

MOSIAC LAND DEVELOPERS PVT. LTD.

CIN NO.U45201MH1995PTC084594

Registered Office At: A-5, Everest Premises, Tardeo Road, Tardeo, Mumbai 400034

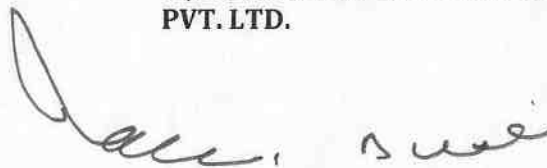
DECLARATION ABOUT COMMENCEMENT CERTIFICATE (Form - D)

- A. Name of the Promoter / organization **M/S. MOSIAC LAND DEVELOPERS PVT. LTD.** through its Directors **Mr. Ramesh Parsram Bhatia.**
- B. Name of project **GREEN VALLEY BAVDHAN** (Old) S.No.18/1 & S.No.17/2/A/2 to 17/2/A/9 (New) S.No.(i) 17/2/A/Plot/No./B (ii) 17/2/A/Open Space No./2, (iii) 17/2/A/Road Widening/No./2, (iv) 17/2/A/Amenity Space No./2 at Village Bavdhan Khurd, Tal.Mulashi, Dist.Pune.
1. We are aware that as per section 4(2) (c & d) of RERA act, 2016, read with Rules & Regulations made there under, authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
 2. Accordingly, we have obtained layout approval from Pune Municipal Corporation, Pune (Planning authority) on **30.12.2021** For **A & E Building/** Floors.
 3. Also, the Commencement Certificate / Building plan are approved by Pune Municipal Corporation, Pune (Planning authority / Competent Authority) on **30.12.2021** bearing No.CC/**3013/21**. Further, commencement certificate is granted up to **plinth/ with zero FSI)/B+Parking+10th Habitable Floors.** (Out of approved total **10th Floor** Habitable/ Floors.
(Provide table if there are more than one building)
 4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

PS : - Please refer Explanatory note for Commencement Certificate attached herewith.

**M/S. MOSIAC LAND DEVELOPERS
PVT. LTD.**



Ramesh Parsram Bhatia
(Sign and stamp)



MOSIAC LAND DEVELOPERS PVT LTD.

CIN NO.U45201MH1995PTC084594

A-5, Everest Premises, Tardeo Road, Tardeo, Mumbai 400 034

EXPLANATORY NOTE

Date : - 21/02/2022

To,
The Rera Authorities

I, RAMESH PARSRAM BHATIA, Age : 78 yrs. Occu : **Business**, Residing at : A-5, Everest Premises, Tardeo Road, Tardeo, Mumbai 400034, Director of Promoter, MOSIAC LAND DEVELOPERS PVT. LTD., do hereby confirm that : -

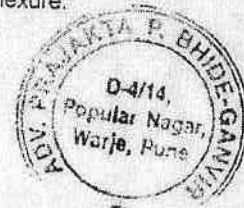
1. **Land Under Consideration** :- Property bearing (Old) S.No.18/1 & S.No.17/2/A/2 to 17/2/A/9 (New) S.No.(i) 17/2/A/Plot/No./B (ii) 17/2/A/Open Space No./2, (iii) 17/2/A/Road Widening/No./2, (iv) 17/2/A/Amenity Space No./2 admeasuring 14800 sq.mtrs. being and lying at Village Bavdhan Khurd, Tal.Mulashi, Dist.Pune. (Said Land)
2. I hereby state that Mrs. Shakuntala Ramesh Jaju, Mr. Narsu Bhau Dagade and others have executed multiple documents including but not limited to Articles of Agreement/s, Power of Attorney/s etc in favour of M/S. Mosiac Land Developers Pvt. Ltd. thereby transferring complete and irrevocable rights to Construct/Develop/ Transfer/Assign/Sale etc on the said land. The complete details of all the documents executed are mentioned in Title Report of the promoter i.e. MOSIAC LAND DEVELOPERS PVT. LTD. in the prescribed Format - A. The same is uploaded on RERA Website under the given head. Relevant extract of the Title Report is attached herewith for ready reference.



