

Date: 23 SEP 2022



To,
M/s. Persipina Developers Pvt. Ltd.,
Alpha Building, 11th floor,
Main street,
Hiranandani gardens, Powai
Mumbai – 400 076

“Full Occupancy Certificate”

Sub: Grant of Full Occupancy Certificate for completion of construction of 5 no. of Residential Buildings (Venus, Orion, Hera, Vesta, Zeus) on Plot no. 18 admeasuring plot area about 33312 sq.mt. on Survey nos. 62/1 (Part), 65/1B (Part), 65/2 (Part), 66, 67(Part) & 68/1 (Part) Sanctioned with NA Order dated 15.09.2012 which forms a part of Sector C (Residential Complex) approved by MIDC vide letter no. MIDC/R.O./Thane-1/Bldgs Plans Approval/3219/2017 dated 13.10.2017 [Old survey numbers as per MIDC approval 62/0 (Part), 65/1B (Part), 65/2 (Part), 66/0, 67/0(Part) & 68/0 (Part) (RZ-03 as per ITP Master Layout approved by MSRDC on 04/03/2022) of village Bhokarpada Taluka Panvel, District Raigad.

The development work proposed for Residential Buildings (Venus, Orion, Hera, Vesta, Zeus) for As-Built area 55608.897 sq.mt. on land bearing above mentioned Survey nos. completed under the supervision of Architect Gunisha Sanyal with License No. CA/2014/63903 may be occupied on the following conditions:

General Conditions:

- 1) The Part Occupancy Certificate dated 05/05/2021 is previously granted for 3 no. of Residential Buildings (Artemis, Selene & Flora), Convenience Shopping area (Retail C) & Entire Non-Tower Area of the Complex (Stilt, Podium 1, Podium-2 & Podium-3) on Plot no. 18 admeasuring plot area about 59,808.15 sq.mt. The details of built-up area counted in FSI is as below:

As-Built area Statement		
Sr. No.	Building name	As-Built area in sq.mt.
1.	Atremis	17,824.224
2.	Selene	19,240.617



Uday

As-Built area Statement		
Sr. No.	Building name	As-Built area in sq.mt.
3.	Flora	19,915.071
4.	Retail C (Convenience Shopping)	2,828.24
	Total As-Built area	59,808.152

- 2) This Occupancy Certificate shall be restricted to 5 no's. of Residential Buildings (**Venus, Orion, Hera, Vesta, Zeus**) comprising of **As-Built area of about 55,608.897 sq.mt.** as indicated in the drawing enclosed herewith.

As-Built area Statement		
Sr. No.	Building name	As-Built area in sq.mt.
1.	Venus	13,151.261
2.	Orion	13,115.858
3.	Hera	9,296.719
4.	Vesta	6,301.52
5.	Zeus	13,743.539
	Total As-Built area	55,608.897
	Total BUA for Sector C	=59,808.15+55,608.897 =1,15,417.049 sq.m.

- 3) This Certificate shall not entitle the applicant to occupy the buildings for which this Certificate is not meant for.
- 4) The provisions in the proposal which are not confirming to applicable Development Control Regulations and other acts are deemed to be not approved.
- 5) This Occupancy Certificate shall be deemed to be cancelled, if there are any materialistic changes made in the buildings referred above without prior consent of the approving authority. Further, this Occupancy Certificate shall stand cancelled; if the buildings are put to use for the purposes other than it is intended for.
- 6) This Occupancy Certificate is granted based on the Approved layout issued by Collector, Raigad district vide no. **मशा/ एल.एन. ए.१/ एस.आर/ प्र. क्र. १४५/२०११ dated 15.09.2012** & Commencement Certificate issued by MIDC vide no **letter no. MIDC/R.O./Thane-1/Bldgs Plans Approval/3219/2017 dated 13.10.2017** and the applicant shall strictly adhere to the conditions stipulated there in.
- 7) All the conditions stipulated by various agencies in their No Objection Certificates while granting Commencement Certificate, shall be strictly adhered to and be complied with before occupying the premises under reference.
- 8) That the conditions of Indemnity Bonds submitted to this Authority vide dated 26/07/2022 shall be adhered to.



