

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format - D)

(Read circular no.32 12021 Dated-----)

A. Name of the Promoter/ organization: M/s. Sheth Developers Pvt. Ltd

B. Name of project with CS/CTS/survey no:- Vasant Lawns / Mauje Panchpakhadi Thane On Plot bearing.35/4A, 35/8, 35/9/A, 51/4/A, 51/5/A, 52/A/1/1, 52/A/1/2, 35/A/1/3, 52/B, 52/A/2/A, 52/A/2/B, 52/A/2/C, 53/2, 53/3, 53/4, 70/2/B, 70/2/C, 70/3, 70/9/C, 70/10/C, 70/10/D, 70/11/B, 71/1/A/2, 71/1/A/3, 71/1/B, 71/3/B, 71/4, 71/5, 72/1/B, 72/1/C, 72/4/B, 72/4/C, 72/6, 72/7/B, 72/7/C, 72/7/D, 72/7/E, 72/7/G, 72/8, 72/10 & 526 (pt)

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 Amended Plan approval from Executive Engineer, Town Development Department Municipal Corporation of The City of Thane Proposal on 22.04.2022 For Vasant Lawns Building No. 8 & 9.
3. Also. the commencement certificate/Building plans are approved by Executive Engineer, Town Development Department Municipal Corporation of The City of Thane on 22.04.2022 Further. commencement certificate is granted upto 32nd Habitable Floors.for Building No.8 & Up to 4th Habitable Floors for Building No.9 (Out of approved total-Habitable / Floors).
4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

Thanking you,

Yours faithfully,

M/s. Sheth Developers Pvt. Ltd

Ashwin
Natwarlal
Sheth

Digitally signed
by Ashwin
Natwarlal Sheth
Date: 2022.05.05
16:32:52 +05'30'

Ashwin N. Sheth
(Managing Director)



Certificate No. 4923

THANE MUNICIPAL CORPORATION, THANERegulation
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****COMMENCEMENT CERTIFICATE**

Amended Permission: Building No.8: Lower Basement + Upper Basement + Stilt + Part Podium + 1st to 32nd floor.
 Building No.9: Lower Basement + Upper Basement + Stilt + Part Podium + 1st to 16th floor.
 Amended C.C.: Building No.8: Lower Basement + Upper Basement + Stilt + Part Podium + 1st to 32nd floor.
 Building No.9: Lower Basement + Upper Basement + Stilt + Part Podium + 1st to 4th floor.

V. P. No. S04/0186/21 (2003/181)

TMC / TDD / 4034/22

Date: 22/04/2022

To, Shri / Smt. 10 Folds Architects and Consultants (Architect)

Shri (Owners)
 M/s. Sheth Developers Pvt. Ltd. Director of Shri. Ashwin Sheth (POAH)

With reference to your application No. 8545 dated 22/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Mauje Panchpakhadi Sector No. 4 Situated at Road / Street As below S.No. / C.S.T. No. / F. P. No. As below

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you. Mauje Panchpakhadi, Thane on Plot bearing 35/4A, 35/8, 35/9A, 51/4A, 51/5A, 52/A/1/1, 52/A/1/2, 52/A/1/3, 52/B, 52/A/2/A, 52/A/2/B, 52/A/2/C, 53/2, 53/3, 53/4, 70/2/B, 70/2/C, 70/3, 70/9/C, 70/10/C, 70/10/D, 70/11/B, 71/1/A/2, 71/1/A/3, 71/1/B, 71/3/B, 71/4, 71/5, 72/1/B, 72/1/C, 72/4/B, 72/4/C, 72/6, 72/7/B, 72/7/C, 72/7/D, 72/7/E, 72/7/G, 72/8, 72/10 & 526 (Pt)
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. NOC from Storm Water Drainage and Tree Department need to be submitted before Plinth Certificate.
7. Authority will not supply water for construction (Optional).
8. Information Board to be displayed at site till Occupation Certificate.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
 CONTRAVENTION OF THE APPROVED PLANS
 AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
 UNDER THE MAHARASHTRA REGIONAL AND TOWN
 PLANNING ACT. 1966**

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

9. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the Commencement Certificate.
10. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
11. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
12. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate(Optional).
13. Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
14. Before applying for OC it is mandatory to obtain Sanad from Collector Office.
15. Before submitting application for Plinth Intimation it is mandatory to submit Final TILR map showing plot boundary.
16. It is binding on Developer keep open the Access as per Deed of Right of Way.
17. It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR.
18. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
19. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
20. Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation Certificate.

सावधान

“नवजु नवप्रमाणितार बांधकाम न करणे तराच विकास मिश्रकषण निधनावलीमुक्त आरम्भक त्या परवानग्या न घेता बांधकाम बाधर बाधे, महाकाय प्रादेशिक व नगर कला अधिनियमाचे कलम ५३ अनुसार दंडकलम मुक्त आहे. नगराची कात्तीत जाला ३ वर्षे दंड व रु. ५०००/- दंड होऊ शकतो”

Your's faithfully,



Executive Engineer,
Town Development Department,
Municipal Corporation of
The City of Thane.