



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No: SROT/MCP-03/L.D.P.L./OC-IA/CI-11/485/2014

Date: 23 JUN 2014

OCCUPANCY CERTIFICATE

To,
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

Sub : Issuance of Occupancy Certificate for the Buildings in Cluster 11 (Wing A,B,C,D,E & F) in Sector IA on land bearing Survey Nos. 12/4,12/5,12/6,12/7,12/8,12/9,12/11,12/12 & 125/6 of Village Usarghar in Sector IA of the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan Dist, Thane.

Ref: 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L./CC-IA/946/2012, dt. 31/12/2012.
2) Your letters dt. 13/12/2011, 28/08/2013, 20/05/2014, 21/05/2014 & 27/05/2014.

Sir,

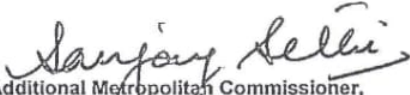
The Occupancy Certificate is hereby granted for the buildings in Cluster 11 (Wing A,B,C,D,E & F) in Sector IA on land bearing Survey Nos. 12/4,12/5,12/6,12/7,12/8,12/9,12/11,12/12 & 125/6 of Village Usarghar in Sector IA of the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan Dist, Thane to the applicant Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd. as mentioned in the table below :

Cluster no	Wing	Storeys	Total BUA in Sq. M.
11	A	Stilt + 8 Flrs.	2890.23
	B	Stilt + 8 Flrs.	2890.23
	C	Stilt + 8 Flrs.	2890.23
	D	Stilt + 8 Flrs.	2890.23
	E	Stilt + 8 Flrs.	2890.23
	F	Stilt + 8 Flrs.	2890.23
Total BUA for buildings in Cluster 11 (Wing A,B,C,D,E & F)			17341.38

The total built-up area of 17341.38 sq.m. for buildings in Cluster 11 (Wing A,B,C,D,E & F) completed under the supervision of Architect Mr. Pradeep Kamble, M/s. Pradeep Kamble & Associates and Structural Engineer Mr. Shantilal Jain, M/s. Struct Bombay Consultants are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
4. That the applicant shall make provisions of services such as water supply, sewerage, drainage, electricity etc. to Buildings Cluster 11 (Wing A,B,C,D,E & F);
5. That all the conditions of NOC's, approvals and permissions such as EIA Clearance, Fire NOC, Highway NOC, N.A. permissions, Railway NOC, Irrigation NOC, Forest NOC, Consent to establish & Consent to operate from MPCB, Water permission from MIDC etc. issued by various Competent Authorities will be binding on the applicant;
6. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 31/12/2012 prior to issuance of Occupancy Certificate to the entire Sector IA of the proposed Mega City Project;

7. That the decision of Government regarding norms, development and handing over of public amenities / utilities & R.G. will be binding on the applicant;
8. 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 IA along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.


Additional Metropolitan Commissioner,
MMRDA

Encl: 1 Set of Plans (namely drg. No. 1 to 2, i.e. 2 Nos. of drawings)

Copy to:

- 1) ✓ Mr. Pradeep Kamble, _____(with enclosure)
Pradeep Kamble & Associates,
B/101, 1st floor, Jakh Bautera Complex,
Pandit Malviya Path, Ramnagar,
Dombivali (East), Thane.
- 2) The Collector, Thane District _____(without enclosure)

