

PART OCCUPANCY CERTIFICATE

To,

✓ M/s Sky Star Buildcon Pvt. Ltd,

5th Floor, Sunteck Centre, 37-40

Subhash Road, Vile Parle, (East),

Mumbai-400 057.

In the development work of Wing A, B and C of Sector I proposed on the plot bearing CTS No. 112 A of village Goregaon, for Skystar Buildcon Pvt. Ltd., situated in Oshiwara District Centre (ODC), Gr floor + 1st to 3rd podium + stilt podium + 1st to 25th upper residential floors of Wing A, Gr floor + 1st to 3rd podium + stilt podium + 1st to 28th upper residential floors of Wing B and Gr floor + 1st to 3rd podium + stilt podium + 1st to 31st upper residential floors of Wing C with total built up area of 33,200.95 Sq. m. out of the maximum permissible built up area of 46,397.57 Sq. m. completed under the supervision of Ar. Ameet Pawar of M/s Aakar Architects and Consultants, Registration no. CA/2004/34543 may be occupied on the compliance of following conditions:-

1. That the provisions in the proposal which are not confirming to applicable Development Control Regulations and other Acts are deemed to be not approved.
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office.
3. That any change in the user in future would require prior approval of MMRDA.
4. That if any user mentioned in completion/as built plans is found changed at any time without prior permission of MMRDA, then this part occupation certificate granted to your premises will be treated as cancelled and appropriate action will be taken.
5. That this part occupancy certificate is based on the documents submitted by Architect AND/OR applicant and the Architect AND/OR applicant shall be responsible regarding authenticity of the same.

Special Conditions:

6. That the applicant shall submit SWD remarks/NOC obtained from the MCGM with respect to its connection and consultant's SWD completion certificate, before applying for grant of full occupancy certificate to MMRDA.
7. That the applicant shall submit Tree Authority's NOC before applying for grant of full occupancy certificate to MMRDA.
8. That the applicant shall obtain NOC from health Officer of MCGM for swimming pool and submit the same to MMRDA before applying for grant of full occupancy certificate.
9. That the applicant shall install the Rain Water Harvesting System as per Regulation No. 62 of MCGM's Development Control and Promotion Regulations 2034 before applying for grant of full occupancy certificate.
10. That the applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for full occupancy certificate.

मुंबई महानगर प्रदेश विकास प्राधिकरण

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<https://mmrda.maharashtra.gov.in>

11. That the responsibility to abide by all conditions of the Environmental Clearance dated 05-10-2017 shall entirely vest with the applicant.
12. That the applicant shall develop RG areas and shall plant the required number of trees in RG area as per MCGM DCPR 2034 before applying for full occupancy certificate
13. That the applicant shall complete all miscellaneous balanced works before handing over physical possession of residential tenements and indemnify MMRDA from any litigations that may arise from agreement executed between applicant and third party.

A set of certified part completion plans is enclosed herewith.



Planner,

Town Planning Division

Copy (for information and record w.r.t MMRDA's D.O. Letter dtd. 30-01-2009), with set of approved drawings bearing nos. 01 to 08.

1. **The Executive Engineer,**
Building Proposal – C Wing
MCGM Office, P-South Ward,
90 Ft wide DP road, Sanskriti Complex,
Nr. St. Laurens School,
Kandivali (E), Mumbai 400 101.
2. **M/s. Aakar Architects,**
Ground Floor,
Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Vile Parle (E), Mumbai - 57.