



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 :
P51800077242

Project: JAYDEEP MARK , Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. NO. 1320/B-4(pt) at Mulund, Kurla, Mumbai Suburban, 400081;

1. Jaydeep Realspace Llp having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400604.*
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 **31/07/2024** and ending with **31/12/2027** 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: 7/31/2024 6:08:29 PM

Dated: 31/07/2024
Place: Mumbai

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



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-11/1518/2024

Date: 27 JUN 2024

To

M/s. Jaydeep Realspace L.L.P.,
A-102/103, Shivsiddhi Chsl, G.V. Scheme Road No.1,
Jaydeep Emphasis, Level-5, Plot No. A-9,
Road No. 1, Wagle Estate, Thane (West)-400 601.

Sub:- Proposed redevelopment of property on plot bearing C.T.S. No. 1320/B-4 (pt.), of village Mulund, Building known as Rajyasarathi Ravi Darshan CHS Ltd, Arunoday Nagar, Mulund (E), Mumbai- 400 081.

Ref.:1) Zero FSI I.O.A. issued U/No. MH/EE/BP Cell/GM/ MHADA-11/1518/2024 dated 15.02.2024.

2) L.S. application for plinth C.C. Inward No. ET-1580 dtd. 27.06.2024.

Dear Applicant,

With reference to your application dated 27.06.2024 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to redevelopment of the property on plot bearing C.T.S. No. 1320/B-

4 (pt.), of Village Mulund, Building known as Rajyasarathi Ravi Darshan CHS Ltd, Arunoday Nagar, Mulund (E), Mumbai- 400 081.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/BP Cell/GM/ MHADA-11/1518/2024 dated 15.02.2024 and following conditions,

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-1462/156- /2024
Dated: 17 JAN 2024

**Consent letter for Commencement Certificate for the work upto 5th floor
Podium parking only i.e. for Zero FSI**

To,
The Executive Engineer (Eastern Suburb),
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Proposal for grant of N.O.C. for Consent Letter for Commencement Certificate for the work upto 5th floor Podium parking only i.e. for zero FSI for redevelopment of property on land bearing CTS No.1320/B-4 of Village- Mulund known as **RAJYASARATHI RAVI DARSHAN** CHSL, Arunoday Nagar, Mulund (E) , Mumbai 400 081, under regulation no.33(5) of DCPR-2034.

Ref : 1. This office Offer letter No.CO/MB/REE/NOC/F-1462/3151/2023, Dated 14.12.2023
2. This office Consent letter for Commencement Certificate for the Work Up to Plinth vide No.CO/MB/REE/ NOC/F-1462/10 /2024 dated 01.01.2024.
3. Socitey's Licensed Surveyor letter dated 10.01.2024.

Sir,

There is no objection to issue Commencement Certificate for the work upto 5th floor Podium parking only i.e. for zero FSI for the proposed work on existing property on land bearing CTS No.1320/B-4 of Village- Mulund known as **RAJYASARATHI RAVI DARSHAN** CHSL, Arunoday Nagar, Mulund (E) , Mumbai 400 081 from M.H. & A.D. Board's side regarding the proposal submitted by societys architect on plot area as per demarcation plan admeasuring about **1,963.96 m²** (i.e. 41.87 m² Less area as per Lease Area 2,005.83 m²).

This Office issued Consent letter for Commencement Certificate for the Work Up to Plinth vide u/r no. 2. Now by this letter Commencement Certificate for the work 5th floor Podium parking only i.e. for zero FSI may be

गृहनिर्माण भवन, कलानगर, बांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
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