AMBIT
— REALTORS & DEVELOPERS —
VALUES, THAT ADD VALUE

AMBIT REALTORS & DEVELOPERS PVT LTD

Date: 25th July, 2023

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 23rd July, 2023 and 24th 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.	Please refer UD's resolution dated 23.02.2023 and subsequent MahaRERA's order u/no 45 of 2023 dated 15.05.2023, regarding verifying the authenticity/genuineness of CC/OC. Kindly, note that on receipt of comments from the competent authority from their designated email on respective MahaRERA email (as mentioned in order u/no. 45 of 2023 dated 15.05.2023) your application will be processed. Confirmation email is yet to be received	We have again requested the SRA authorities to send the confirmation / verification email to the designated mail addresses.
2.	In building details, No. of Sanctioned Floors-7 of wing A,B,C & D/No of Units-5 Shops of Wing B/No of Apartments-20,14,14 of Wing-A,B, & C does not tally with No. of Sanctioned Floors-6,6,5,5 of wing A,B,C & D/No of Units-4 Shops of Wing B/No of Apartments-24,12,110 of Wing-A,B, & C, as per the sanctioned plan, kindly correct as per the sanctioned plan.	We have given below the detailed clarification for your satisfaction.
3.	Form 3 - Please mention unit consideration as per ready reckoner rate in Table C. In case of any further clarifications required, please contact helpdesk/SRO or attend open house meeting.	We have revised the form 3, wherever required and the same has been uploaded for review.

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Clarification for query no. 2:

As per the current approved plan, we have been sanctioned FSI (excluding fungible) of 5,286.13 sq. mtr. for sale building and we are consuming the same for development of below-mentioned table:

Floor / Wing	A Wing (No. of Units)	B Wing (No. of Units)	C Wing (No. of Units)	D Wing (No. of Units)	Total (No. of Units)
Gr. Floor	7	5	-	-	12
1st Floor	4	2	2	4	12
2nd Floor	4	2	2	4	12
3rd Floor	4	2	2	4	12
4th Floor	4	2	2	4	12
5th Floor	4	2	2	4	12
6th Floor	4	2	-	-	6
Total	**31**	**17**	**10**	**20**	**78**

As per the approved plans and govt. approvals, we are eligible to get the fungible FSI of 1,753.92 sq. mtr. which along with existing sanctioned FSI of 5,286.13 sq. mtr. becomes 7,040.05 sq. mtr and we are consuming the same for development of below-mentioned table:

Floor / Wing	A Wing (No. of Units)	B Wing (No. of Units)	C Wing (No. of Units)	D Wing (No. of Units)	Total (No. of Units)
Gr. Floor	7	5	-	-	12
1st Floor	4	2	2	4	12
2nd Floor	4	2	2	4	12
3rd Floor	4	2	2	4	12
4th Floor	4	2	2	4	12
5th Floor	4	2	2	4	12
6th Floor	4	2	2	4	12
7th Floor	4	2	2	4	12
Total	**35**	**19**	**14**	**28**	**96**

We have annexed herewith a copy of the approved IOA report in which SRA has approved the plan for Basement + Gr. /Stilt (pt). + 7 upper floors for Sale composite building. SRA allows the developer to pay the fungible premium and buy the fungible FSI at a later stage and accordingly we shall pay buy the fungible FSI at a later stage. Due to limitation of current sanctioned FSI, we had proposed for basement + Gr. + 6 upper floors only and once we load the fungible FSI, we shall get the amended plans approved till 7th Floors.

Further note that we have entered into a Development Agreement (DA) with M/s. Saibaba Cooperative Housing Society Limited (landowner). By virtue of such DA, we have to give few units to existing members of the M/s. Saibaba CHSL, free of cost, and we won't be able to sell those units in the open market. A reference may be taken for list of the existing members of the society from the annexure B of the DA with M/s. Saibaba CHSL as uploaded in the landowner's tab of the application in which a list of 18 existing members is given. 2 out of 18 members have requested to buy additional area and hence, we have classified 16 flats (8 flats

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in A wing and 8 flats in D wing – 2 flats on each floor from 1st to 4th floors) to be given to the 16 existing members.

Hence, we had updated the details only those units in the application as well as form 3 which are available for selling in the open market and details of the same are given in the table below for your ready reference:

Floor / Wing	A Wing (No. of Units)	B Wing (No. of Units)	C Wing (No. of Units)	D Wing (No. of Units)	Total (No. of Units)
Gr. Floor	7	5	-	-	**12**
1st Floor	2	2	2	2	**8**
2nd Floor	2	2	2	2	**8**
3rd Floor	2	2	2	2	**8**
4th Floor	2	2	2	2	**8**
5th Floor	4	2	2	4	**12**
6th Floor	4	2	2	4	**12**
7th Floor	4	2	2	4	**12**
Total	**27**	**19**	**14**	**20**	**80**

Based on the above, we would like to state that we have appropriately reported the number of saleable units in the application and the form 3 – CA Certificate.

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

Thanking you.

