M/s. VIJAY PANDEY & ASSOCIATES

Architects | Registered Valuers | PMC | Interior Designers

Date: 08/07/2025

To,

The MAHARASHTRA REAL ESTATE

REGULATORY AUTHORITY, MUMBAI.

Sub: Declaration for Area allotted to Wing-B (In Sq mts.):

Dear Sir/Ma'am,

We, M/s. Vijay Pandey & Associates having Registered office at Kalyan(W) Upon the request of a promoter Sqylines Builders LLP having MahaRera Registration No. P51700076638 for Nirvana Gardens Phase 1 Wing B "Iris"; hereby state that the total Approved Plot Area of Project as per Plan is 10820 sq. mts. and for Wing B "Iris", We have allotted 1977.21 sq. mts. The Plan approved by KDMC is combine for whole project which Includes Wing A, B & Wing C and other developments; it doesn't have separate bifurcation of Plot Area. However approved FSI (1238.09 sq mts.) is given separately for Wing B in the Plan which we have highlighted also.

Net Total Plot Area for the Complete Layout is 6358 Sq. m.; and for Wing B Sanctioned FSI is 1238.09 sq.m. Total permissible FSI as per Layout is 22,153.86/- Sq. m. Accordingly Proportionate Area is 6538 * 1238.09 / 22153.86 = 355.32 Sq. m. In this case promoter has already paid RERA Fees on the plot area of 1524.65 amounting to Rs.15246/- (Excluding service charges) and thus we are of the opinion that additional payment to MahaRERA is not required.

We would also like to highlight the fact that Wing A and Wing B are separate Buildings in the same project where a drive way is connected and Residential complexes are separate inside the same compound / Society. It can be observed that area is overlapping in the wings Upto certain Common areas and Residential floors are completely separate.

Agreed & Accepted
for, Sqylines Builders LLP

M/s. Mokshay P. Sadhwani

SQYLINES BUILDERS LLP

Regards

Ar. Vijay Pandey

303, Raj-Kamal Tower, Above Kotak Mahindra Bank, Santoshi Mata Road, Kalyan (W) - 421301.

9422480016 / 9370480016 0251-2204441 vijaypandeyandassociates@gmail.com www.architectvijaypandey.com