



CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16159/TPO(NM & K)/2018/8902

Date : **23 November,**
2021

Unique Code : 20180402102122301

To,

MR. VIKAS KIRIT PANDYA
B-96, VISHRAM TOWAR, SHRINAGAR, WAGLE
ESTATE, THANE
PIN - 410206

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **C-34**, Sector **15** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.
Ref :

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

गुणगोप्यता

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



Unique Code : 20180402102122301

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Residential [Residential Bldg/Apartment]** Building **G+4** [**Total BUA = 149.43Sq.mtrs , Residential BUA = 149.43 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 8No. , No. of Residential Units = 8No. , Any Other Units = noneNo. Ground+No. Of Floors = G+4**] Plot No. **C-34,**] , Sector - **15** at **Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **ATUL PATEL** Architect has been inspected on **16 November, 2021** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **27 December, 2018** and that the development is fit for the use for which it has been carried out.

Thanking you,

Yours faithfully,
Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assopltr4.naina@cidcoindia.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



ASSOCIATE PLANNER (BP)

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पुनर्निरीक्षण कार्य 14/12/2021

Ref No.SCB/WOR/2022-23/1141

09.01.2023

Loan A/c No.910000000001141, Branch **WORLI (10)**

To,

Mrs.Priya Manohar Palshetkar

Mr. Manohar Tanaji Palshetkar

Reg: List of Document

We have disbursed to you housing loan against Equitable mortgage charge on flat the following documents were deposited by you.

1. Original registered agreement made at **NAVI MUMBAI** dated **08.04.2021** between **MR. VIKAS KIRIT PANDYA** and **MRS. PRIYA MANOHAR PALSHEKAR, MR. MANOHAR TANAJI PALSHEKAR** for the purchase of **FLAT NO-401, ON THE 4TH FLOOR, ADMEASURING ABOUT 17.710 SQ.MTRS. CARPET AREA (EXCLUDING 2.238 SQ.MTRS. USABLE ENCLOSED BALCONY + 2.277 SQ.MTRS. NON ACCESSIBLE CHAJJA AREA), IN THE PROPOSED BUILDING COMPLEX KNOWN AS "NAAGRAJ PEARL", SITUATED AT SECTOR 15, ULWE, NAVI MUMBAI-410206, ON THE LAND BEARING PLOT NO. C-34, VILLAGE-ULWE, TALUKA- PANVEL, DISTRICT-RAIGAD.**
2. ORIGINAL REGISTRATION RECEIPT NO.**4415** DATED – **08.04.2021** UNDER SERIAL NO. **PVL1-3872-2021** FOR **RS.25,500/-** ISSUED BY REGISTRAR OF ASSURANCES **PANVEL-1.**
3. ORIGINAL N.O.C DATED- **30.04.2021** ISSUED BY **MR. VIKAS KIRIT PANDYA** FOR THE MORTGAGE OF AFORESAID FLAT.
4. ORIGINAL POSSESSION LETTER DATED- **09.01.2021** AND RECEIPT NO. **056** DATED- **26.05.2021** OF **RS.18,00,000/-** AND RECEIPT NO. **060** DATED- **17.12.2021** OF **RS.2,00,000/-**
5. ORIGINAL ARCHITECTURE CERTIFICATE DATED- **10.05.2021** ISSUED BY BANK PANEL VALUER **M/S.NANDIK.**
6. ORIGINAL SEARCH REPORT ISSUED BY OUR PANEL ADVOCATE **M/S. S.V.M. LEGAL.**
7. COPY OF BUILDING PLAN DATED- **26.12.2018** APPROVED BY **CIDCO.**

This information is for your reference only.

Thanking You,

Yours Faithfully,

Manager

Branch

Worli

CO-OP

Security	Type of Charge	Amount of Charge INR (in lakhs)
FLAT	Equitable	21.46

Sr.No.	Security Details
1	Flat 401, Sector 15 Ulwe Navi Mumbai MUMBAI NPN 410206 250.76 sq ft. carpet area in the name of Mrs Priya M Palshetkar

: Floating - Prime Lending Rate (PLR) 14.00-7 % p.a i.e 7.0 % per annum payable monthly.

(PLR as on date is 14.00 %p.a)