



Declaration Regarding Carpet Area

Date: 14/05/2025

To Whomsoever It May Conce To
MahaRERA,
MahaRERA Authority

We, M/s. NANIS BUILDCON PRIVATE LIMITED, the promoter of the project titled “VEDANT AVENTURINE”, situated at Plot No. 11, Kh. No. 78, 166, 167, 168, CTS No. 648, Mouza Jaitala, District Nagpur – 440036, admeasuring 1832.99 sq. mtrs, do hereby solemnly affirm and declare as follows:

1. That the **carpet area** mentioned in the **sanctioned building plan** dated 27/03/2025 has been calculated as per the definition provided under **Unified Development Control and Promotion Regulations (UDCPR)**.

As per UDCPR, “Carpet Area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

2. That the **carpet area** mentioned in the **Building Tab** and in **Form 3** of the MahaRERA registration is computed as per the definition under Section 2(k) of the **Real Estate (Regulation and Development) Act, 2016 (RERA)**.

As per RERA, “Carpet Area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

3. That the below chart provides the **sanctioned floor-wise unit count and carpet area** for each type of unit:

Floor	2BHK Carpet Area (sq.m)	3BHK Carpet Area (sq.m)	No. of 2BHK	No. of 3BHK	Total Carpet Area (sq.m)
1st Floor	63.28	72.97	2	4	418.44
2nd Floor	63.28	72.97	2	2	272.5
3rd Floor	63.28	72.97	2	2	272.5



4th Floor	63.28	72.97	2	2	272.5
5th Floor	63.28	72.97	2	2	272.5
6th Floor	63.28	72.97	2	2	272.5
7th Floor	63.28	72.97	2	2	272.5
8th Floor	63.28	72.97	2	2	272.5
9th Floor	63.28	72.97	2	2	272.5
10th Floor	63.28	72.97	2	1	199.53
Total			20	21	2797.97

We hereby affirm that the above information is true and correct to the best of our knowledge and belief and is being submitted in compliance with the regulatory requirements under RERA and UDCPR.

For NANIS BUILDCON PRIVATE LIMITED

Authorized Signatory
Shri. Yashwant Ajabrao Khodke