

8355842601 - Roshmee Gajjar
SBI Adm. Thane - Triveni Pearl



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700055690

Project: **Triveni Pearl**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 297 (PT), (S No 51 H No 3/B/2) CTS No 302 (PT), (S NO 51 H No 5/1) at adharwadi, Kalyan, Thane, 421301;**

1. **Trescon Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400086.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **08/04/2024** and ending with **31/01/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-04-2024 18:24:05

Dated: 08/04/2024
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Kalyan Dombivli Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 277676

Permit No. : KDMCC/RB/2024/APL/00057

Proposal Code : KDMCC-23-109349

Date : 24/07/2024

Reference:- Building Permission No. : KDMCC/B/2024/APL/00311

Approval date : 08/02/2024

Building Name :	TRIVENI PEARL(Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,2ND FLOOR,TYPICAL 3RD TO 6TH FLOOR,TYPICAL 7TH-12TH-17TH FLOOR FLOOR,TYPICAL 8TH TO 11TH-13TH TO 16TH-18TH TO 21ST FLOOR,22ND FLOOR-RECREATION FLOOR
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To,

i)Trescon Limited,

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 297(P.T.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(P.T.), (S.NO.51 H.NO.5/1) AT VILLAGE -WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

ii) Shobhana Deshpande (Architect)

Sir/Madam,

With reference to your application No **RKDMCC202400255**, dated **12-07-2024** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.NO. 297(P.T.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(P.T.), (S.NO.51 H.NO.5/1)**, Final Plot No. -, Sector No. **3**, Mouje **WADEGHAR** situated at Road / Street -, Society **TRIVENI PEARL** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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 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. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding 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 with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. 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.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. 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.