

Date: 05.06.2024

To,
The MahaRERA Authority,
Bandra (East), Mumbai.

Respected Sir,

Subject: RERA Carpet Area Statement of proposed redevelopment building known as "Unique Regalia" formally known as "Saibaba Dham CHSL., situated at on plot bearing C.T.S NO. 13/1, 13/2 & 13/10 of Village Kandivali, situated at Saibaba Nagar Mandir Road Borivali (West), Mumbai.

Application No. REA51800160576

With reference to the above subject, I hereby confirm and certify that, I have calculated the actual Carpet Area (MOFA area) in the approved plan issued by Slum Rehabilitation Authority (SRA), whereas the RERA Carpet Area as per RERA Norms is as follows:

1. TOWER A - Ground + 1st & 2nd Part Floor for Commercial, Part Podium + 3rd to 7th Podium + 8th to 22nd habitable residential Floor

Sr.No.	RERA Carpet Area (in sq.mtrs.)	NOS. OF UNITS
1	55.74	52
2	65.03	7
3	66.43	1
4	67.82	10
5	83.15	2
Total Nos. of Units		72

2. TOWER B - Ground + 1st & 2nd Part Floor for Commercial, Part Podium + 3rd to 7th Podium + 8th to 21st habitable residential Floor

Sr.No.	RERA Carpet Area (in sq.mtrs.)	NOS. OF UNITS
1	55.74	52
2	65.03	4
3	67.82	10
4	83.15	2
Total Nos. of Units		68



A - 301, Agarwal B2B Centre, D'Monte Lane, near Malad Industrial Estate, Orlem,
above Silver Oak hotel, Kanchpada, Malad (W), Mumbai - 400064.
Tel : +91 22 2889 6778 / 6769 | Email : skytechconsultants11@gmail.com



TOWER A & B - Details of Shop On Ground floor		
SHOP NO.	RERA CARPET IN (SQ.MT.)	NO OF SHOPS
01	123.15	01
02	47.38	01
03	49.28	01
04	31.77	01
05	22.32	01
06	22.32	01
07	120.16	01
08	31.82	01
09	49.40	01
10	46.97	01
12	116.73	01
13	49.67	01
14	31.11	01
15	22.92	01
16	60.11	01
17	59.41	01
18	23.21	01
19	31.79	01
20	50.38	01
21	48.68	01
22	43.21	01
23	42.29	01
24	42.42	01
25	31.10	01
TOTAL		24 SHOPS

TOWER A & B Details of Shops On First floor		
SHOP NO.	RERA CARPET IN (SQ.MT.)	NO OF SHOPS
01	110.74	01
02	71.33	01
03	99.01	01
04	89.36	01
05	86.79	01
Nursing Home	418.41	01
06	83.35	01
07	82.20	01
08	70.35	01
09	91.65	01
10	54.14	01
11	69.52	01
12	32.96	01
Total		13



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TOWER A & B Details of Shops On Second floor		
SHOP NO.	RERA CARPET IN (SQ.MT.)	NO OF SHOPS
01	110.74	01
02	71.33	01
03	99.01	01
04	89.36	01
05	86.79	01
Nursing Home	418.41	01
06	83.35	01
07	82.20	01
08	70.35	01
09	91.65	01
10	54.14	01
11	69.52	01
12	32.96	01
Total		13

3. TOWER C PTC BUILDING - 8th to 28th habitable residential Floor

Sr.No.	RERA Carpet Area (in sq.mtrs.)	NOS. OF UNITS
1	29.65	153
Total Nos. of Units		153

This is to confirm and declared that, we have shown BUA & Actual Carpet Area (MOFA AREA) table on approved plan, we will add RERA Carpet area table in Amended or Revised IOA plans in future. We request you to kindly consider the above mentioned RERA Carpet Area.

Thanking you in anticipation.

Yours faithfully,

For **M/s. Skytech Consultants**


Ar. Suresh Gaikwad
C.A. No. 90/13315

