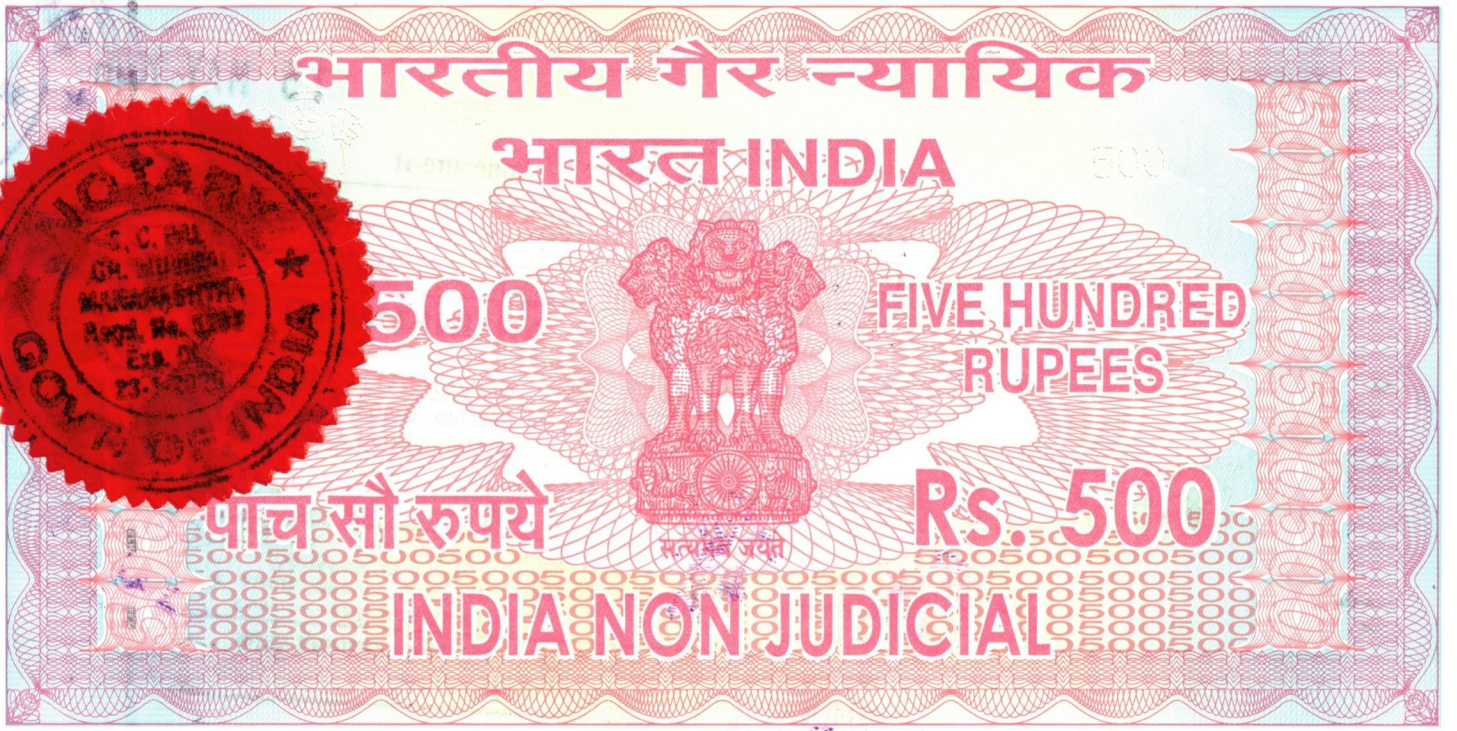
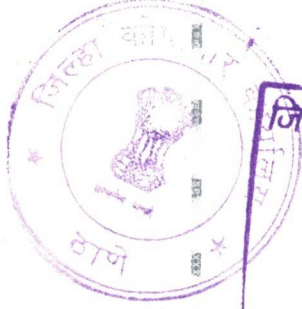




महाराष्ट्र MAHARASHTRA

© 2024 ©

DH 936498



जिल्हा कोषागार कार्यालय
- 8 MAY 2025
मुद्राक मुख लिपीक / लिपीक

Date 15/05/2025

To

MahaRERA,

Registration Department.



Subject: Clarification for registration of the project "SHUBH" having Zero FSI.

Respected Sir/Madam,

We, *M/s. Elite Lifespaces* ("Promoters"), have applied for the registration of our project *SHUBH*. We wish to clarify as to why the registration application with Zero-FSI should be considered at this stage, and therefore we hereby submit the following:

Yash





The Maharashtra Housing and Area Development Authority (MHADA) has issued a Commencement Certificate bearing No. **MH/EE/(BP)/GM/MHADA-26/2156/2025/CC/1/New** dated **14 May 2025** for the work up to Plinth Level as per the approved Zero-FSI IOD plans dated 02/04/2025. These plans remain valid and satisfy the registration requirements prescribed by MahaRERA under Section 4(2)(c) of *Real Estate (Regulation and Development) Act, 2016 (RERA)*.

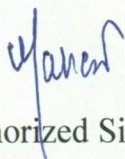
2. The Promoters intend to initiate funding discussions with financial institutions, for which RERA registration is a prerequisite as mandated by potential lenders.
3. To optimize timelines, securing project registration in advance is essential to ensure a smooth process upon receipt of the necessary balance sanctions.
4. We hereby confirm that, until the requisite approvals from MHADA for the proposed sale units are obtained and an updated certification is issued by the Hon'ble Authority, we shall *not*:
 - a. Sell or book any units;
 - b. Enter into allotment letters, booking forms, agreements for sale, or sale deeds;
 - c. Collect any advances or booking fees from allottees.
 - d. We will not violate the Provisions of Section 3 of the RERA Act 2016.
 - e. We shall not advertise or market the project
5. Furthermore, we agree and undertake to promptly update the project details on the MahaRERA portal or submit a correction application upon receiving updated approvals.

In light of the above, we humbly request you to grant project registration at the earliest, enabling us to proceed with our intended objectives while fully complying with MahaRERA regulations.

We assure you of our commitment to complete compliance with MahaRERA norms and remain available for any further clarifications or requirements.

Thanking you.

For "M/s. Elite Lifespaces"

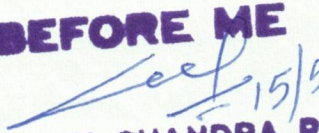


Authorized Signatory

Place: **Mumbai**

Date: **15/05/2025**



BEFORE ME

SUBHASH CHANDRA PAL
NOTARY
(GOVT. OF INDIA)
GR. MUMBAI, MAHARASHTRA

Notary Register Sr. No.	170/2025
Date	15 MAY 2025