For **AMBIT BUILDERS AND DEVELOPERS**

Rajendra Prasad Sharma
(Partner)

Place: Mumbai

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N-1

SLUM REHABILITATION AUTHORITY

Subject :- Approval of plans of proposed Composite Building in Proposed S.R. Scheme under Reg.33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS. No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai **With** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Santacruz TPS-V, Santacruz (E), Mumbai- 400055.

Architect :- Shri Suraj M. Sawant of M/s. Setsquare project Consultant

Developer :- M/s. Ambit Builders & Developer

Scheme-I Reg.33(10)

Society :- "Santacruz Mangalmurti CHS (Ltd.)"

Scheme-II Reg.33(11)

Society :- "Sai baba CHS Ltd."

Architect Shri. Suraj Sawant of M/s. Setsquare Project Consultants vide his application dtd.29/08/2022, has requested to issue IOA of proposed Composite Building. The scrutiny report is submitted as under.

To allow to attach the correspondence of Santacruz Mangalmurti CHS (Ltd.) in S.R. scheme file as single amalgamated S.R. scheme u/no. HE/MHADA & STGOVT/0002/20201110/LOI:

In this case, the S.R. Scheme of Santacruz Mangalmurti CHS (Ltd.) under regulation 33(10) of DCPR-2034 was proposed to be amalgamated with S.R. Scheme of Sai baba CHS Ltd. under regulation 33(11) of DCPR-2034. The LOI for the amalgamated schemes is issued on 26/08/2022.

So, Architect has requested to allow further approvals and to attach all the correspondence/documents of the file of Sai baba CHS Ltd. in the file of S.R. Scheme under single file under no. HE/MHADA & STGOVT/0002 /20201110/LOI, since the S.R. Scheme of Sai baba CHS Ltd. is amalgamated with the S.R. Scheme under reference. The correspondence/documents file of Sai baba CHS Ltd is attached with the file of the existing S.R. Scheme of Santacruz Mangalmurti CHS (Ltd.) u/no. HE/MHADA & STGOVT/0002/20201110/LOI.

'A' In view of above, E.E. (SRA)'s approval is requested to allow proposed both S.R. Schemes under one file No. HE/MHADA & STGOVT/0002/20201110/LOI of existing S.R. Scheme treating as single S.R Scheme and to allow discontinuation of other file number i.e. HE/PVT/0128/20220323.

S. E. (S.R.A.) A.E. (S.R.A.)

Plans Approval: -

Reference is requested to the LOI report for approval of the plans of the Composite building in Proposed SR scheme u/ref. Approval of Hon'ble CEO (SRA) in LOI file no. HE/MHADA&STGOVT/0002/20201110/LOI & HE/PVT/0128/20220323 dtd. 26/08/2022 is at Pg. C/57 to C/93 in which various concessions/ relaxations /special permissions required for approval of plans of the Composite Building are approved by Hon'ble CEO(SRA). The details of Composite building is as under:-

Bldg.	Wing	No. of floors	Height
Composite	Rehab	Basement +Gr + 1st to 7th (pt) upper floors.	23.95
	Sale	Basement (pt)+ Gr./stilt(pt.) + 7th upper floors.	23.95

Now Architect has proposed Composite building comprising of Rehab wing Basement +Gr + 1st to 7th (pt) upper floors with height 23.95 mtr. and Sale wing Basement (pt)+ Gr./stilt(pt.) + 6th (pt) upper floors with 21.05 mtr.

BUA Statement :-

	As per LOI dtd.26/08/2022			As per Proposed Plans			Remarks
	33(10)	33(11)	Total	33(10)	33(11)	Total	
Rehab BUA	2885.84	--	2885.84	2885.84	--	2885.84	Within Permissible limit of LOI parameter.
Rehab Component	3735.69	--	3735.69	3735.69	--	3735.69	
Sale Permissible	3735.69	1550.44	5286.13	3735.69	1550.44	5286.13	
PTC BUA		789.86	789.86		789.86		
Sale Proposed	3735.69	1550.44	5286.13	3735.69	1550.44	5286.13	
Ht. of the Bldg.	23.95 Mtr. (Rehab + Sale)			Rehab wing 23.95 Mtr.	Sale wing 21.05 Mtr.		
No. of Parking	Rehab+ PTC		19 Nos.	Rehab+ PTC		19 Nos.	
	Sale		99 Nos.	Sale		79Nos	

It can be seen that the proposed Rehab BUA/Rehab Component, Sale BUA & other parameters are within permissible limit of LOI parameters. Further architect has submitted society registration copy as at pg. C/117

In view of above, Executive Eng. (SRA) H/E's approval is requested,

"X"

1) To sidelined para "A" of above report.
2) To draft IOA at Pg. C/95 to C/101
3) To draft Plans at Pg. C/103 to C/115

29.08.22

S.E.(SRA)"H/E"ward

30-08-22

A.E.(SRA) "H/E"ward

Executive Eng. (SRA) H/E

Approved as proposed

2/9/22

AE (H/E)

30/08