- 3) **OPINION:** Based on the document provided to me, the search of records and relying on the documents and subject to whatsoever stated above, I am of the opinion that **M/S. MOSIAC LAND DEVELOPERS PVT. LTD.** as per multiple Articles of Agreement/s and Power of Attorney/s, POA holder of land owners namely Shri.Narsu Bhau Dagde, Jalinder Narsu Dagade, Santosh Narsu Dagade & others, Shakuntala Ramesh Jaju, Prashant Suresh Bhutada, Sushila Suresh Bihani, Surekha Chandrakant Bhattad, Suchita Jagdish Bhutada, Pramila Suresh Bhutada, Namdeo Manik Wagaj, Anjanabai Dhanaji Godse, Anjana Pandurang Hande, Meena Raju Gaikwad, Jayashree Dattatray Kalate is entitled to develop the said property according to the sanction Plan and terms and conditions mentioned in revised Commencement Certificate bearing No. CC/3013/21 dtd.30.12.2021 for Building No.A & E and further the developer has right to Transfer/Assign/Sale the tenements/flats of the A & E buildings to be constructed over the said property to various prospective purchasers.
- 4) The report reflecting the flow of the title of the (owner/promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Pune:
Date: 21/02/2022.

Panjit



Adv. Prajakta Bhide-Ganvir

3. Further, pursuant to execution of all the documents as mentioned above, the promoter M/s Mosiac Land Developers Pvt. Ltd. has acquired complete and irrevocable rights on the said parcel of land, because of which, the previous owners of the said parcel of land are left with absolutely no rights over the said land.

Also, please note after the said deal was completed, the previous owner is not associated with the promoter M/s Mosiac Land Developers Pvt. Ltd. in any manner as the same was not needed anytime thereafter.

In light of the same, though the name of the previous owner gets reflected on the commencement certificate due to some technical reasons, under no circumstances his name can be added in the field of co-promoter under



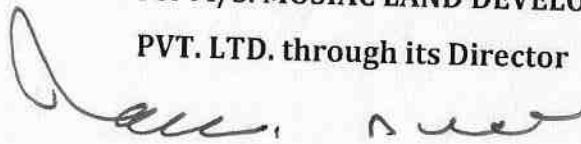
the Rera Website as legally the previous land owners have no rights or responsibilities attached to them with respect to the said land.

4. Also, on the basis of the same set of documents, M/s Mosiac Land Developers Pvt. Ltd. have already completed phase-I consisting of 4 buildings viz; B C & D & P1 under Housing Project named as "**GREEN VALLEY**" on the said land. We have completed the construction of the said buildings and obtained Completion Certificate No.OCC/1539/11 dated 28.03.2012 issued by Pune Municipal Corporation in respect of building B C & D consisting of **121 Flats** and Completion Certificate from P.M.C. under No.BCO/14/05/132 dated 14.03.2008 in respect of building P1 consisting of **25 Flats**.
5. We i.e. M/s. Mosiac Land Developers Pvt. Ltd. in the capacity of owner and developer are now intending to construct the Phase-II consisting of Building No **A & E** having **70** flats. We have obtained revised **CC/3013/21** dated 30.12.2021 by Pune Municipal Corporation and hereby reconfirm that the project solely belongs M/s. Mosiac Land Developers Pvt. Ltd.
6. I once again state that the right to Construct/Develop/ Transfer/Assign/Sale the flats of the A & E buildings over the said property are completely and irrevocable in favour of M/s. Mosiac Land Developers Pvt. Ltd.

This is for your information and record.

In light of the above mentioned facts, we request you to please grant us the RERA Registration at the earliest.

For M/S. MOSIAC LAND DEVELOPERS
PVT. LTD. through its Director



Ramesh Parsram Bhatia

