

No.TCP(P-2)/ODC/CC/3.113/VI/ 318 /2024

Date : 24 APR 2024

**OCCUPANCY CERTIFICATE**

To,  
✓ M/s Key Tech,  
G/B, Shiv Chhaya CHS Ltd.,  
Sir M.V. Road, Andheri (E),  
Mumbai - 400069.

The development work of Commercial Building on plot bearing CTS No. 280/B, village Bandivali, Oshiware District Centre, Mumbai comprising of part Stilt + part Ground + 1<sup>st</sup> to 17<sup>th</sup> upper floors with built up area of 7,842.44 sq.m for M/s Key Tech completed under the supervision of Architect Bhupendra Patrawala, Site Supervisor Mr. Kuntal Shah, Structural Engineer M/s Neel Solutions as reflected in set of drawings having No. 1/6 to 6/6 (total drawings 6 nos.) may be occupied on the compliance of following conditions:-

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. That the provisions in the proposal which are not confirming to applicable Development Control and Promotion Regulations and other Acts/Statues 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 all Undertaking and Indemnity Bond submitted to MMRDA shall be adhered to.
9. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by BMC/ MMRDA.
10. The applicant shall pay entire stamp duty of the prospective buyers for the commercial units comprised in the built up area for which commencement certificate dated 03-06-2022 was issued by granting 50% rebate in the payment

**Mumbai Metropolitan Region Development Authority**

Bandra-Kurla Complex, Bandra East, Mumbai 400 051.

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of fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 05-01-2022 submitted by the applicant.

A set of certified completion plans is enclosed herewith.

  
-Planner,  
Town Planning Division

Copy for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009, with set of approved drawings bearing nos. 1/6 to 6/6.

1. **Ar. Bhupendra Patrawala,**  
Room no. F, 2<sup>nd</sup> floor, 93,  
Mumbai Samachar Marg,  
Mumbai - 400023.
2. **Chief Labour Commissioner,**  
Kamgar Bhavan, 4th floor,  
C-20, E Block, Opp. Reserve Bank,  
BKC, Bandra (E), Mumbai-400 051.
3. **The Executive Engineer,**  
Bldg. Proposals Suburbs,  
6th floor, BMC Office,  
Hindu Hriday Samrat Balasaheb  
Thackeray Market, Poonam Nagar,  
Jogeshwari (E), Mumbai - 400093.

