

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Thane Region-1, Office Complex Building, 1st Floor, Near Wagle
Estate Octroi Check Naka, Thane-400 604



MIDC

No. MIDC/RO/Thane-1/OC/ 3360 /2019

Date :18-07-2019

OCCUPANCY CERTIFICATE

To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.



Sub: Issue of Occupancy Certificate for 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part in at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad.

- Reference:-**
1. Revised Plan approval letter no MIDC/ROT-1/BPA/1191/2018dt. 28.03.2018
 2. Applicant letter no PDPL/PL-SEZ/MIDC/102-109/2019 dt 01.03.2019
 3. Applicant letter no PDPL/PL-SEZ/MIDC/127/2019 dt 24.06.2019
 4. Final Fire NOC no MIDC/Final C02440 dt 19.06.2019

Dear Sir,

This is to certify that, the development work of 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Retail 'A' alongwith Podium P1, P2 and Stilt having total built up area- 103011.79 sq.m in Non Processing Zone of Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad. is completed as per amended approved plans vide letter no MIDC/ROT-1/BPA/1191/2018 dt.28.03.2018 and as per details mentioned in Annexure 'A'.

The said work completed under the supervision of M/s. Design Centre, Mumbai, Architect Gunisha Sethi Sanyal (License No. CA /2014 /63903 valid up to 31/12/2025) and it is permitted to be occupied on following grounds;

1. All precautionary measures shall be taken to ensure public safety and health safety at your own risk and cost.
2. Provision of required Water Supply at your own risk and cost.
3. Provision of required Power Supply at your own risk and cost.
4. Provision of internet connectivity of sufficient bandwidth at your own risk and cost.
5. As per undertakings submitted, NOC from Civil Aviation Authority to be submitted.

Thanking you,

Encl : Annexure A



Yours Faithfully
**Sadanand S
Jadhav**

Special Planning Authority
Regional Officer (Thane-1), MIDC

Digitally signed by Sadanand S Jadhav
DN: cn=Government Of Maharashtra, ou=Maharashtra
Industrial Development Corporation, postalCode=400093,
st=Maharashtra,
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Date: 2019.07.18 16:08:46 +05'30

No. MIDC/RO/Thane-1/OC/ 3360 /2019

Date: 18.07.2019

Copy f.w.c's to Architect Gunisha Sethi Sanyal, M/s. Design Centre, Mumbai,
Copy to Guard File

ANNEXURE A

Accompaniment to letter no. No. MIDC/RO/Thane-1/OC/ 3360 /2019, Date: 18-07-2019

1	Name of the Plot holder	M/s Persipina Developers
2	Address	Plot/Survey no 57/4, 58/1 Apart, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad
3	Total Plot area	456349 Sqm (45.64 Hect)
4	Approval of Plans	A.Processing Zone:- 1.MIDC/RO/Thane-1/Building Plan Approval/3188/2017 dt:12.10.2017. BuA-116878 sqm 2. 1.MIDC/RO/Thane-1/Building Plan Approval/ 3014/2017 dt:25.07.2012.& 12.10.2017 BuA-107598.40 sqm <hr/> Total BuA in Processing Zone :224476.40 Sqm B. Non Processing Zone:- 1. MIDC/RO/Thane-1/Building Plan Approval/1191/2018 dt 28.03.2018. BuA-Residential- (11 Nos)-- 108036.45 sqm Shopping-1712.14 Sqm <hr/> Total BuA:- 109748.59 Sqm 2. MIDC/RO/Thane-1/Building Plan Approval/ 3219 /2017 dt 13.10.2017. BuA-Residential- (8 Nos)-- 112086.909 sqm Convenience Shopping-2491.448 Sqm <hr/> Total BuA : 114578.357 Sqm <hr/> Total BuA in Non Processing Zone:224326.95 Sqm
5	Total Built-up Area Approved	Total BuA : 448803.35 Sqm (Processing + Non Processing Zone)
6	Previous BCC/OC issued	A.Processing Zone:- 1.MIDC/ROT-1/965 dt 18.03.2016 BuA- 8096.96 sqm for Business & IT building (Edinburgh) Entire Podiums + P3 + 1st Floor 2. MIDC/ROT-1/OC/2832 dt 01.07.2019 BuA-42651.49 sqm for Business & IT building (Edinburgh) 2nd floor to 12th Floor <hr/> Total :50748.45Sqm B. Non Processing Zone:- 1. MIDC/ROT-1/966 dt 18.03.2016 BUA- 6079.41 sqm for 2 residential buildings (Apollo & Athena) 2. . MIDC/ROT-1/3270 dt 05.09.2018 BuA- 657.39 sqm for Commercial - Retail A in residential buildings <hr/> Total :6736.80 Sqm
7	Position of construction on site	9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt completed as per approved plans. Total BuA:- 103011.79 sqm



8	Built up area completed in all respect	BuA-103011.79 sq.m. completed and proposed for OC.
9	Area proposed for OC	9 Residential buildings i.e. Atlas (9587.80 Sqm), Minerva (9587.80 Sqm), Aurora (9587.80 Sqm), Aura (11603.26 Sqm), Argus (12695.66 Sqm), Clio(12695.66 Sqm), Mellona (10202.88 Sqm), Helios (10202.88 Sqm), Hermes (15793.30 Sqm) and Shopping Retail 'A' (1054.75Sqm) alongwith Podium P1, P2 and Stilt Total BuA:- 103011.79 sqm
10	FSI Details	Total BuA approved:-448803.35 sqm FSI-0.98 OC issued earlier for Area -57485.25 Sqm Area proposed for OC-103011.79 Sqm
11	Remarks	Buildings are completed as per approved plans & as per MIDC DCR-2009

APPROVED

**Sadanand
S Jadhav**

Digitally signed by Sadanand S Jadhav
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ou=Maharashtra Industrial Development
Corporation, postalCode=400093,
st=Maharashtra,
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cn=Sadanand S Jadhav
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**Special Planning Authority
Regional Officer (Thane-1) MIDC**