- 9) The applicant shall provide at his own cost, all the infrastructural facilities shown in sanctioned drawings, such as roads and internal access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement for collection of solid waste etc. within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the respective authorities.
- 10) The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plot etc. without obtaining prior approvals from the MSRDC -SPA.
- 11) This Occupancy Certificate is based on the documents submitted by the applicant. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer. The Authority shall not be held liable for any issues that arise including those of legal in future and the applicant is solely responsible for settling the same at his own cost and risk.
- 12) Since the Master Layout Proposed Integrated Township project is now approved. The applicant shall fulfil the conditions in Master Layout approval for the Integrated Township Project and other conditions as per the ITP policy. The undertaking dated 26/08/2022 submitted in this regard shall be binding on the applicant.
- 13) This Occupancy Certificate Permission is liable to revoked by MSRDC as per Reg. No. 2.15 of Unified Development Control and Promotion Regulations in Maharashtra sanctioned vide TPS-1818/157/CR-236/18/Sec. 37(1AA)/UD-13 dtd. 02.12.2020 as amended from time to time, if there is any false statement or any misrepresentation of material facts.
- 14) No new building or part thereof shall be occupied or used or permitted to be used by any person until Occupancy Certificate for such building is granted. If the Occupancy is reported before grant of Occupancy Certificate, MSRDC may impose/levy penalty, as may be determined, to regulate such occupancies. Such practice may also lead to revocation and cancellation of the CC granted.
- 15) This Occupancy Certificate doesn't absolve the applicant any legal matter pending against him.
- 16) The applicant shall be responsible for safety of residents as the windows are not provided with M.S. grills.
- 17) Various undertakings submitted by the applicant shall be binding on the applicant and this Authority shall not be held responsible for any breach of the conditions therein.
- 18) The Applicant has constructed only 15 m wide road on the eastern side of the buildings. However, as per the sanctioned layout by MIDC, this road has a width of 30 m. Moreover, a DP road of width 60 m is proposed adjacent to this 30 m road. It shall be binding on the applicant, that after receipt of final sanction of Government regarding the alignment of proposed 60 mt. wide DP road as per Modified Draft Development Plan, to construct / widen this 15 m road as per Norms/Decisions finalised by Authority within 6 months from the date of sanction of the Development Plan.



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Special Conditions:

- 1) The applicant shall strictly adhere to norms and conditions stipulated by the Final No Objectives Certificate dated 22/12/2021 issued by Fire Advisor, MSRDC for the buildings under reference. The undertaking dated 26/08/2022 submitted in this regard shall be binding on the applicant.
- 2) The Applicant shall maintain and keep the grass paver blocks installed on podium level (P3 Level) in good condition which is approved by Fire Advisor, MSRDC vide letter dated 19/09/2021.
- 3) Applicant shall submit final certificate and agreement with road authority within 3 months of issuance of this Occupancy Certificate.
- 4) It is responsibility of project proponent to fulfil the conditions stipulated by Environment Departments (SEIAA) and Maharashtra Pollution Control Board (MPCB) and the same shall be strictly adhered to.

A Set of certified completion Plans (1Set – 24 Nos. of drawings) for Building **Venus, Orion, Hera, Vesta, Zeus** are enclosed herewith.

O.C. Signed by 
Vice Chairman & Managing Director *Udaychander*
Dy. Chief Planner,
SPA, MSRDC Ltd., Navi Mumbai.

CC to,

1. The Hon'ble District Collector, Raigad, Near Hirakot Lake, Alibag, Dist – Raigad 402201
2. Dy. Superintendent of Land Records, behind Banthiya school, Metro Center, Sector 18, New Panvel.
3. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400 051.
4. The Dy. Executive Engineer, M.S.E.D.Co. Ltd., Panvel (II), Subdivision, Market, M Hamid road, Old Panvel, Tal:Panvel, Dist: Raigad 410 206.
5. Architect – Gunisha Sanyal, M/s. Persipina Developers Pvt. Ltd., Alpha Building, 11th floor, Main street, Hiranandani gardens, Powai Mumbai – 400 076
6. Maharashtra Jeevan Pradhikaran, W.M. Division, New Panvel, Panvel Matheran road, Sector 19, New Panvel East, Panvel, Navi Mumbai, Maharashtra 410 206.