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ANNEXURE B



Certificate No. 5378

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 14)

SANCTION OF DEVELOPMENT  
PERMISSION/ COMMENCEMENT CERTIFICATE

Plot C

Wing 1- Basement + Lower Gr. + Upper Gr./1<sup>st</sup> Podium + 2<sup>nd</sup> to 4<sup>th</sup> Podium + Silt/Podium Top Flr. + 1<sup>st</sup> to 18<sup>th</sup> + Service Flr. + 19<sup>th</sup> to 35<sup>th</sup> Floor  
Wing 2- Basement + Lower Gr. + Upper Gr./1<sup>st</sup> Podium + 2<sup>nd</sup> to 4<sup>th</sup> Podium + Silt/Podium Top Flr. + 1<sup>st</sup> to 19<sup>th</sup> + Service Flr. + 20<sup>th</sup> to 40<sup>th</sup> Floor  
Wing 3- Basement + Lower Gr. + Upper Gr./1<sup>st</sup> Podium + 2<sup>nd</sup> to 4<sup>th</sup> Podium + Silt/Podium Top Floor + 1<sup>st</sup> Floor.  
Wing 4- Basement + Lower Gr. + Upper Gr./1<sup>st</sup> Podium + 2<sup>nd</sup> to 4<sup>th</sup> Podium + Silt/Podium Top Floor + 1<sup>st</sup> to 11<sup>th</sup> Floor.  
Club House - Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor

V. P. No. S04/0189/22 TMC/TDD 4437/23 Date: 7/7/2023  
To, Shri / Smt. M/s. Sparage Consultant (Architect)  
B/106, Natraj Bldg., Nahur, Mulund (W)  
Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 0325 dated 20/03/2023 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. \_\_\_\_\_ in village Panchpakhadi Sector No. IV Situated at Road / Street Pokhran Road No. 1 S. No. / C.S.T. No. 2F.P. No. 65, 66, 118/1, 118/2, 119/A/1/A, 119/A/1/B, 119/A/2, 119/B, 120/1/B, 131/A/1, 131/B, 132/2, 133/A, 133/B व 138/1/A.  
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.
5. This permission is being issued as per the provisions of sanctioned Development Plan and UDCPR. If any other statutory permission, as required, be obtained from any Department of the State or Central Govt. Departments/ undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to be obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority before issue of commencement certificate and compound wall with gate shall be constructed by leveling the surface & Separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.

**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.