

 **CIDCO OCCUPANCY COMPLETION CERTIFICATE**

CIDCO/BP-15484/TPO(NM & K)/2017/11115  
Unique Code : 20230402102395102

Date : 28 July, 2023

To,  
M/s Tapovan Realty through its partners Mr  
Hasmukh Purshottam Patel and other four  
At- 503 Vardhaman park CHS Plotno 49 sector 17  
Vashi ,NAVI MUMBAI-400703  
PIN - 400703

Sub : Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot  
No. **174**, Sector: **09** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.  
Ref :

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on above mentioned plot along with as built drawing 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 member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Signature  
valid



Date : 28 July, 2023

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## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+13 [ Total BUA = 4784.81Sq.mtrs , Residential BUA = 4501.91 Sq.mtrs , Commercial BUA = 282.9 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 78No. , No. of Residential Units = 70No. , No.of Commercial Units = 8No. , Any Other Units = 0No. Ground+No. Of Floors = G+13 ] Plot No. 174 ,] , Sector - 09 at Ulwe 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **ATUL PATEL** Architect has been inspected on **21 July, 2023** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **16 May, 2018** and that the development is fit for the use for which it has been carried out.

This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.  
The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Thanking you,

Yours faithfully,  
Signature



ASSOCIATE PLANNER (BP)

Page 2 of 2



Reference No. : CIDCO/BP-15484/TPO(NM & K)/2017/11022 Date : 11/7/2023

To,  
M/s Tapovan Realty through its partners Mr  
Hasmukh...

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10**

Sub: Payment of Amended development charges for Mixed Building on Plot No. 174, Sector 9  
at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

Ref :  
Your Proposal No. : CIDCO/BP-15484/TPO(NM & K)/2017 dated 05 February, 2021

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s Tapovan Realty through its partners Mr Hasmukh Purshottam Patel and other four
- 2) Location : Plot No. 174, Sector 9 at Ulwe , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1809.96
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 20400

| Sr. No.                       | Budget Heads  | Particulars                |                            | Amount       |
|-------------------------------|---------------|----------------------------|----------------------------|--------------|
|                               |               | Formula                    | Formula Calculation Values |              |
| 1                             | Scrutiny Fees | Total Built up Area * Rate | Res: 2714.94 * 8           | 21720        |
| <b>Total Assessed Charges</b> |               |                            |                            | <b>21720</b> |

7) Date of Assessment : 08 July, 2023

**B) Payment Details**

| Sr. No. | Challan Number     | Challan Date              | Challan Amount | Receipt Number     | Receipt Date | Mode        |
|---------|--------------------|---------------------------|----------------|--------------------|--------------|-------------|
| 1       | CIDCO/BP/2021/0178 | 02/05/2021                | 21720          | CIDCO/BP/2021/0178 | 5/2/2021     | Net Banking |
| 2       | CIDCO/BP/2023/2583 | 07/06/2023<br>10:33:21 AM | 1403659        | CIDCO/BP/2023/2583 | 6/7/2023     | Net Banking |

Unique Code No. 2023 04 021 02 3951 02 is for this Amended Development Permission for  
Mixed Building on Plot No. 174, Sector 9 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)



## SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **174** , Sector 9 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **174**, Sector 9 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature

valkz

Signature of the  
Associate Planner  
(BP)

ASSOCIATE PLANNER (BP)



Reference No. : CIDCO/BP-15484/TPO(NM & K)/2017/11022

Date : 11/7/2023

To,  
M/s Tapovan Realty through its partners Mr  
Hasmukh...

**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10870**

|                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unique Code No. | 2 | 0 | 2 | 3 | 0 | 4 | 0 | 2 | 1 | 0 | 2 | 3 | 9 | 5 | 1 | 0 | 2 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **174**, Sector 9 at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Your Proposal No. .CIDCO/BP-15484/TPO(NM & K)/2017 dated **05 February, 2021**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s Tapovan Realty through its partners Mr Hasamukh Purshottam Patel and other four
- 2) Location : Plot No. **174**, Sector 9 at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1809.96
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 5728.54 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 693875

7) Payment Details

| Sr. No. | Challan Number    | Challan Date | Challan Amount | Receipt Number    | Receipt Date | Mode        |
|---------|-------------------|--------------|----------------|-------------------|--------------|-------------|
| 1       | 20230402102395102 | 6/7/2023     | 693875         | 20230402102395102 | 6/7/2023     | Net Banking |

Thanking You

Yours faithfully,

Signature valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-15484/TPO(NM & K)/2017/11022

Date : 11/7/2023

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s M/s Tapovan Realty through its partners Mr Hasmukh Purshottam Patel and other four , At- 503 Vardhaman park CHS Plotno 49 sector 17 Vashi ,NAVI MUMBAI-400703 for Plot No. 174 , Sector 9, Node Ulwe . As per the approved plans and subject to the following conditions for the development work of the proposed Mixed in 12.5 % Scheme Plot 1 Ground Floor + 1 Parking + 12 Floor Net Builtup Area 4784.8 Sq m .

| Details        | Resi.   | Comm. | Other |
|----------------|---------|-------|-------|
| BUA (in Sq.M.) | 4501.92 | 282.9 | 0     |
| UNIT (in Nos.) | 58      | 8     | 0     |

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud

Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)



Reference No. : **CIDCO/BP-15484/TPO(NM & K)/2017/11022**

Date : **11/7/2023**

structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 9,500.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

You shall approach Executive Engineer M.S.F.R. for the onward requirements. Inactive of  
Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)

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