



No. SROT/27Villages(CC)/2401/BP/Nandivali through Panchanand/205/2017

Date: 11 JAN 2018

OCCUPANCY CERTIFICATE

To,
Mr. Sachin M. Wagh
Architects, Architectural Services,
107/B-Wing, Building No.166,
Tilak Nagar, Chembur,
Mumbai-400089,
Fax No.66393404

Sir,

The development work of star category in building of Shri. Shallesh kantilal Deora on land bearing S.No.45, H. No. 4pt. Plinth Level Slit+7 Floor total built-up area of 2350.00 sqm completed under the supervision of Architect Shri. Sachin M. Wagh, Architect Registration no. CA/2005/36946 may be occupied on the following conditions:

- 1) The provision in the proposal which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved.
- 2) That the certificates under Section 270-A Act shall be obtained from Hydraulic Engineer, MMRDA and a certified copy of the same shall be submitted to this office.
- 3) That any change in the User in future would require prior approval of MMRDA.
- 4) That if any change in the user mentioned in completion as built plans found charged at any time without prior permission of MMRDA then this occupancy certificate granted to your premises will be treated as cancelled and appropriate action will be taken.
- 5) This permission is issued without prejudice to action if any, under MR & TP Act.
- 6) The reply to MMRDA's letter dt. 08/07/2009 addressed to CFO is awarded. However, if any reply is received from CFO, then the conditions mentioned in CFO's reply will be binding on the applicant.
- 7) The applicant will be abided by the decision taken by MMRDA with respect to compound wall as ensured by the Architect in his letter dated 06/06/2017.
- 8) The applicant shall maintain the Arcade as per the condition no 4 of the Architectural contracts for the plot u/r
- 9) The applicant shall maintain the character of the Arcade at all the time & keep it open & shall not use it for any other purpose for which it is intended.
- 10) The applicant shall provide 2 suits for 50 nights each per year and 1 meeting /conference room for at least 20 persons to be accommodated on 20 occasions with all necessary technical equipments for presentations, per year free of any charge, fee or rent in the Hotel to MMRDA. Food, beverages and other services will be provided at a discount of 20% excluding taxes and service charges, if any.
- 11) The applicant shall not commence operations of the hotel until the payment of additional premium towards extension for completion of construction as per provision of lease deed is made by him to MMRDA as ensured by Lessee in his undertaking dated 04/07/2017.
- 12) A set of certified completion plan (Drawing nos. 294,295,296 total 3 drawings) is returned herewith.

Yours,

(S.V.R. SRINIVAS, IAS)

Additional Metropolitan Commissioner
MMRDA

d/c mitaly

Prakash

P.S. : This Occupancy Certificate is issued subject to the conditions mentioned in the forwarding letter No. No. SROT/27Villages(CC)/2401/BP/Nandivali through Panchanand/205/2017

11 JAN 2018

Copy to (for information w. r. t. MMRDA's D.O.letter dt. 08/09/2016), with a set of drawings nos. 294,295,296

The Executive Engineer, Building proposals Suburb
MMRDA office, Bandra Kurla Complex, Bandra (E).
Mumbai 400 051.

