

Some of the Important Disclosures of the Real Estate Project – Prathamesh Tower

1. **Project Name and Brief Details:** Prathamesh Tower is residential project being developed on freehold land bearing survey No. 42, Hissa No.1 admeasuring 0-16-2 (H-R-P), equivalent to 1620 Square meters , lying, being & situated at village Borivade, Taluka & District Thane. Thane Municipal Corporation (TMC) is the sanctioning authority for approval of plans.
2. **Name of the Promoter:** Project Prathamesh Tower is being developed by Shivam Developers a partnership firm
3. **Details of Project Land, Layout details, Plan Approval, clarifications regarding certificate issued by architect and encumbrances.** Project is being developed on land bearing Survey No. 42, Hissa No.1. This land forms part of total land parcel comprising of two more lands bearing Survey No. 38 and Survey No. 109. FSI has been sanctioned by taking the entire land parcel into consideration and accordingly plans have been sanctioned by the TMC. Hence the layout approved and attached to the online application shows entire land parcel comprising of all the three lands on which four buildings have been shown namely Building A, Building B, Building C & Building D. **Building A which is standing on survey No. 42, Hissa No.1 is the Prathamesh Tower Project which the promoter is registering at present.** Building B is standing on land bearing Survey No. 38 and this land is owned by some other entity, while Building C and Building D (this is proposed one but not sanctioned) are standing on Survey No. 109. However as mentioned above plans have been sanctioned by taking into consideration entire land parcel comprising of all the three lands and as reason common certificate is issued by Architect and due to this reason architect certificate is showing three buildings (A, B & C) and their stage of completion. **There are few hutments on small portion of project land bearing survey No. 42, Hissa No.1. These hutments are basically encroachments.**