



www.sankalpdesigners.com

To,

Maharashtra Real Estate Regulatory Authority (MahaRERA)

BKC, E-Block, 7th Floor, Housefin Bhavan, Near RBI,

Bandra Kurla Complex, Bandra East,

Mumbai, Maharashtra (400051)

Subject : Clarification with respect to Land Area for the project "SHUBH VEDA Tower E F G and Block 8"

Respected Sir/Ma'am,

This is to clarify that the projects proposed to be developed Residential & Commercial on **CTS No. 4663, 4664(P), 4665(P), Taluka: Mawal; Village: Akurdi, Pune, 411019** are divided into multiple registration. There are total 19 Buildings (13 Building sanctioned).

There are multiple buildings in the project and promoter has proposed to register only 1 commercial building and 3 residential buildings in this registration application. The promoter has proposed to register with MahaRERA separately for rest of the buildings in the project in same layout. Therefore, promoter has mentioned land area in proportionate to total area which is going to be developed (On all the buildings).

The Total Plot Area for the whole Land is **45110.7 Sq. Mtr** and the Total Potential Built-up Area is **276813.94 Sq. Mtr. (Figure taken from IOD Attached below the declaration)**

Therefore, promoter has declared **15153.75 Sq. Mtr. Land area** for the project **SHUBH VEDA Tower E F G and Block 8** which is arrived by dividing total built up Area with Net Plot Area and multiplied by proportionate built up area of the respective tower/building is as follows:

BUILDINGS	RERA NUMBER/APPLICATION NUMBER	BUILT UP AREA	PLOT AREA
Tower-A	Future Development Phase	31322.27	5104.40
Tower-B	Future Development Phase	30993.64	5050.85
Tower-C	Future Development Phase	27978.85	4559.54
Tower-D	Future Development Phase	30984.61	5049.38
Tower- E	REA52100168955	35074.89	5715.94
Tower- F	REA52100168955	30815.96	5021.89
Tower- G	REA52100168955	25426.2	4143.55
Tower- H	Future Development Phase	25426.2	4143.55
Tower-1	Future Development Phase	9322.6	1519.25

Comm. Block-01	PC1261012400093	5311.61	865.60
Comm. Block-02	PC1261012400093	4097.39	667.73
Comm. Block-03	PC1261012400093	4097.39	667.73
Comm. Block-04	PC1261012400093	4097.20	667.70
Comm. Block-05	PC1261012400093	3344.89	545.10
Comm. Block-06	Future Development Phase	1524.45	248.43
Comm. Block-07	Future Development Phase	2519.64	410.61
Comm. Block-08	REA52100168955	1671.31	272.36
Comm. Block-09	REA52100168871	2004.84	326.72
Club House-01	Future Development Phase	800	130.37
TOTAL		276813.94	45110.70

Place: Pune

Date: 12/05/2025

For, Sankalp Designers



Ar. Shitesh Agrawal



For, Upsquare Ventures LLP



Mr. Anshul Anand Bansal
Authorized Signatory

