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To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No.C-2, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai–400051

Reference: Application for registration of project under MahaRERA (REA51800141940)

Subject: Submission of Response to the queries raised vide email dated 14th July, 2023 in scrutiny of application

Dear Sir / Ma'am

We regard to the above-stated application, we have given in the table below our responses for all the queries:

Sr. No.	Query	Clarification
1.	Legal Title Report - Provide Development agreement Document Number in Legal Title Report as uploaded in Promoter's Tab under Landowner / Investor Field.	We have uploaded clarification letter signed by the advocates who have issued the legal title report in this regard.
2.	Add all Land Owners as Promoters in Application & Development Agreement and provide details of landowners & their notarized declaration in Form B, MOU/Development Agreement /POA etc. under promoter/landowner/Investor field - Refer Circular No. 12/2017. Kindly also add Santacruz Mangal Murti CHS as Landowner.	We are uploading clarificatory letter in support of our application.
3.	Provide Readable copy of full Registered Development Agreement in the Landowner/ Investor's details Tab	We have uploaded the readable copy of the registered development agreement in multiple parts due to size constraint.
4.	Provide Affidavit and Notarized Declaration in Form B format for landowners mentioned in the application form	As submitted in clarificatory letter in response to query no. 2, Form B for Santacruz Mangal Murti CHS is not required to be uploaded.
5.	Legal Encumbrance report - Provide correct CTS no./ Survey no. as mentioned in application	We will rectify the address in the application itself and

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		hence no revision in the legal encumbrance report is required.
6.	Agreement for sale - Provide Payment Schedule as per format mentioned in Model AFS. IF deviation provide in Deviation Report. Carpet Area variation clause +/- 3% missing. Provide carpet variation clause as per Model AFS (Refer Annexure A provided under Maha RERA Rule 10(1) of the Rules. Blanket consent / Irrevocable consent of Allottee should not be taken for change / modification/ revision of sanctioned plan and additional construction/ floor in the said project. As additions and modifications are done in clauses of model AFS, kindly provide deviation for same	We have uploaded the revised agreement for sale and there is no deviation in the agreement for sale as compared to the model format prescribed by MahaRERA.
7.	Provide dated Deviation Sheets for Agreement for Sale on Promoter's Letterhead - provide all the deviated clauses and additional clauses with respect to model Agreement for Sale in full	There is no deviation in the agreement for sale as compared to the model format prescribed by MahaRERA.

We hope that the documents / information submitted will suffice to your satisfaction and request you to process the application.

Thanking you.

For **AMBIT BUILDERS & DEVELOPERS**

Rajendra Prasad Sharma
(Partner)

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Place: Mumbai
Date: 17th July, 2023

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