

OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/ITP-OC/
Usarghar-Sandap-01/Vol-20/ 604/2022

Date: 12 DEC 2022

To,
Director, M/s. Horizon Projects Pvt Ltd,
Runwal & Omkar Esquare, 5th Floor,
Opp Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sub: Occupancy Certificate to Residential Building in Cluster 04 (Building No 6,7,8,9,10,11,12) in the Proposed Integrated Township Project (ITP) on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2,19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9,107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane

- Ref :
1. Location Clearance (Conditional) issued by Urban Development Dept. Govt. of Maharashtra under No. 1217/331/C.R-72/17/UD-12 Dt: 21/08/2017 on approx. 52.835 Ha. land
 2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018, 03/02/2020
 3. MMRDA's Layout Approval dt. 26/12/2016, dt. 17/10/2017, 03/02/2020, 19/05/2022
 4. MMRDA's C.C.s dt. 23/12/2016, 17/10/2017, 03/04/2018, 03/02/2020 & 28/09/2020, 03/02/2020, 20/10/2020, 01/01/2021, 18/02/2021, 22/11/2021, 14/01/2022, 08/09/2022
 5. MMRDA's OC dt 19/05/2022
 6. Letter of approval remarks from DTP, Pune dt. 11/06/2020
 7. M/s Saakaar Architects letter dt 20/09/2022, dt. 23/09/2022, dt. 03/10/2022, dt. 10/10/2022, dt. 18/10/2022, dt. 19/10/2022, dt. 28/11/2022, dt. 28/11/2022
 8. MMRDA's deficiency letter dt 28/09/2022, dt. 25/11/2022
 9. Collector, Thane order dt. 16/09/2022
 10. M/s. Horizon Projects Pvt Ltd letter dt. 24/11/2022, 02/12/2022
 11. Collector Thane Office letter dt. 25/11/2022

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri.. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions

Development work on land u/r with the total built-up area as mentioned in the table below:

Cluster No.	Building	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
04	Building No 6	Residential	Lower Stilt + Upper Stilt +	68.90	01	7,708.07	79
	Building No 7	Residential	Podium P1 + Stilt/Lobby level +	68.90	01	6,983.38	79
	Building No 8	Residential	1st to 20th Floors	68.90	01	6,501.66	79
	Building No 9	Residential		68.90	01	8,527.28	121
	Building No 10	Residential		68.90	01	6,974.60	79

	Building No 11	Residential		68.90	01	8,596.00	121
	Building No 12	Residential		68.90	01	6,493.04	79
	Society Office			--	--	20.00	--
TOTAL						51,804.03	637

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
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 layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc;
9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
10. Applicant shall comply with all the conditions in CFO NOC from KDMC;
11. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein];
12. Applicant shall submit consent to operate for STP from MPCB for residential buildings 6,7,8,9,10,11,12 of cluster 04 prior to occupancy of flats;
13. All the lifts along shall be made operational along with the lift license prior to occupancy of flats for residential building no 6,7,8,9,10,11,12 of Cluster 04;
14. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP issued by GoM, Letter of Intent (LOI) issued by MMRDA, Layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy;

15. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
16. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
17. Applicant shall complete the construction of social housing component along with surrounding infrastructure in proportionate to the regular tenements as per ITP regulations as required for the entire residential buildings of cluster 04 & cluster 05 and thereafter apply & take approval from MMRDA for occupancy certificate of social housing component prior to requesting for occupancy certificate of any building / structure in cluster 05;
18. Applicant shall obtain necessary approval/NOC from Collector, Thane w.r.t the directions to be given to MMRDA to sanction development proposal in reference to Collector, Thane order dt. 16/09/2022 withIn 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12);
19. Applicant shall be eligible to obtain development approval's other than land's as mentioned in Collector Thane order dt. 16/09/2022 and Collector Office letter dt. 16/09/2022 for ITP u/r within 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12);
20. If applicants to fails comply with the order issued from The Collector, Thane or fails to obtain the necessary approval/NOC from The Collector, Thane as mentioned in the condition no (18) above within 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12) then no any further developments approvals in the ITP shall be issued until the necessary approval/NOC from Collector Thane regarding the same is obtained by applicant;
21. If applicants fails comply with the conditions no (18), (19), (20) then it will be binding on applicant to obtain revised/amended development approval on remaining land (other than Survey Numbers mentioned in Collector, Thane Order dt. 16/09/2022 and Collector, Thane Office letter dt. 25/11/2022) as per applicable rules and regulations including FSI and all others requirements;
22. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;
A set of certified completion plans is enclosed herewith.

Yours faithfully,

(Handwritten Signature)
12/12/22

(Monika Sunchey)

Planner

Planning Division, MMRDA.



Encl: One Set of approved drawings (namely drg. No. 1 to 25 i.e. 25 Nos. of drawings)

Copy to:

- 1) **Architect Sandeep Prabhu,**
Saakaar Architects, 2nd floor, Nakshatra, A wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 602
- 2) **Commissioner, -----(with enclosure)**
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With reference to letter dt 26/08/2016
- 3) **The Collector, Thane District----- (without enclosure)**

