

**OCCUPANCY CERTIFICATE**

No. SROT/BSNA/2501/BP/Ranjnoli-05/ Vol-11/OC/ 1132/2023

Date: 17 AUG 2023

To,  
**M/s Mahindra Happinest Developers Ltd.,**  
Mahindra Towers, 5<sup>th</sup> Floor,  
Dr. G. M. Bhosale Marg,  
Worli, Mumbai-400018.

Sub: Occupancy Certificate for Residential & Commercial Buildings – Tower-1, Tower-2, Tower 6, MLCP & Club House on land bearing S.No. 1, H.No.4, 5, 6, 7, 8B, 10, 12, 14, 15, 16, 17, 18, 19pt, 21pt, 22pt, 23pt, S.No. 54, H. No 6, 7, 8, 9/1, 9/2, 10, 13, 15A, 15B, 16, 17, 18, S.No 76, H. No 1, 2, S.No 77, H.No 4pt, 5pt, 6, 7, & 9pt of Vill. Ranjanoli, Tal – Bhiwandi, Dist– Thane.

Ref: Your application for Occupancy Certificate dt. 06.03.2023 & 16.05.2023

Sir,

Development work of **Residential & Commercial Buildings – Tower-1, Tower-2, Tower 6, MLCP & Club House** on land on land u/r with details as mentioned in Table- below completed under the supervision of Architect **Mrs. Devyani Khadilkar, M/s Spaceage Consultants** (Lic. no. CA/1990/13184) and Structural Engineer **Shri. Alpa Ramesh Sheth** (Lic. no. STR/S/139) and Site Supervisor **Shri. Yashavanath Sakharam Pandit** (Lic. No. Sup/Grade I:840013900) as reflected in set of drawings (total drawings 14 nos.) are permitted to be occupied on the following conditions:-

Table: Details of buildings for which Occupancy Certificate is granted				
Sr. No.	Building	Nos. of Floor	Height (In Mt.)	Proposed Built Up Area (In Sq.m)
1	Residential & Commercial Building Tower 1	Ground+ 14 upper Floors	44.65	5748.03
2	Residential & Commercial Building Tower 2	Ground+ 14 upper Floors	44.65	6655.00
3	Residential Building Tower 6	Ground+ 22 upper Floors	67.15	9843.65
4	Club House Building	Gr. + 1 Part Upper Floor	8.00	905.04
5	Multi Level Car Parking (MLCP) Building	Basement (For Services Only) + Ground + 7 Floors + Part 8 Floor	27.05	41.72

Viz:

- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - 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.
  - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
- This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
- The provisions in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved.
- 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

**Mumbai Metropolitan Region Development Authority**

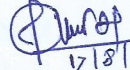


Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.

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. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
9. The applicant shall abide by all the conditions of all the NOC's obtained from the Competent Authorities for the proposed development on the land under reference.
10. The applicant shall fully comply with the conditions mentioned in the previous approvals granted by MMRDA development under reference.
11. All conditions of the Fire NOC from Directorate of Maharashtra Fire services dt. 21.02.2023 is binding on applicant.
12. All conditions of the Environmental Clearance dt. 27.11.2018 & 12.04.2022 issued by State Level Environment Impact Assessment Authority shall be binding on the applicant.
13. It is binding on the applicant to provide required parking as per BSNA DCR within layout.
14. Applicant/ Project Proponent/ Society shall be responsible for provision of adequate water supply to the development under reference.
15. Applicant shall be responsible to develop and maintain required RG areas and shall plant required number of trees as per applicable DCR.
16. All conditions of the Consent to Operate dt. 08.06.2023 issued by Maharashtra Pollution Control Board shall be binding on the applicant.
17. Applicant shall hand over land under Amenity Open Space as shown in building drawings, to MMRDA before applying for any further permission.

A set of certified completion plans is enclosed herewith.

Yours faithfully,

  
17/8/2023  
(Trupti Sharad Rane)  
Planner, MMRDA

Encl: Drawing No. 1/14 to 14/14

Copy to:

- ✓ 1. **Mrs. Devyani Khadiikar, Architect**  
for M/s Spaceage Consultants  
B-106, Natraj Building,  
Mulund Link Road, Mulund (W),  
Mumbai-400080.

2. **Copy forwarded to:**

The Collector,  
Collector Office, Thane. ....as required u/s 45 of MR & TP Act, 1966.

