

**CIDCO OCCUPANCY COMPLETION CERTIFICATE**

CIDCO/BP-15137/TPD(NM & K)/2016/10844  
Unique Code : 20160302102021201

To,  
AADAR Developers  
Navnidhi Industrial Premises Co-op Sty Ltd., Unit  
1A, A.D. Marg, Sewree West, Mumbai-400015  
PIN - 400015

Date : 09 June, 2023

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Sub : Occupancy Certificate for Residential [ Residential Bldg/Apartment ] Building on Plot  
No. B65&B66, Sector 16 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.  
Ref : Your architect's online application dtd.22.05.2023

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 Bldg 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 premises 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 -1) to get the water supply connection to your plot.

Signature  
valid



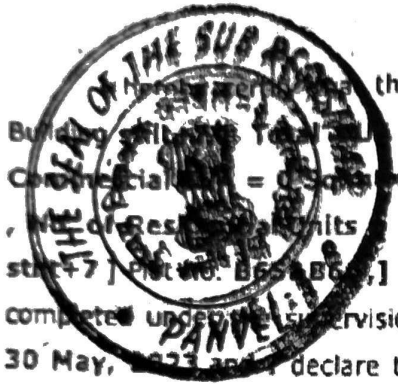
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the development of Residential [ Residential Bldg/Apartment ]  
 Building with BUA = 1347.57Sq.mtrs , Residential BUA = 1314.32 Sq.mtrs ,  
 Commercial BUA = 0 Sq.mtrs , Any Other BUA = 33.25 Sq.mtrs Number of units = 42No.  
 , No. of Residential Units = 42No. , Any Other Units = NANO. Ground+No. Of Floors =  
 47 ] Plot No. B66/B67 , Sector - 16 at Ulwe 12.5 % Scheme Plot of Navi Mumbai  
 completed under the supervision of VINOD MOHAN TANDON Architect has been inspected on  
 30 May, 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 01 June, 2023 and that the development is fit for the use for which it has been  
 carried out.

This Occupancy Certificate is granted based on the Order of Hon'ble High Court dated 02.12.2022  
 in WP 14585 of 2022. The Occupancy Certificate shall subject to the final outcome of PIL No.154 of  
 2016 and PIL Nos. 121 and 122 of 2019. The Orders passed by Hon'ble Court in these PILs shall be  
 binding on all the parties concerned. The lessee/developer or any of the flat purchasers or any  
 person shall not be entitled to claim any equities whatsoever in the event the decisions/orders in  
 PIL No. 154 of 2016 and/or PIL Nos. 121 and 122 of 2019 are adverse to the interest of the  
 lessee/developer or petitioner or the person claiming through the petitioner or to that of the flat  
 purchasers.

This Occupancy certificate is issued subject to the condition that pending SCS 335/2015 and order  
 passed by Honble Court in the said suits shall be binding on you

The terms and conditions mentioned in Final Fire NOC Issued vide letter no.  
 CIDCO/FIRE/HQ/66515/2021 dated 12.10.2021 shall be binding on you.

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.

Thanking you