



GUN RAJAN CONSTRUCTIONS

Shop No.1, Bldg. No.11, Sah Niwas Co-op Hsg. Soc. Ltd., Near Dutt Mandir, Vivek College Road, Siddharth Nagar No.4, Goregaon (West), Mumbai - 400 104. Tel. No. 022 2877 8409, Email : gunrajanconstructions@gmail.com

Date: 6th December, 2023

To
MAHARERA

Subject: Clarification on for selling the flats before Maharashtra RERA Registrar on
Project Name: Vallabh Krupa CHSL

Dear Madam/Sir,

We have undertaken construct on work of redevelopment project known as Vallabh Krupa CHSL which is a project on land bearing CTS no. 644/A/1 & 645, 645/1 & 2 of Village Pahadi Goregaon (West) admeasuring 1,480.13 Sq. Mtr. as per PRC of Village Pahadi Goregaon (West), Taluka Goregaon in Mumbai Suburban District situated at S. V. Road, Goregaon West, Mumbai – 400104.

This being a redevelopment project the sold inventories are actually the inventories of existing members of the society and the received amount is for the extra area purchased by the existing members of the society as per their Permanent Alternate Accommodation Agreement. The Details and List of the same is as below:

Sr. No.	New Flat Allotment No.	RERA Carpet Area in Lieu of Old Flat (in Sq. Mtrs.)	Extra RERA Carpet Area Purchased (in Sq. Mtrs.)	Total RERA Carpet Area of the New Flat/Shop (in Sq. Mtrs.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivables
1	A- Shop No. 1	23.69	12.91	36.60	49,35,000	4,93,500	44,41,500
2	A- Shop No. 2	23.69	10.41	34.10	39,75,000	3,97,500	35,77,500
3	A- Shop No. 3*	19.05	1.11	20.16	5,75,000	0	5,75,000
4	A- Shop No. 4	18.68	1.77	20.45	7,00,000	70,000	6,30,000
5	A- Shop No. 5	24.15	8.08	32.23	31,00,000	3,10,000	27,90,000
6	A- Shop No. 7	23.60	0	23.60	0	0	0
7	A-201	45.52	0	45.52	Refer Note below		
8	A-202	12.08	0.46	12.54	85,001	8,500	76,501
9	A-202A*	15.00	3.67	18.67	7,80,000	0	7,80,000
10	A-203	42.08	16.54	58.62	29,05,020	2,90,502	26,14,518
11	A-301	43.74	0	43.74	Refer Note below		
12	A-302	24.15	2.69	26.84	4,78,000	47,800	4,30,200
13	A-304	57.13	3.72	60.85	6,50,000	65,000	5,85,000
14	A-401	11.98	28.80	40.78	51,68,000	5,16,800	46,51,200
15	A-402	34.83	4.46	39.29	8,18,000	81,800	7,36,200
16	A-404	57.50	8.08	65.58	14,37,000	1,43,700	12,93,300



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17	A-501	43.74	0	43.74	Refer Note below		
18	A-502	36.41	6.04	42.45	11,22,000	1,12,200	10,09,800
19	A-504	64.74	0.84	65.58	1,65,001	16,500	1,48,501
20	A-601	43.74	0	43.74	Refer Note below		
21	A-602	42.08	0.37	42.45	70,000	7,000	63,000
22	A-603	44.21	18.77	62.98	35,07,000	3,50,700	31,56,300
23	A-604	64.74	0.84	65.58	1,65,000	16,500	1,48,500
24	A-701	43.74	0	43.74	Refer Note below		
25	A-703	43.98	4.60	48.58	8,29,000	82,900	7,46,100
26	A-704	31.58	36.79	68.37	68,54,000	6,85,400	61,68,600
27	A-801	43.74	0	43.74	Refer Note below		
28	A-802	42.46	0	42.46	0	0	0
29	A-803	57.41	5.57	62.98	10,61,000	1,06,100	9,54,900
30	A-804	73.38	6.60	79.98	12,34,000	1,23,400	11,10,600
31	A-901	43.74	0	43.74	Refer Note below		
32	A-902	36.41	6.04	42.45	11,26,500	1,12,650	10,13,850
33	A-903	56.86	9.01	65.87	16,78,500	1,67,850	15,10,650
34	A-1001	37.81	2.97	40.78	5,60,000	56,000	5,04,000
35	A-1002	39.49	2.97	42.46	5,60,000	56,000	5,04,000
36	A-1003	64.68	1.21	65.89	2,20,000	22,000	1,98,000
37	A-1004	64.75	18.21	82.96	33,85,000	3,38,500	30,46,500
38	A-1101	43.74	0	43.74	Refer Note below		
39	A-1102	41.19	0	41.19	Refer Note below		
40	A-1103	64.65	1.21	65.86	2,30,000	23,000	2,07,000
41	A-1201	43.74	0	43.74	Refer Note below		
42	A-1202	41.19	0	41.19	Refer Note below		
43	A-1301	43.74	0	43.74	Refer Note below		
44	A-1302	41.19	0	41.19	Refer Note below		
45	A-1401	43.74	0	43.74	Refer Note below		
46	A-1402	41.19	0	41.19	Refer Note below		
47	A-1501	43.74	0	43.74	Refer Note below		
48	A-1502	41.19	0	41.19	Refer Note below		
49	A-1601	43.74	0	43.74	Refer Note below		
50	A-1602	41.19	0	41.19	Refer Note below		
51	A-1604	46.04	0	46.04	Refer Note below		
52	A-1604A	41.29	0	41.29	Refer Note below		



