



BALUWALA BUILDERS

Corr. Add. : Aviara CTS No 21/A, & 21/B, Opp. Hilton Garden INN, Sahar Road, Andheri (E),
Mumbal - 400 099. ☎ : 814 99 50 324

Regd. Add. : A-902, Aristo Sapphire, 2nd Hasnabad Lane, Santacruz (W), Mumbai - 400 054.
☎ : 98192 92927 / 98670 84840 / 89287 08090 • 🌐 : www.baluwalabuilders.com
✉ : accounts@baluwalabuilders.com / sales@baluwalabuilders.com

ANNEXURE 'A' Declaration-Cum-Undertaking

I Ali Baluwala, adult, Indian inhabitant, the partner of Baluwala Builders having my office at A/902, Aristo Sapphire CHS, 2nd Hasnabad Lane, Santacruz (W), Mumbai-400054 do hereby on solemn affirmation state, declare and undertake as under:

- 1) I say and declare that I being the Partner and authorized signatory of Baluwala Builders, have applied on behalf of the promoter, i.e the said legal entity, Baluwala Builders for registration of the real estate project, 'Aviara with MahaRERA vide application dated 21/07/2025.
- 2) I say and declare that the application for registration of the real estate project name Aviara is to be undertaken on Plot bearing CTS No. 21A & 21B of Village Sahar Taluka Andheri, Mumbai at Sahar Road for "Sahar Classic SRA CHSL" amalgamated with S.R. Scheme on plot bearing CTS No. 22(PT), 27(PT), 27/1 to 10, 27/11(PT), 28(PT), 28/1, 44(PT), 44/1 to 4, 45(PT), 46(PT), 46/16 to 39, 29, 29/1 to 9 of Village Sahar Taluka Andheri, Mumbai At Sahar Road for "Utkarsh SRA CHS (Prop.)" admeasuring 2739.60 sq. mtrs hereinafter referred to as the "project land".
- 3) I say, declare and undertake that as on the date of submission of our application dated 21/07/2025, for registration of the real estate project, Aviara, there is no subsisting pending application submitted to MahaRERA for registration of real estate project(s) by whatever name called to be undertaken on the project land/ part thereof or there is no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land/ part thereof and that the plans as approved by the Competent Authority is respect of the real estate project, Aviara for which the application is submitted does not amend/modify/delete/alter, the common / special amenities such as recreation / playground, parking, internal road(s), club house, gymnasium, swimming pool, play area, as the case may be provided to the real estate projects in the layout already registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, other public reservations, as the case may be, as approved by the competent authority.
- 4) I solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking are true, correct and binding upon me, the promoter of the real estate project, Baluwala Builders of the real estate project Aviara.

Date: 06/08/2025



For BALUWALA BUILDERS
Ali Baluwala
PARTNER