

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Be
Navi Mumbai - 400 614.
PHONE : +91-22-6791 81
FAX : +91-22-6791 81

Date: 26 JUL 2010

Ref. No. To: CIDCO/ATPO(BP)/1012 = A
Ms. Balaji Associates,
B-21, Woodland Complex, New Link Road,
Behind Furniture Market, Ulhasnagar,

Sub:-Development permission for Residential-Cum-Commercial Building on Plot No.6, Sector -18 at Kharghar, Navi Mumbai

- REF:- 1) Your architect's application dated 07/06/2010 & 23/07/2010
2) Letter from M(TS) regarding minimum commercial use vide letter dtd. 16/07/2010
3) Electrical sub-station NOC from MSEDCL vide letter dtd. 19/07/2010
4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 15/07/2010
5) PSIOG NOC issued by EE(Elect) vide letter dtd. 23/07/2008

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to your application for development permission for Residential-Cum-Commercial Building on Plot No.6, Sector -18 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential-Cum-Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act 1966 is also enclosed herewith for the structures referred above.

The Developer/ individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm above the road edge level.

The applicant for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO, prior to the commencement of construction work.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

You will ensure that the building materials will not be stacked on the road during the construction period.



Yours faithfully
(Signature)

(R. B. Fall)
Add. Town Planning Officer (BP)
(Navi Mumbai & Khopla)



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE
At: 2nd Floor, Naxos Point,
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00-91-22-6650 0928
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HEAD OFFICE :
CIDCO Bhavan, CID-Belapur,
Navi Mumbai - 401 614
PHONE : 00-91-22-6791 8160
FAX : 00-91-22-6791 8166

Date : 04 OCT 2013

CIDCO/BP-8495/ATPO (NM & K)/2013/1502-3

Unique Code No	2	0	1	3	0	3	0	2	1	0	2	2	8	2	4	0	2
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OCCUPANCY CERTIFICATE

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4/07/2013

23/12

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9/8/13 30/8/13

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I hereby certify that the development of Residential-Commercial Building (Gr.+21 floors) [Resi. BUA=3540.285 Sq.mtrs / Comm. BUA=510966 Sq.mtrs. Gross Centre in FSI BUA=26.413 Sq.mtr. Total BUA=1676.664 Sq.mtrs. (Free of ESI) Fitness Centre BUA=70.805 Sq.mtr. & Society Office BUA=24.909 Sq.mtr.] (No. of Units Resi.-76, Comm.-16) on Plot No-06, Sector-18 at Kharghar of Navi Mumbai completed under the supervision of M/s. Dimensions Architects Pvt. Ltd., has been inspected on 25/07/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and conditions stipulated in the Commencement Certificate dated 26/07/2013 and that the development is fit for the use for which it has been carried out.



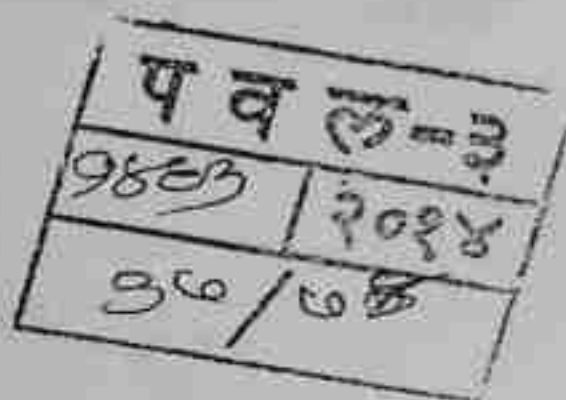
Manjula Nayak
4/11/13
(Manjula Nayak)
Town Planning Officer (BP)
Navi Mumbai & Khopra



THE SCHEDULE OF THE PLOT ABOVE REFERRED TO

All THAT pieces & parcels of lands & grounds bearing Plot bearing no. 06, admeasuring about 2719.120 Sq. Mtrs. at Sector -18, Kharghar, Navi Mumbai or thereabouts and bounded as follows that is to say:-

On or towards the North by :-	11 Metre Wide Road
On or towards the South by :-	17.50 Metre Wide Channel
On or towards the East by :-	Road
On or towards the West by :-	Plot No. 5



THE SCHEDULE OF THE FLAT/SHOP ABOVE REFERRED TO

Flat/Shop/Unit No. 1901 on the 19th Floor, admeasuring 55.515 Sq Mtrs. Plus 5.025 sq.mtrs. Terrace in the Project Known as "MONARCH LUXURIA" to be constructed on Plot bearing no. 06, admeasuring about 2719.120 Sq. Mtrs. at Sector -18, Kharghar, Navi Mumbai.

Godhram

K. S. A.



REGISTRATION NO. 1012 77

26 JUL 2018

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

M/s. Balaji Associates

Plot No. 5 Road No. 7 Sector 18 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential cum commercial Bld (G+24 Floor)

Residential B.O.A = 3260.636m² + commercial B.O.A = 51.989m²
TOT NET B.O.A = 4072.625m²

(Nos. of Residential Units 78 Nos. of Commercial units 6)

1. This Certificate is liable to be revoked by the Corporation if :-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

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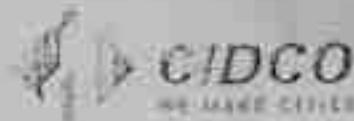
2. The applicant shall :

- (a) Give a notice to the Corporation for completion of development work at ground level, at least 7 days before the commencement of the work.
- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorised officers of the Corporation to enter the building premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or NBCs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-44 of MRTP Act-1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



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New Mumbai - 401 614
PHONE : 03-91-22-6771 8100
FAX : 03-91-22-6191 8166

Date : 04 OCT 2013

Ref. No.

CIDCO/BP-6495/ATPO (NM & KV/2013/1502-2

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	8	2	4	0	2
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To,
M/s. Balaji Associates,
B-21, Woodland Complex, New Link Road,
Behind Furniture Market, Ulhasnagar

Sub. - Occupancy Certificate for Residential-Cum-Commercial Building on Plot No. D5, Sector -18 at
Kharghar, Navi Mumbai

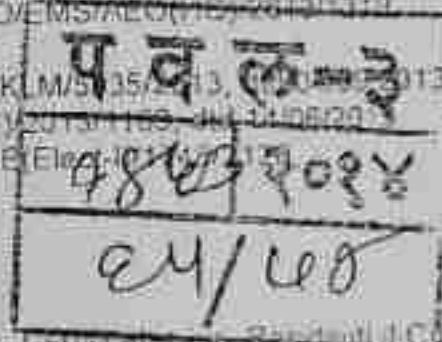
Ref. - 1) Your architect's letter dated 04/05/2013 & 03/09/2013

2) No dues certificate issued by AEO(HO) vide letter No. CIDCO/EM/ST/AEO/16/2013/1319
dtd 21/05/2013

3) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5/15/2013, dtd 21/05/2013

4) DCC issued by EE(KHR-II) vide letter No. CIDCO/EE(KHR-II)/13/113/113, dtd 21/05/2013

5) PSIDC NOC issued by EE(Elect-I) vide letter No. CIDCO/EE(Elect-I)/13/113/113, dtd 16/04/2013



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential/Cum-Commercial Building on above mentioned plot along with as built drawings duly approved

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premise is to be transferred to the register 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.

Thanking you,

Yours faithfully,

Manjula
11/10/13

Manjula Nayak
Addl. Town Planning Officer (BP)
Navi Mumbai & Khopta

