass

