M/S.TRISHUL CONSTRUCTIONS

101, Veer Shanti, Kranti Chowk, Aurangabad.

Date: 04/11/2022

To,
The MAHARERA,
(Authority Granting Registration)

Respected Sir/Madam,

M/s.Trishul Constructions (Promoter/Developer) through Ajanta Shikshan Sanstha, Aurangbad through Mr.Rangnath Babuji Kale (Promoter/Landowner) had applied for MAHARERA Registration vide application no. REA51500121737. While scrutinizing the said application form, your kind Honor has raised a query that in the project details, Plot No./CTS No./Survey Number/Final Plot No. is mismatch with sanction plan and commencement certificate.

We would like to bring to your kind notice that the promoter had obtained building commencement permission & sanctioned building plan vide Consent No.62/2022-23 dated 30/05/2022 from the Town Planning Department, Municipal Corporation, Aurangabad. Plot Nos. as mentioned on the said commencement certificate are Plot Nos.58, 59, 60 & 61 bearing CTS No.2957, 2958, 2959, 2960 & 2940/2 at Naralibaug, Aurangabad whereas Plot Nos. mentioned on the sanctioned building plan are Plot Nos.40/2, 58, 59, 60 & 61 bearing CTS No.2940/2, 2957, 2958, 2959 & 2960.

Thus, it is apparent that Plot No.40/2 is not mentioned in the Commencement Certificate but the same is appearing the Sanctioned Building Plan. However, we would like to bring to your kind notice that there is no construction activity to be carried on the said Plot No.40/2 as it is 'Reserved Land – Garden' as clearly mentioned on the Sanctioned Building Plan – Left Side Corner. As a result, this plot no.i.e.40/2 is nowhere mentioned in the application form as no construction activity can be carried on it. Further, commencement certificate is a legal consent to commence construction activity on the basis of sanctioned drawing layout. Thus, when no construction activity can be carried out on the said plot no.40/2, it is nowhere mentioned in commencement certificate whereas it is clearly mentioned on the sanctioned building plan as 'Reserved Land'.

The promoter/developer wanted to claim additional FSI (Floor Space Index) against this 'Reserve Land' bearing Plot No.40/2, however, the Municipal Corporation of Aurangabad insisted on grant of FSI on payment of premium basis only. As a result, the promoter/developer obtained leigitmate FSI on payment of premium basis. Hence, plot no.40/2 is left separately as 'Reserve Land' in the sanctioned building plan but FSI is not utilized against the said plot.

Moreover, the authority sanctioning this consent has nowhere raised question on same.

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Considering the above facts, we have not mentioned Plot No.40/2 in the application form in the Project Details.

Your kind Honor is humbly requested to consider this letter & approve MAHARERA registration & oblige.

Thanking you,

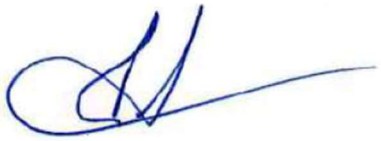
Yours Faithfully,

Signature of Promoter
For & On behalf of M/s.Trishul Constructions



Name: Mr. Nageshwar Kunjar
(Authorized Signatory)

For & On behalf of Land Owner (Ajantha Shikshan Sanstha)



Rangnath Babuji Kale
(Trustee)

Date : 04/11/2022