



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/Occupancy Certificate/ Ranjanoli-02/354 /2018 Date: **112 MAR 2018**

To,

Mrs. Devyani Khadilkar,
M/s Spaceage Consultants,
B-106, NatrajBldg,
Mulund Goregaon Link Road, Mulund (W)
Mumbai – 400080.

Sub: Issuance of Occupancy Certificate for the Building A10 & A11 of Sale Component of the proposed Rental Housing Project on land bearing S. No. 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane.

- Ref:**
1. MMRDA's Commencement Certificate under No. SROT/BSNA/2501/BP/Ranjanoli 02/114/2010, dt.19/03/2010.
 2. MMRDA's revised Commencement Certificate under No. SROT/BSNA/ 2501/BP/ Revised / Ranjanoli-02/506/2012, dt.27/06/2012.
 3. MMRDA's amended Commencement Certificate under No. SROT/BSNA/250/BP/ Amended / Ranjanoli-02/916/2013, dt.26/11/2013.
 4. MMRDA's Rental Housing Division, letter for NOC for occupation certificate, dt. 01.03.2016, 15.03.2016 & 15.11.2017.
 5. Letter of M/s. Spaceage Consultants, dt. 16.02.2018.

Madam,

Development work of **Building A10 & A11 of Sale Component** on land u/r with the total Built-up Area, Nos. of floors & Height as given in the table no. (1) below, completed under the supervision of the **Architect Mrs. Devyani Khadilkar** of **M/s Spaceage Consultants**, **Site Supervisor Shri. Mahendra Kasbe** and **Structural Engineer Shri. Shekhar C. Ghate** of **M/s. Optimal Consultancy Services Pvt. Ltd** and as reflected in set of drawings having drawing nos. 01/12 to 12/12 (total drawings 12 nos.) may be occupied on the following conditions:-

| Table No. 1 (Indicating details of Sale Building for which Occupation Certificate is hereby requested by the applicant) | | | | |
|---|---------------------|--|-------------------------|----------------------------|
| Sr.No | Building No. | No of Storeys | Height in Metres | Total BUA (In Sq.m) |
| Sale Building: | | | | |
| 1. | A-10 | Stilt + 3 Parking level + 1 st to 29 Upper Floors | 99.10 | 9521.34 |
| 2. | A-11 | Stilt + 3 Parking level + 1 st to 29 Upper Floors | 99.10 | 9529.27 |
| Total | | | | 19050.61 |

P.T.O

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. 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. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way;
4. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved;
5. 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;
6. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
7. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966;
8. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
9. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 17/09/2011, Fire NOC dt. 25/02/2016, Highway NOC dt. 07/12/2012, N.A. permission dt. 06/04/2013 & 31/12/2013, Water permission from STEM dt. 04/01/2016 etc. issued by various Competent Authorities will be binding on the applicant;
10. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference;
11. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by the applicant;
12. All the conditions of Rental Housing Division's letter dt. 15.11.2017 shall be binding on the applicant;

13. 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 Rental Housing Project with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.

Yours faithfully,


Planner

Planning Division, MMRDA

Encl: Set of approved drawings No. 01/12 to 12/12, i.e. 12 No. of drawings.

Copy to:

1. **Tata Housing Development Company Ltd, ----(with enclosure)**
Trade World, B-Wing,
Kamala Mills Compound,
SenapatiBapat Marg, Lower Parel (W),.
2. **Chief, -----(with enclosure)**
Rental Housing Division,
MMRDA.
3. **The Collector, Thane District.**





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/Occupancy Certificate/ Ranjanoli-02/1676 /2017

Date:

12 4 NOV 2017

To,

Mrs. Devyani Khadilkar,
M/s Spaceage Consultants,
B-106, Natraj Bldg,
Mulund Goregaon Link Road, Mulund (W)
Mumbai – 400080.

Sub: Issuance of Occupancy Certificate for the Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component of the proposed Rental Housing Project on land bearing S. No. 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane.

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 4. MMRDA's Rental Housing Division, letter for NOC for occupation certificate, dt. 15.11.2017.
 5. Letter of M/s. Spaceage Consultants, dt. 31.10.2017.

Madam,

Development work of **Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component** on land u/r with the total Built-up Area, Nos. of floors & Height as given in the table no. (1) below, completed under the supervision of the **Architect Mrs. Devyani Khadilkar of M/s Spaceage Consultants, Site Supervisor Shri. Mahendra Kasbe and Structural Engineer Shri. Shekhar C. Ghate of M/s. Optimal Consultancy Services Pvt. Ltd** and as reflected in set of drawings having drawing nos. 01/21 to 21/21 (total drawings 21 nos.) may be occupied on the following conditions:-

| Table No. 5 (Indicating details of Rental Building & Sale Building for which Occupation Certificate is hereby by granted). | | | | |
|---|--------------|---------------------------------------|------------------|---------------------|
| Sr.No | Building No. | No of Storeys | Height in Metres | Total BUA (In Sq.m) |
| Rental Building: | | | | |
| 1. | 2B | Ground + Part Stilt + 23 Upper Floors | 67.55 | 21593.13 |
| Total (A) | | | | 21593.13 |

| Sale Building: | | | | |
|---------------------------|----|--|--------|-----------------|
| 1. | A8 | Stilt + 3 Parking level + 1 st to 29 Upper Floors | 99.10 | 9521.34 |
| 2. | A9 | Stilt + 3 Parking level + 1 st to 29 Upper Floors | 99.10 | 9529.27 |
| 3. | C1 | Stilt + 3 Parking level + 1 st to 34 Upper Floors | 113.60 | 12388.62 |
| 4. | D7 | Stilt + 3 Parking level + 1 st to 29 Upper Floors | 99.10 | 11249.17 |
| Total (B) | | | | 42688.40 |
| Gran Total (A + B) | | | | 64281.53 |

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Yours faithfully,


Planner

Planning Division, MMRDA

Encl: Set of approved drawings No. 01/21 to 21/21, i.e. 21 No. of drawings.

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Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel (W),.

2. **Chief, -----(with enclosure)**

Rental Housing Division,
MMRDA.

3. **The Collector, Thane District.**

