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To,

The Secretary,

Maharashtra Real Estate Regulatory Authority (MahaRERA)

Mumbai

Subject: Clarification / Explanation in response to the query raised - "Uploaded Occupancy Certificate is not for a Registered Building" - regarding Wing II (20 Duplex Units), Project "Maa Vaishnavi Nagari - 9", RERA Regn. No. P50400046999.

Reference: Query raised by MahaRERA regarding the Occupancy Certificate uploaded for Wing II of the above-referenced project, stating that the said Occupancy Certificate does not correspond to a registered building.

Respected Sir/Madam,

With reference to the above-mentioned query raised by your office, I, Ar. Priya Chaudhary, Architect of the Project, wish to submit the following explanation and clarification for your kind consideration and record.

This clarification pertains to the residential 20 Duplex units in Wing II of "Maa Vaishnavi Nagari - 9" (RERA No. P50400046999), situated on the Plot bearing C.N. No./CTS No./Survey No. 59/1, Final Plot No. 33, 39-48, 64-66, demarcated by its boundaries — 6 M wide road to the North; 6 M wide road to the South; 9 M wide road to the East; 6 M wide road to the West — of Division Pipri Meghe Village, Wardha Taluka, Wardha District, admeasuring 2335 sq. mts. area, developed by Maa Vaishnavi Builders and Developers. The plan for the said project has been sanctioned vide office communication No. 193 dated 29/04/2019 which shows the **Sanctioned Buildup Area as "2509.35 SqMtr."** And **Sanctioned Carpet Area as "2000.60SqMtr."**

As per the sanctioned plan, Wing II comprises 4 (four) blocks of "A" type and 1 (one) block of "B" type. Each "A" type block consists of 4 (four) identical residential units, and accordingly, the 4 "A" type blocks together comprise 16 (sixteen) residential units in totality. This position is categorically shown in the site plan forming part of the sanctioned plan in **Map 1(Site Plan and Site Services)**.

It is pertinent to note that in the **carpet area tablein Map 2**, the fact that the 4 units within each "A" type block are identical, with identical carpet areas, has been mentioned only once against the block, and not repeated unit-wise.

In the "B" type block, there are 4 (four) distinct residential units, individually named B1, B2, B3 and B4. These unit names are separately reflected in the **carpet area tablein Map 2**, and the carpet area for each of these four units differs from the others. Accordingly, the "B" type block also comprises 4 (four) residential units.

Thus, the total number of residential units in Wing II works out to $16 + 4 = 20$ (twenty) units, and the same is duly reflected in the sanctioned plan **Map 1**. This can further be verified from the detailed floor plan of the "A" type block **Map 1**, wherein all four units are shown with four separate and independent kitchens, confirming them as four distinct residential units. The same position — i.e., 20 residential units, of which 16 units share identical areas and the remaining 4 units (of the "B" block) have differing areas — is also duly reflected in the Deed of Declaration (DOD) Registered on **04-08-2022** date with **Sub registrar office, Wardha**. Furthermore, the Occupancy Certificate (OC) issued for the said building also makes specific mention of the 4 "A" type blocks and 1 "B" type block, which together constitute the complete 20-unit residential structure of Wing II.

In view of the above, it is submitted that the Occupancy Certificate uploaded on the MahaRERA portal for Wing II does, in fact, correspond to the registered building comprising all 20 (twenty) residential units (16 units of "A" type blocks and 4 units of "B" type block) as sanctioned, and there is no discrepancy between the registered building and the building for which the Occupancy Certificate has been issued and uploaded. The apparent mismatch appears to have arisen only on account of the manner in which the identical units of the "A" type blocks are represented singly in the carpet area table, and not on account of any actual difference in the number or scope of registered units.

It is therefore requested that the above clarification be taken on record and the query raised regarding the Occupancy Certificate uploaded for Wing II of the project be treated as satisfactorily addressed and disposed of accordingly.

Thanking you,

Yours faithfully,



(Ar. Priya Chaudhary)

Architect of the Project

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"Maa Vaishnavi Nagari - 9", RERA No. P50400046999