

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format – D)

(Read circular no.32 /2021 Dated: 07/06/2021)

A. Name of the Promoter/ Organization: - JHAMTANI REALTY PRIVATE LIMITED through its Director Mr. Parmanand Melhumal Jhamtani

B. Name of the project: - ACE VILLAS, CTS No. 1166, 1170, Mundhwa, Pune City, Pune

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016, read with Rules & Regulations made thereunder, an authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
2. We have acquired the land for the project Ace Villas from M/s. Dusk Realty LLP by and under Sale Deed dated 19/10/2022, registered with the office of the Sub Registrar Haveli No. 19 at serial no. 20396/2022.
3. We have obtained in the name of the Erstwhile owners a layout approval from Pune Municipal Corporation (Planning authority) on 11/11/2022 for land collectively admeasuring 2960.653 square metres being (i) portion admeasuring 2292.87 square metres (including area under internal road admeasuring 645.16 square metres) carved out of City Survey No. 1166 (corresponding Survey No. 92/9) total admeasuring 2900 square metres and (ii) portion admeasuring 667.78 square metres carved out of City Survey No. 1170 (corresponding Survey No. 92/8) total admeasuring 4900 square metres lying, being and situate at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation.
4. Also, the commencement certificate/Building plans are approved by Pune Municipal Corporation (Planning Authority/ Competent Authority) on 11/11/2022 **bearing Commencement Certificate No. CC/2105/2022**. Further, a commencement certificate is granted for the **14 Numbers of Units (1 to 7 and 8 to 14) sanctioned with Ground + 4 Floors** for each Unit.
5. Further, the commencement certificate/ approvals, as and when approved will be uploaded under the document section of this project immediately.

For JHAMTANI REALTY PRIVATE LIMITED

Through its director




Mr. Parmanand Melhumal Jhamtani

Date: 15/11/2022