

OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/ITP-Usarghar & Sandap - 01/
OC-Cluster 05-Tower 4, 5, 6/ 12/01/2025

Date: 31 JAN 2025

To,

✓ The Director, M/s. Horizon Projects Pvt Ltd,

Runwal & Omkar Esquare, 5th Floor,

Opp Sion – Chunabhatti Signal,

Sion (E), Mumbai-400 022

Sub: Issuance of Occupancy Certificate to Residential Buildings in Cluster 05 (Tower No 4,5,6) in the Proposed Integrated Township Project (ITP) on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2,19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9,107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane

Ref :

1. Location Clearance (Conditional) issued by Urban Development Dept. Govt. of Maharashtra under No. 1217/331/C.R-72/17/UD-12 Dt: 21/08/2017
2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018, 03/02/2020
3. MMRDA's Layout Approval dt. 26/12/2016, dt. 17/10/2017, 03/02/2020, 19/05/2022, 23/06/2023
4. MMRDA's C.C.s dt. 23/12/2016, 17/10/2017, 03/04/2018, 03/02/2020, 28/09/2020, 03/02/2020, 20/10/2020, 01/01/2021, 18/02/2021, 22/11/2021, 14/01/2022, 08/09/2022, dt. 23/06/2023 & dt.30/10/2023
5. MMRDA's OC dt 19/05/2022, 12/12/2022, 02/06/2023
6. Letter of approval remarks from DTP, Pune dt. 11/06/2020
7. M/s. Saakaar Architects letter dt. 19/04/2024, dt. 29/09/2024
8. Letter by M/s. Horizon Projects Pvt. Ltd. dt. 19/12/2024

Sir,

The full development work of building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri.. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions

Development work on land u/r with the total built-up area as mentioned in the table below:

Cluster No.	Building	User	No. of Storey	Ht (m)	No. of Wing	Total BUA in sqm	No. of Units
05	Tower No 4	Residential	Lower ground / podium (part) + ground / podium part + upper ground / podium part + stilt / lobby + 1 st to 25 th Floor	82.50	01	13,529.39	154
	Tower No 5	Residential		82.50	01	15,277.17	208
	Tower No 6	Residential		82.50	01	13,732.58	206
TOTAL						42,539.14	568

Viz:

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. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts 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 acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc;
9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
10. Applicant shall comply with all the conditions in CFO NOC from KDMC;

11. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein];
12. Applicant shall submit consent to operate for STP from MPCB for residential buildings 4,5,6 of cluster 05 prior to occupancy of flats;
13. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP issued by GoM, Letter of Intent (LOI) issued by MMRDA, Layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy;
14. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
15. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
16. Applicant shall complete the construction of social housing component along with surrounding infrastructure in proportionate to the regular tenements as per ITP regulations as required for the entire residential buildings of cluster 04 & cluster 05 within 18 months from 14.11.2024 and thereafter apply & take approval from MMRDA for occupancy certificate of social housing component prior to requesting for occupancy certificate of any residential building / structure in ITP;
17. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;

A set of certified completion plans is enclosed herewith.

Yours faithfully,



(Dipesh Kundhadia)
Planner
Planning Division, MMRDA.

Encl: One Set of approved drawings

Copy to:

- 1) **Architect Sandeep Prabhu,**
Saakaar Architects, 2nd floor, Nakshatra, A wing, Near TMC
Almeida Road, Panchpakhadi, Thane (W) – 400 602
- 2) **Commissioner, -----(with enclosure)**
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With reference to letter dt 26/08/2016
- 3) **The Collector, Thane District----- (without enclosure)**