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53	A-1701	43.74	0	43.74	Refer Note below		
54	A-1702	41.19	0	41.19	Refer Note below		
55	A-1704	46.04	0	46.04	Refer Note below		
56	A-1704A	41.29	0	41.29	Refer Note below		
57	B-202	40.70	0	40.70	Refer Note below		
58	B-203	51.82	4.66	56.48	8,06,000	80,600	7,25,400
59	B-301	71.25	4.18	75.43	7,50,000	75,000	6,75,000
60	B-302	40.70	0	40.70	Refer Note below		
61	B-303	51.65	8.55	60.20	14,98,000	1,49,800	13,48,200
62	B-401	71.25	4.18	75.43	7,85,000	78,500	7,06,500
63	B-402	40.69	0	40.69	Refer Note below		
64	B-501	71.25	4.18	75.43	7,85,000	78,500	7,06,500
65	B-502	40.69	0	40.69	Refer Note below		
66	B-503	51.54	8.66	60.20	16,18,600	1,61,860	14,56,740
67	B-601	71.25	7.06	78.31	13,20,400	1,32,040	11,88,360
68	B-602	40.69	0	40.69	Refer Note below		
69	B-603	51.54	8.66	60.20	16,18,000	1,61,800	14,56,200
70	B-702	40.70	0	40.70	Refer Note below		
71	B-801	70.62	13.48	94.50	29,81,500	2,98,150	26,83,350
72	B-802	51.13		40.73			
73	B-901	70.60	23.78	94.38	46,72,400	12,67,240	34,05,160
74	B-902	40.69	0	40.69	0	0	0
75	B-1001	94.38	0	94.38	0	0	0
76	B-1002	40.69	0	40.69	Refer Note below		
77	B-1102	40.70	0	40.70	Refer Note below		
78	B-1202	40.69	0	40.69	Refer Note below		
79	B-1302	40.69	0	40.69	Refer Note below		
80	B-1402	40.69	0	40.69	Refer Note below		
81	B-1502	40.69	0	40.69	Refer Note below		
82	B-1601	53.12	0	53.12	Refer Note below		
83	B-1602	42.53	0	42.53	Refer Note below		
84	B-1603	40.70	0	40.70	Refer Note below		
85	B-1701	53.12	0	53.12	Refer Note below		
86	B-1702	42.53	0	42.53	Refer Note below		
87	B-1703	40.70	0	40.70	Refer Note below		

* Permanent Alternate Accommodation Agreement not registered



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Note: Total 43 Flats having Total RERA Carpet Area of 1838.15 Sq. Mtr. are to be surrendered to BMC for Project Affected Person

Copy of All Permanent Alternate Accommodation Agreements registered are attached herewith for your ready reference.

We declare that we have not sold any inventory from our sale component as it is contravention to section 3 of Maharashtra RERA Act, 2017 and the same will be sold in future in compliance with MAHARERA Act, 2017 only.

Thanking You.

For M/s Gun Rajan Constructions

Rajesh J. Shah

Partner