



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No: SROT/MCP-03/L.D.P.L/OC-II/CI-29/154/2017

Date

क.ल.न.-९	
119 JAN 2017	
दस्तावे. 3002	2029
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OCCUPANCY CERTIFICATE

To,
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018

Sub : Issuance of Occupancy Certificate to the Buildings Cluster 29 (Wing A, B & I) in Sector II on land bearing Survey No. 68 Pt., 73 Pt, of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

Ref : 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L/CC-II/569/2016, dt 31/03/2016
2) Letters dt 19/10/2015, 18/04/2016, 06/09/2016 & 26/12/2016 from M/s Lodha Dwellers Pvt. Ltd.

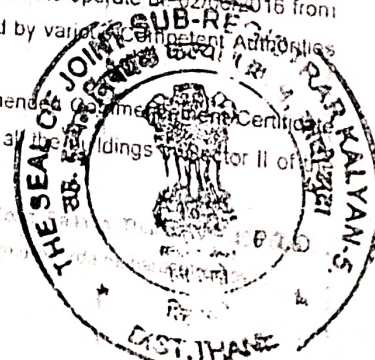
Sir,

The Occupancy Certificate is hereby granted for the buildings in Cluster 29 (Wing A, B, & I) in Sector II on land bearing Survey No. 68 Pt., 73 Pt. of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane to the applicant **Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd.** as mentioned in the table below.

Cluster no	Wing	Storeys	Height	Total BUA sq.mt.	No. of Tenements
29	A	Ground + 7 Floors	23.80	2399.75	47
	B	Ground + 7 Floors	23.80	2408.14	47
	I	Ground + 7 Floors	23.80	2411.59	47
Total				7219.48	141

The total built-up area of **7219.48 sq.m.** for buildings in Cluster 29 (Wing A, B, & I) completed under the supervision of Architect Mr. Priyush Tak, M/s Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Shantilal Jain, M/s Struct Bombay Consultants are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966.
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis.
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt 03/11/2012 & 08/10/2015, Fire NOC dt. 03/12/2016 & 15/07/2016, Highway NOC dt 07/04/2011, N.A permission dt. 14/10/2014, Railway NOC dt. 28/08/2012, Irrigation NOC dt 07/05/2010, Forest NOC dt. 30/09/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt. 02/06/2016 from MPCB, Water permission from MIDC dt. 02/06/2016 etc. issued by various Competent Authorities will be binding on the applicant;
5. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 31/03/2016 prior to issuance of Occupancy Certificate to all the Buildings in Sector II of proposed Mega City Project;



- 6. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant.
- 7. All the Development Plan roads in the Sector II shall be handed over to the concerned Authority prior to issuance of Occupancy Certificate to all the buildings in Sector II of the proposed Megacity Project.
- 8. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector II along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc

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Pradeep
 Planner,
 Planning Division,
 M.M.R.D.A.

Encl: 1 Set of Plans (namely drgs. No. 1/4, 2/4, 3/4 & 4/4 i.e. 04 Nos of drawings)

Copy to:

1. Shri. Pradeep Kamble,
 Pradeep M. Kamble & Associates,
 B/101, 1st floor, Jakh Batura Complex,
 Pandit Malviya Path, Ram nagar,
 Dombivli (East) - 421 201.
2. The Collector, Thane District _____ (without enclosure)

