



# OCCUPANCY COMPLETION CERTIFICATE

**CIDCO/BP-15655/TPO(NM & K)/2018/11952**

Date : **06 February, 2024**

**Unique Code : 20180402102081201**

To,

**M/s. Mokal Brothers Realty P.Ltd  
Goodwill infinity 804, plot No-E/3A,  
Sector-12,Kharghar Navi Mumbai  
PIN - 410210**

**Sub :** Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot No. **45/9**, Sector **34 / A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

**Ref :** 1.CC issued, dated: 19/06/2018 & Extension of Time limit is issued dated 2/11/2023 valid upto 15/01/2025.  
2.Final Fire NOC issued by CFO, CIDCO, dated: 1/11/2023 & NMIL height clearance dated 07/9/2023  
3.ROZNAMA for case No. SCS no 348/2013, SCS 185/2017 & RCS 93/2012.

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.

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of **Residential [ Residential Bldg/Apartment ]** Building **20** [ **Total BUA = 2397.78Sq.mtrs , Residential BUA = 2397.78 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 37No. , No. of Residential Units = 37No. , Any Other Units = 0No. Ground+No. Of Floors = 20** ] Plot No. **45/9 ,]** , Sector - **34 / A** at **Kharghar 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **HITEN J SETHI** Architect has been inspected on **12 December, 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 **25 May, 2018** and that the development is fit for the use for which it has been carried out.

- 1.The terms and conditions mentioned in Final Fire NOC issued vide letter no.E-256043 dated 01/11/2023 shall be binding on you.
- 2.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.
- 3.This permission is issued subject to pending suit No. SCS 348/2013, SCS 185/2017 & RCS 93/2012 in the Panvel Court, and Order passed by Hon'ble Court in the said Suit. The result of the same shall be binding on you.
- 4.The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose and shall not be used for any habitable purpose.

Thanking you,

Yours faithfully,