



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/Occupancy Certificate/ Mankoli-10/435/2022

Date: 02 FEB 2023

To,
Mr. Chetan Vasant Patil
M/s Space Designer and Consultant,
H. NO. 4, Shiv Tej Building,
Katai Village, Bhiwandi,
Dist: Thane - 421302.

Sub: Issuance of Occupancy Certificate for the Sale Building of the proposed 07 No. of Residential buildings on land bearing Survey No. 77/9/A, 98/4, 98/7, 77/8/B, 77/8/C, 77/8/D of Village Mankoli, Tal-Bhiwandi, Dist-Thane.

- Ref.: 1. MMRDA's Commencement Certificate under No.SROT/BSNA/2501/BP/Mankoli-10/1226/2018, dt.16/07/2018.
2. MMRDA's revised Commencement Certificate under No. SROT/BSNA/ 2501/Mankoli-10/1569/2021, dt.12/01/2021.
3. Letter of M/s. Space Designer and Consultant, dt.05.01.2023.

Sir/ Madam,
Development work of Building D & E of Sale Component on land bearing Survey No. 77/9/A, 98/4, 98/7, 77/8/B, 77/8/C, 77/8/D of Village Mankoli, Tal-Bhiwandi, Dist-Thane.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 Mr. Chetan Vasant Patil of M/s Space Designer and Consultant, Site Supervisor Shri. Mahendra Kasbe and as reflected in set of drawings having drawing nos. 1/5 to 5/5 (total drawings 3 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.	D	Ground floor + 3 Upper Floors	14.00	1320
2.	E	Ground floor + 3 Upper Floors	14.00	1418.6
			Total	2738.6

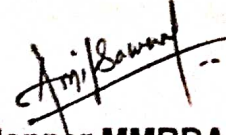
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Viz:

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. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference;
10. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by the applicant;
11. 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 MMRDA

Planning Division, MMRDA

Copy to

1. **Shri. YogeshParshuramMhatre & 21 Others**
At. Villager Mankoli, Tal. Bhiwandi, Dist. Thane
2. **Mr. Chetan Vasant Patil**
M/s Space Designer and Consultant,
H. NO. 4, Shiv Tej Building, Katai Village, Bhiwandi,
Dist. Thane - 421302.
3. **The Collector, Thane District**
as required u/s45 of MR & TP Act, 1996.

