

## OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/  
ITP-Usarghar-Gharivali-01/11 S1/2024

Date: **14 NOV 2024**

To,

Director, M/s. Runwal Residency Pvt. Ltd.,

4th Floor, Runwal & Omkar Esqaure,

Sion - Chunnabhaati Signal, Off. Eastern Express Highway, Sion (E),

Mumbai – 400 022.

**Sub:** Occupancy Certificate to **Residential Building No. 13, 14, 22, 23 of phase 2 and part occupancy certificate from 4<sup>th</sup> to 5<sup>th</sup> floor of MLCP 1 – Building** in the proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 of **Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of **Village Gharivali, Taluka-Kalyan, Dist-Thane.****

- Ref:**
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019, dt. 23/12/2021 dt. 21/01/2022.
  - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, revised LOI dt. 01/05/2022.
  - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023.
  - 4 MMRDA's C.C.s dt. 24/09/2019, 03/10/2020, 16/01/2020, 27/02/2020, 25/06/2020, 30/07/2020, 21/08/2020, 03/10/2019, 14/10/2020, 23/11/2020, 08/12/2020, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 08/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, dt. 10/04/2023, dt. 09/05/2023. Dt. 21/08/2023, dt. 14/05/2024 & 06/09/2024.
  - 5 MMRDA's OC dt. 11/10/2022, dt. 27/03/2023, dt. 28/03/2023, dt. 22/06/2023 & dt. 09/10/23, dt. 18/03/2024, dt. 02/08/2024 & dt. 30/09/2024.
  - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
  - 7 M/s. Saakaar Architects letter dt. 27/09/2024, 18/10/2024
  - 8 Site visit dt. 15.10.2024

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:

Phase	Building No	User	No. of Storey	Height (m)	No. of Wing	Total BUA in sqm	No. of Units
Phase 02	Building No 13	Residential	Stilt + 1 <sup>st</sup> to 23 <sup>rd</sup> Floors	69.90	01	9,417.38	134
	Building No 14	Residential	Stilt + 1 <sup>st</sup> to 23 <sup>rd</sup> Floors	69.90	01	13,344.57	179
	Building No 22	Residential	Stilt + 1 <sup>st</sup> to 23 <sup>rd</sup> Floors	69.90	01	7,488.48	134
	Building No 23	Residential	Stilt + 1 <sup>st</sup> to 23 <sup>rd</sup> Floors	69.90	01	12,637.26	180
MLCP-1 (4 <sup>th</sup> and 5 <sup>th</sup> floor)		Parking	4th to 5th floor	18.75	01	56.72	—

**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. Applicant shall comply and abide with all the conditions mentioned in consent to operate for STP from MPCB prior to occupancy of flats;
12. Applicant shall make solar panels operational in all the buildings prior to occupancy of any units of buildings;
13. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
14. 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 & OC's issued by MMRDA with reference to the entire ITP prior to occupancy;
15. 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;
16. 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;
17. Applicant shall comply and abide with all the conditions mentioned in CFO NOC issued by competent authority time to time;
18. Applicant shall handover the fire station plot & fire station building along with all the necessary facilities required for fire station building as per approved plans & CC conditions mentioned for fire station building within 09 months from letter dt. 06.09.2024 submitted by applicant
19. 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) **The 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)**