

Certificate No: CIDCO/NAINA/Panvel/Chindharan/BP-00106/OC/Full/2022/0217 **Dated :** 23 Jun 2022

OCCUPANCY CERTIFICATE

To,
NINATH SINGHADE

Maharashtra CBD Belapur, Navi Mumbai

Sub : Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. :
26/5 of Village : Chindharan , Taluka : Panvel , Dist. : Raigad.

- Ref :**
1. Your application No bp-106/Amm1 dated 07 Jan 2020
 2. File No bp-106/Amm1
 3. Joint Site Inspection dated 09 Mar 2022
 4. NA permission issued by District Collector office, Raigad dated 24.12.2013.
 5. Commencement Certificate issued by this office vide No. CIDCO/NAINA/Panvel/Chindhran/BP-106/CC/2015/594 dated 10.06.2015.
 6. Amended Commencement certificate issued by this office vide No. CIDCO/NAINA/Panvel/Chindharan/BP-00106/ACC/2020/0046 dated 31.08.2020.
 7. Application seeking Occupancy Certificate received from Mr. Ninath B. Shingade dtd. 03.03.2022 through NIAMS. (Hard copy submitted on 08.03.2022)
 8. Architect's building completion certificate dated 18.12.2021 received on 01.04.2022.
 9. Access road NOC of Executive Engineer (PWD), ZP, Raigad dated 21.03.2013.
 10. Letter of Executive Engineer, M.S.E.D.Co Ltd, Panvel (U) Division Vide Ref No. EE/PNL(U)/Tech/0689, dated 29.01.2014, regarding NOC for giving power supply.
 11. Letter of Senior Geologist, GSDA, Raigad, Alibag No. GSDA/RG/TECH/LGW/219/2020 dated 10.2.2020.
 12. NA Measurement map issued by Land Record Office dated 06.04.2022.
 13. NOC issued by AAI regarding Height clearance, vide NOC ID NAVI/WEST/B/021320/450052, dated 15.02.2020.
 14. OC stage verification of building height issued by M/s Levicon engineering technologies vide no. NIL



Name : RAJA BHAGUJI WAGHMARE
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 1234A4A

Navi Mumbai Airport Influence Notified Area (NAINA)

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dated 20.05.2022 received on 23.05.2022.

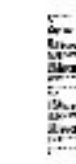
15. Join site visit dated 09.03.2022 and 10.03.2022.

16. Letter regarding EWS/LIG tenements submitted by applicant on 23.05.2022. (Hard copy dtd. 29.03.2022)

17. Compliances submitted by applicant on 01.04.2022, 23.05.2022, 25.05.2022 (Hard copy submitted on 04.04.2022, 24.05.2022)

18. Scrutiny Fees paid for amount of Rs. 14000.00 /- and Development charges paid for amount of Rs. 38749.00 /- vide receipt no. 2022021020030902, dated 16.06.2022.

19. Penalty charges Rs. 14,96,033.00/- paid vide Receipt No.: 6900000181/2022 dated 16.06.2022.



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Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part floor no. GROUND+ 4 Building No. / Name : BUILDING 1, BUILDING 2, BUILDING 3, BUILDING 4, BUILDING 5, BUILDING 6, BUILDING 7 Plot. No / Survey No / Assessment No. 26/5 , situated at mauje Chindharan, Taluka Panvel , Dist- Raigad has been completed under the supervision of NEHA JAIN License No. CA/2008/43603.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy :

As mentioned in additional condition no.21 below.

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing No.CIDCO/NAINA/Panvel/Chindharan/BP-00106/OC/Full/2022/0217 dated 23 Jun 2022

4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.

5.You shall maintain the planted trees & developed RG as demarcated in the drawings.

6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.

8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.

9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project,

Signature

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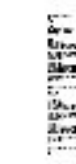
CITY & INDUSTRIAL DEVELOPEMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

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this OC shall stand cancelled.

13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.



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Additional Conditions :

14. You shall barricade STP from all the four sides for safety purpose before giving occupation to the flat / shop owners.

15. You shall neither dispose of nor create third party interest in the EWS/LIG tenements of subject development proposal till list of allottees / beneficiaries selected by SPA-NAINA through a system of lottery is handed over to you. Thereafter, you shall dispose of such tenements to such allottees / beneficiaries, at the rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.

16. Also, decision of authority regarding EWS/LIG tenements disposal shall be binding on you.

17. Marketing drawings and other documents regarding EWS/LIG tenements as required by the authority shall be submitted to this office through your appointed architect within fifteen (15) days from issuance of this Occupancy Certificate.

18. This Occupancy Certificate is granted on the basis of as built drawings submitted by architect. Hence, security deposit paid at the time of granting Commencement Certificate shall stands forfeited.

19. You shall follow all the orders/notification/circular/guidelines etc. regarding Covid-19 pandemic issued by central Govt/ Govt of Maharashtra / collector / any other competent authority from time to time.

20. All the above conditions shall be binding on you, your heirs and successors.

21. - Building no. 1 (Wing – A, B & C), No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area-2120.131 sqm, No. of Residential tenements – 51(Free Sale) + 1 (EWS/LIG)+12 (Convenient shops)

- Building no. 2 (Wing – A, B & C), No. of Floors - Stilt + 4 floors, Built Up Area- 1719.555 sqm, No. of Residential tenements – 48 (Free Sale)



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- Building no. 3 (Wing – A, B & C), No. of Floors - Stilt + 4 floors, Built Up Area-1719.555 sqm, No. of Residential tenements – 48 (Free Sale)
- Building no. 4 (Wing – A, & B), No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area-1191.399 sqm, No. of Residential tenements – 32(Free Sale) + 4 (Convenient shops)
- Building no. 5 (Wing – A, & B), No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area-1287.023 sqm, No. of Residential tenements – 32(Free Sale) + 12 (Convenient shops)
- Building no. 6 (Wing – A, B & C), No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area-2147.056 sqm, No. of Residential tenements – 50 (Free Sale) + 3 (EWS/LIG) + 16 (Convenient shops)
- Building no. 7 (Wing – A & B), No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area-1619.455 sqm, No. of Residential tenements – 32 (Free Sale) + 8 (EWS/LIG)
- Total Free sale Residential tenements – 293, Free sale Convenient shops – 44, EWS/LIG tenements-12.

Thanking you.

Yours Faithfully

CC To. NEHA JAIN

1. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist-Raigad 402201.
2. The Tehshildar, Talathi training centre, Sai nagar, Tal.Panvel, Raigad 410206
3. Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Division, At. Bhingari Colony, Tal.Panvel, Dist.Raigad, 410206.
4. Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector-18, Besides Bathiya School, NewPanvel, Tal.Panvel,



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Dist.Raigad 410206.

5. Senior Geologist, GSDA, 2nd floor, nagar parishad building, Alibag,

Raigad 402201.

6. The Sarpanch, Gram Panchayat of Chindharan, Panvel, Raigad,
410206

7. CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD

Belapur, Navi Mumbai 400614

8. The CCUC, CIDCO-NAINA

9. AO (NAINA)

10. GM (Housing), CIDCO



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