



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA'S UNDERTAKING)

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: NAINA/6529/2021

Dated : 24 Jun 2022

OCCUPANCY CERTIFICATE

To,
Esmail Ebrahim Dhariwala
Maharashtra Mumbai Mumbai

Sub : Grant of Part Occupancy Certificate (OC) for building on land bearing survey No. :
98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 of Village : Kolkhe , Taluka : Panvel , Dist. : Raigad.

Ref : 1.Your application No CIDCO/NAINA/BP-00112/2018 dated 29 Oct 2020

2. File No CIDCO/NAINA/BP-00112/2018

3. Joint Site Inspection dated 25 Apr 2022

4. The Office of Collector Raigad granted CC for Rental Housing Scheme on land u/r vide CC dated 3/11/2014 .

5. Amended Commencement Certificate granted for Rental building nos.1,2 & 3, Sale building no 1 (Wing A, B & C), Sale Building no.2, vides order no. CIDCO/ NAINA Panvel/ Kolkhe /BP-112/CC/2016/04389 dated 29/08/2016

6. Amended Commencement Certificate granted for Sale building no 1 (Wing A, B & C), Sale Building no.2 vides order dated 21/02/2018.

7. Architect's Application received to this office on 12.4.2022 for Occupancy certificate for proposed Sale Building no.1 (Wing A,B & C) and Sale Building no.2 through NIAMS.

8. Shortfall issued by this office on 25/4/2022 through NIAMS.

9. Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63 (II)/15/168, dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 26/9/2014,07/10/2015,24/1/2017 and 22/11/2018

10. Letter regarding Release of FSI 0.68 free sale component vide no. CIDCO/ NAINA/ PANVEL/ Kolkhe/BP-112/2018/ 2079 dated 7/09/2018.

11. Plinth completion certificate granted for Sale building no 1 (Wing A,B & C), Sale Building no.2 vide letter dated 24/7/2017 and 28/8/2018 respectively.

12. Measurement map issued by Land Record Office

Document certified by RAJA BHAGUJI
WAGHMARE <assoplnr2.ra@cidcoindia.com>

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



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13. • Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-187/TC1, dated 06/02/2015
- Revised Environmental clearance granted by Ministry of Environment, Forest and Climate Change dated 15/6/2018. C/5247.
14. MMRDA Letter for release of 1.25 FSI for Free Sale component vide no.MMRDA/RHD/RHS-63 (II)/08/2021 dated.15/01/2021.
15. MMRDA's NOC for OC vide letter no. MMRDA/RHD/RHS-63 (II)/31/2022 dated 11.03.2022.
16. Final NOC from NHAI regarding access to the property from NH-66-NH-17 vide letter No NHAI/PIU/Panvel/PI/Access/2021/948,dated 02/11/2021. Final NOC from NHAI-Mumbai JNPT Port Road Company Ltd. regarding access to property from NH-4B vide letter No NHAI/PIU/Panvel/MJPRCL/2021/628, dated 24/08/2021.
17. Copy Letter from Superintending Engineer (PC) MSEDCL, PEN Circle address to Executive Engineer Msedcl,Panvel R division, regarding compliance to be done by applicant regarding release of load of electricity to the project.
18. • NOC from MJP vide letter no. MJPWMDn/NP/TB-2/1855 dated 31/8/2015 for 4.586 MLD assurance of water. • MJP Letter addressed to M/s Dhariwala Development regarding NOC Water Supply of only 0.5 MLD for said project vide letter dated 10/3/2022 for payment of capital amount and security deposit.
19. Lift completion certificates
20. NOC issued by AAI regarding Height clearance,
vide letter No Navi/WEST/B/031516/122861, dated 29/3/2016.
vide letter No Navi/WEST/B/031516/122864, dated 29/3/2016.
vide letter No Navi/WEST/B/062019/406973, dated 27/6/2019.
21. Final Fire NOC issued by Fire officer, CIDCO, vide no. CIDCO/FIRE/NAINA/E-118337/2022 dated 11/5/2022
22. Documents submitted by the Architect on 17.03.2022 & 16.06.2022
23. Site visit dated 4/5/2022, 5/5/2022, 10/6/2022.
24. The file number mentioned in the top of the letter shall be read as under No. CIDCO/NAINA/PANVEL/Kolkhe/BP- 00112/Part/OC/2022/0217A
25. The letter is also to be read as addressed to M/S Dandekar Lifespaces LLP, POA holder of Eleshim

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25. The letter is also to be read as addressed to M/S Paradise Lifespaces LLP POA holder of Ebrahim Dhariwala.

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Sir/ Madam,

The Part development work / erection re-erection / or alteration in of building/ part floor no. 2B+G+2P+3TO31F Building No. / Name : SALE BUILDING NO. 01 WING A, SALE BUILDING NO. 01 WING B, SALE BUILDING NO. 01 WING C, SALE BUILDING NO. 01 COMMERCIAL, SALE BUILDING NO. 02 Plot. No / Survey No / Assessment No. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 , situated at mauje Kolkhe, Taluka Panvel , Dist- Raigad has been completed under the supervision of Devyani Shrikant Khadilkar License No. CA/90/13184.

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 Part occupancy :

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.NAINA/6529/2021 dated 24 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 NCCs/Clearances applicable to the project:

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12. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, 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 submit the rectification deed before giving possession to flat purchaser or before 30st August 2022 whichever is earlier"

15. " The terms and conditions mentioned in the NOC of MMRDA shall be binding on you "

16. "It is binding on you to take proportionate (to sale OC) rental OC within a period of one year from the date of letter of MMRDA NOC for part sale OC"

17. " It is binding on you to submit consent to operate from MPCB before initiating the possession of units "

18. " Rental units of CIDCO's share shall be developed first by the PP and handed over to CIDCO as per approval / directives by GOM dated 15.09.2021"

19. "Amenity plots shall be deemed to be finally handed over to the CIDCO on the date of OC, in the mean time it is binding on you to allow CIDCO to take possession on immediate basis "

20. " " You shall get revised layout permission for the provisions of RG, Margins etc immediately after issuance of this OC and it is binding on you to provide necessary RG within the layout"

21. " It is binding on you to provided power supply before giving any possession "

22. " All necessary infrastructure for Provision of water supply shall be done before giving any possession "

23. " 18 M wide road from eastern access to the RHS till building no.2 shall be developed before applying for further permissions by the PP "

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24. " Fitting / fixtures shall be provided before giving possession "
25. "it shall be binding on you to inform this office about completion of all the works before initiating the possession "
26. "You shall plant 454 no. of trees before applying for full OC "
27. All the conditions mentioned in final fire NOC shall be binding on you.
28. All the conditions mentioned in AAI NOC shall be binding on you.
29. 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.
30. All conditions of RERA are applicable
31. This Part Occupancy Certificate is issued for Sale Building no 1 (A ,B ,C) (Till 27th Floor) & Building no 2 (Till 30th Floor),

Thanking you.

Yours Faithfully

CC To. Devyani Shrikant Khadilkar

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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, 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
11. The Chief, Rental Housing Division, MMRDA 7th floor, M.M.R.D.A. office building, Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E), MUMBAI - 400051

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