



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

No. SROT/MCP-03/L.D.P.L./OC-II/CI-28/739/2017.

Date: 15 JUN 2017

To,

Shri. Pradeep Kamble,
Pradeep M. Kamble and Associates,
B/101, 1st floor, Jakh Bautera Complex,
Pandit Malviya Path, Ram Nagar,
Dombivali (East) - 421 201.

Sub: 'Occupancy Certificate' to the Residential Buildings on land bearing Survey Nos. 108/2 Pt, 108/4 Pt of village Nilaje in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane, in Special Planning Authority area of '27 Villages Notified Area' for Cluster 28, Wing E,F & G of Sector-II.

Ref: 1) MMRDA's amended Commencement Certificate under No.SROT/MCP-02/L.D.P.L./CC-II/569/2016, dt. 31/03/2016.
2) MMRDA's deficiency letter dt. 13/08/2016
3) Letter dt. 24/04/2017, 25/04/2017, 27/04/2017 from M/s. Lodha Dwellers Pvt. Ltd.

Sir,

Development work of Residential Building on land u/r as mentioned in the table below,

Cluster no.	Wing	Storeys	Total BUA sq.mt.
28	E	Stilt + 14 floors	3853.92
	F	Stilt + 14 floors	3853.92
	G	Stilt + 14 floors	3964.35
Total			11,672.18

with the total built-up area of **11,672.18 sq.m.** for buildings in Cluster 28, Wing E, F & G completed under the supervision of Architect Mr. Piyush Tak, M/s. Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Pankaj V Kulkarni, E-Struct Consultancy Pvt Ltd as reflected on the sets of drawings having drawing no. CI-28 (1/2) & (2/2) i.e. 02 no. of drawings may be occupied on the following conditions:-

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.

- ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the conditions of the Comprehensive Undertaking dated 20/07/2016 (for conditioned specified in CC) & 25/05/2015 (for conditioned specified in various NOCs) shall be adhered to.
9. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by Local Authority.
10. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt.03/11/2012 & 08/10/2015, Forest NOC dt. 30.09.2010, Fire NOC dt. 22/11/2016, 18/04/2016, 28/02/2017 & 27/12/2016, Highway NOC dt. 07/04/2011, N.A. permission dt. 14/10/2014, Railway NOC dt.28/08/2012, Irrigation NOC dt. 07/05/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt.02/06/2016 from MPCB, Water permission from MIDC dt. 02/04/2013 etc. issued by various Competent Authorities will be binding on the applicant;
11. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 31/03/2016 prior to issuance of Occupancy Certificate to all the buildings in Sector-II of the proposed Mega City Project;
12. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant;

13. All the Development Plan roads in the sector-II shall be handed over to the concerned Authorities prior to issuance of Occupancy Certificate to all the buildings in Sector-II of the proposed MegaCity Project;
14. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector-II along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.
15. Adequate arrangements for disposing the Solid Waste shall be made for the entire Mega City Project on regular basis.

A set of certified completion plans is enclosed herewith.

Yours faithfully,

Mani Jha

Planner,
Planning Division
MMRDA.

Encl: One Set of approved drawings (namely drg. No. CI-28 (1/2) & (2/2) i.e. 2 Nos. of drawings)

Copy to:

- 1) **Mr. Rajendra Lodha, -----(with enclosure)**
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018

- 2) **The Collector, Thane District----- (without enclosure)**

