



(Format - D)

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

A. Name of the Promoter/ organization – NYATI REALTORS LLP

B. Name of Project “NYATI ESTEBAN II” (forming part of the Whole Project “**NYATI ESTEBAN**” being developed in stages/phases) which said Project called “**NYATI ESTEBAN II**” is being implemented by NYATI REALTORS LLP on a portion admeasuring 20434.30 sq. mtrs. out of the the Sub-Divided Plot No. 1 admeasuring 63603.24 sq.mtrs out of the Sub-Division Layout [Sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate bearing No. CC/1041/22 dated 21.07.2022] in respect of the contiguous block of land admeasuring 87281 sq. mtrs (“**said Larger Land**”) earlier formed of the lands/ land portions out of various Hissa Numbers out of **Survey Nos. 4(P)+21(P)** (as **mentioned in the commencement certificate.**), Village Undri, but upon effect of such sub-division layout having been given on the Revenue Records vide Mutation Entry No. 12148 dated 07.06.2023, **the said Larger Land admeasuring 87281 sq. mtrs.** has been assigned following new Survey Numbers, all situate, lying and being at Village Undri, within the Registration Sub-District of Taluka Haveli, District Pune and falling within the extended limits of Municipal Corporation of Pune:

NEW SURVEY NO. / HISSA NO.	TOTAL AREA (IN SQ.MTRS.)
4/21/1/1/Plot/1	53145.83
4/21/1/2/Plot/2	7200
4/21/1/3 – Open Space 1	609.53
4/21/1/4 – Open Space 2	5384.36
4/21/1/5 – Open Space 3	1630.02
4/21/1/6 – Open Space 4	800
4/21/1/7 – 12 M Internal Road	2833.50
4/21/1/8 – Amenity Space	12635.86
4/21/1/9 – 15 M Road	3041.90
TOTAL	87281.00

NYATI REALTORS LLP

Nyati Unitree, Survey No. 103/129, Plot B+C of CTS No. 1995 and CTS No. 1996B, Yerwada, Pune-Nagar Road, Pune 411006, India

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LLP identification number: AAC-7511



Out of the above, **the said Land viz. said “Sub-Divided Plot bearing No. 1” admeasuring 63603.24 sq. mtrs.** is comprised of the following:

NEW SURVEY NO. / HISSA NO.	TOTAL AREA (IN SQ.MTRS.)
4/21/1/1/Plot/1	53145.83
4/21/1/3 – Open Space 1	609.53
4/21/1/4 – Open Space 2	5384.36
4/21/1/5 – Open Space 3	1630.02
4/21/1/7 – 12 M Internal Road	2833.50
TOTAL	63603.24

1. We are aware that as per section 4[2] (c & d) of Real Estate (Regulation and Development) Act 2016, read with Rules & Regulations made there under, an 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 Building Plan approval from the Pune Municipal Corporation, Pune (PMC) vide Commencement Certificate No CC/1430/23 dated 15.09.2023 in respect of, inter-alia, 5 (Five) Buildings bearing Nos. **“D1”, “D2”, “D3”, “D4” and “D5”** which shall comprise the said Project **“Nyati Esteban II”** forming part of the Whole Project **“Nyati Esteban”**, as follows:

Building No.	No. of Floors which are presently sanctioned as per the said Building Plans sanctioned on 15.09.2023
“D1”	B + PODIUM + STILT + 25 UPPER FLOORS
“D2”	B + PODIUM + STILT + 25 UPPER FLOORS
“D3”	B + PODIUM + STILT + 25 UPPER FLOORS
“D4”	B + PODIUM + STILT + 25 UPPER FLOORS
“D5”	B + PODIUM + STILT + 16 UPPER FLOORS

3. We have presently obtained approval from Pune Municipal Corporation, Pune (PMC) vide Commencement Certificate No. CC/1430/23 dated 15.09.2023 for the Building Plans in respect of, inter-alia the said 5 Buildings/Wings bearing Nos. **“D1”, “D2”, “D3”, “D4” and “D5”** of the said Project **“Nyati Esteban II”**. The said Commencement Certificate No CC/1430/23 dated 15.09.2023 is granted, inter-alia, upto the Habitable Floors as given in following table in respect of the said Buildings/Wings bearing Nos. **“D1”, “D2”, “D3”, “D4” and “D5”** of the said Project **“Nyati Esteban II”**:



Building No.	No. of Floors which are presently sanctioned as per the said Building Plans sanctioned on 15.09.2023
"D1"	B + PODIUM + STILT + 25 UPPER FLOORS
"D2"	B + PODIUM + STILT + 25 UPPER FLOORS
"D3"	B + PODIUM + STILT + 25 UPPER FLOORS
"D4"	B + PODIUM + STILT + 25 UPPER FLOORS
"D5"	B + PODIUM + STILT + 16 UPPER FLOORS

4. Further, commencement certificate/ approvals, as and when approved/revised will be uploaded under document section of the project immediately.

Yours Faithfully

For **NYATI REALTORS LLP**


 Shri Piyush Nitin Nyati
 (Designated Partner)
 PROMOTER
 Date: 11.10.2023

