



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Circular no: 32/2021

Date : / /
No. MahaRERA/Admin/file no.27/ 59 /2021
Date:- 07/06/2021

Subject: Standardized Format for Declaration about Commencement Certificate. (Format –D)

Whereas, section 4(2)(c) & (d) of RERA act and Rules & Regulations made there under inter alia provides for enclosing a valid and authenticated copy of approvals and commencement certificate, sanctioned Plan and layout etc. approved from the competent authority.

2. Whereas, it is observed that Layout Approvals although obtained for the entire project, many a times other approvals are obtained in stages including the Commencement Certificate up to a Plinth /Zero FSI / or commencement certificate upto a particular floor level.

3. And whereas, the Flat Buyers are unaware of this stage wise approvals, therefore, it has been decided to prescribe a declaration by the Promoter to certify the exact stage of the Commencement certificate, so that Flat Buyers will be aware of the same.

This Declaration format will be called as a “Format –D” of this circular and the Promoter will be required to upload it while Registering the project, alongside the Commencement certificate. The promoter will be required to update it as soon as further Commencement certificate / Approvals are obtained by him, at every later stage.

This order comes into effect from 07/06/2021.

Enclosed – Format D

As approved by Authority

(Dr. Vasant Prabhu)

Secretary /MahaRERA

MAHARERA HEADQUARTERS

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महारेरा मुख्यालय

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फोन नं.: ०२२ - ६८ १११ ६०० • ई मेल : helpdesk@maharera.mahaonline.gov.in

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(On promoter's letterhead)

(Format - D)

(Read circular no. 32 /2021 Dated-----)

A. Name of the Promoter/ organization- _____

B. Name of project with CS/CTS/survey no.- _____ Village _____ Taluka _____

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. Accordingly, we have obtained layout approval from

(Planning authority) on _____ (Date). for _____ **Plot/ Building / Floors.**

3. Also, the commencement certificate/Building plans are approved by

(Planning authority/ Competent Authority)
on _____ (Date). Further, commencement certificate is granted up to **plinth/ with zero FSI**) / _____ **Habitable Floors.** (Out of approved total _____ Habitable / Floors.

(Provide table if there are more than one building)

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately-

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Promoter

(Sign and stamp)