



# 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 :  
**P51700054644**

Project: **Bhoomi Castle, Phase I** , Plot Bearing / CTS / Survey / Final Plot No.: **Survey & Hissa No.102/1/A(P),102/1/B/1(P) at Thane (M Corp.), Thane, Thane, 421204;**

1. **Gajra Ventures Private Limited** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400703.*

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 (I) 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 **02/02/2024** and ending with **31/12/2030** 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:02-02-2024 17:11:42

Dated: 02/02/2024

Place: Mumbai

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



# THANE MUNICIPAL CORPORATION, THANE

UDCPR REGULATION NO. 2.6 27  
(Registration No. 3-8-24)

## PERMISSION / COMMENCEMENT CERTIFICATE

इमारत - विंग १ मॅजेस्टि :- स्टिळ + १ला मजला-पोडीयम२ + २रा मजला-पोडीयम२ + ३रा मजला  
इमारत - विंग १ सुप्रिम :- स्टिळ + १ला मजला-पोडीयम२ + २रा मजला-पोडीयम२ + ३रा मजला  
इमारत - विंग २ मोनार्क :- स्टिळ + १ला मजला-पोडीयम२ + २रा मजला-पोडीयम२ + ३रा मजला  
इमारत - विंग ३ हायनेस :- स्टिळ + १ला मजला-पोडीयम२ + २रा मजला-पोडीयम२ + ३रा मजला

V. P. No. S११/०१०४/१५ TMC / TDD | ५३८९ | २३ Date : ०३/०५/२०२३  
To, Shri / Smt. जोशी देशावरे अॅन्ड असो. (Architect)

Shri गजरा वैचर्स प्रा.लि. तर्फे अधिकृत प्रतिनिधी (Owners)  
श्री. गुंजन राजिन्दर मेहता व विनोद मंगळदास भानुशाली

With reference to your application No. १५११ dated २७/०२/२०२३ for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village झायर Sector No. ११ Situated at Road / Street ६० मी. रूंद डी. पी. रस्ता S. No. / E.S.T. No. / F.P. No. १५/२/३, १८/१/२, १०२/१/अ, १०२/१/ब/१, १०२/१/ब/२

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 Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ date, the permission shall stand cancelled.
6. Authority will not supply water for construction.
7. Information Board to be displayed at site till Occupation Certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.

**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.

