

MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CE/2889/BPES/AL/OCC/1/New Ward Name : L Ward
Zone Name : Eastern Suburb Inward Date : 02 Sep 2011
Architect/LE/SE Name : MANISH MANHARLAL SHAH Issued On : 13 Jan 2023

Authority Remark:

Sir,

In this case, Architect Shri. Manish Shah has submitted plans for issue of Part Occupation Completion Certificate for Proposed building on plot bearing CTS. No.115, 115/1 to 12 of Village Chembur at Kurla (East), Mumbai in L/Ward.

IOD and plans for the proposed building are approved on 07.11.1985. Plans are lastly amended on dated 10.02.2021. Accordingly, Full C.C. is granted on 27.11.2021. Presently, the work of entire Wing A and Wing B is completed on site.

It is to be mentioned here that, during the site inspection it is found that there are minor internal changes of approvable nature on site, the same is incorporated in occupation plans. Also, few nos. of flats are occupied without occupation permission. Therefore, Min. Scrutiny Fees and Unauthorised Occupation charges are work out in recove ry sheet as per prevailing policy.

In view of above, Dy. Ch. E (BP) ES's approval is requested to recover unauthorised occupation charges and regularisation charges for internal addition /alteration within approved plans which requires prior permission as per prevailing policy.

On receipt of approval from Dy. Ch.E. (B.P.) E.S., thereafter the approval of A.E.(B.P.) L&N / E.E. (B.P.) E.S. I is requested for Draft OCC plans and Certificate generated online to grant Part OCC for Wing A & Wing B 2 level Basement (For Parking) +(Pt.) Ground floor for shops + (Pt.) Stilt for Parking + 1st to 18th Residential floor with ht. of 57.15 mts and OHT & LMR as per approved plan dated 10.02.2021 at C.T.S. No. 115, 115/1 to 12 of Village Chembur at Kurla (West), Mumbai in L Ward.

Submitted please.



Digitally signed by SHALESH RAO-KINDE
Date: 13 Jan 2023 19:27:21
Organization: Biharsurmbai Municipal Corporation
Designation: Sub Engineer (BP)

Sub Engineer (B.P.) L-E&N-W



08/01/2022

पृष्ठ १

(1) विवेकाच प्रकार	करवनाम
(2) नोंददार	10768360
(3) बाजारभावाप्रमाण बाबत नोंददाराने नोंदणी करवनाम देणे वी परतदार ते नोंद करावे	5227433.19
(4) भू-व्यवस्था, पोटहिसा व परतदार (असाधारण)	1) पोटहिसा नोंद: Mu... नाम: श्री. रमेश विठ्ठल... 400024, इतर माहिती: ... 563 वी. फुट कापेट...
(5) करवनाम	1) 60.22 वी. मीटर
(6) बाजारभावाप्रमाण नोंदणी देण्यात आलेले तालिका	1): नाव: मेजर... पॅराडीया रथ:-58; ... ते: वेवाराय तातबानी...
(7) इतरांचे करवनाम देणे-माहिती देण्या-या पध्दतीचे नाव किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबांधे नोंद व पत्र	1): नाव: सारिका... मजबूत दाखल... वॉर्ड:-444682... 2): नाव: ... मजबूत दाखल... वॉर्ड:-444602...
(8) इतरांचे करवनाम देणे-या पध्दतीचे व किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबांधे नोंद व पत्र	06/01/2022
(9) इतरांचे करवनाम देण्याचा दिनांक	06/01/2022
(10) दस्त नोंदणी केवनाचा दिनांक	23/7/2022
(11) अनुक्रमणक, रकम व पत्र	538500
(12) बाजारभावाप्रमाण मुद्रांक मुक्त	30000
(13) बाजारभावाप्रमाण नोंदणी मुक्त	
(14) पत्र	

मुद्रांकनासाठी विचारत घेतलेला रकमीत :- (1) within the limit of art. 114(1)(a) of the Constitution of India



Sub-Registrar
Mumbai Suburban District

Developers shall also be entitled to print, attach, and distribute the same.

EX - 4		
9-36	20	123
2022	15th A	

copy of the Commission of Disapproval No. CE/2889/BPES dated 14.10.2015 amended L.O.D. dated 25-09-2017 and Commencement Certificate No. CE/2889/BPES dated 07 November 2017 issued by the MCGM, is also attached as part of the RERA Certificate.



The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <http://www.reramaharashtraonline.gov.in>

FE. The Flat Purchaser requested the Developers to sell to the Flat Purchaser Flat No. 1403 on 14th floor in B wing sub-measuring (as per MCGM) carpet area of 546 sq. ft. and (as per RERA) carpet area of 563 sq. ft. in the said Composite building known as "SAFFRON RESIDENCY Phase I".

GG. The Flat Purchaser has, prior to the use hereof, examined a copy of the RERA Certificate and all approvals, documents and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural Consultants. The Flat Purchaser has agreed and consented to the development of the said project. The Flat Purchaser has also examined all documents and information supplied by the Developers to the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects;

HH. On demand of the Flat Purchaser, the Developers have given inspection to the Flat Purchaser of all the documents of title relating to the Said Land, and the plans, designs and specifications prepared by the Developers

