

**OCCUPANCY CERTIFICATE**

No. SROT/Growth Centre/2401/BP/ITP-OC/  
Usarghar-Sandap-01/Vol-17/733/2022

Date: 19 MAY 2022

To,  
Director, M/s. Horizon Projects Pvt Ltd,  
Runwal & Omkar Esquare, 5th Floor,  
Opp Sion – Chunabhatti Signal,  
Sion (E), Mumbai-400 022

Sub: Occupancy Certificate to Residential Building in Cluster 04 (Tower 1,2,3,4,5) and Part Occupancy Certificate to Educational Building 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 on approx. 52.835 Ha. land
  2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018, 03/02/2020
  3. MMRDA's Layout Approval dt. 26/12/2016, Amended layout approval dt. 17/10/2017 & 03/02/2020
  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
  5. Letter of approval remarks from DTP, Pune dt. 11/06/2020
  6. M/s Saakaar Architects letter for occupancy certificate of cluster 04 (Building No 1, 2, 3, 4, 5) dt 18/01/2022, dt. 07/02/2022
  7. M/s Saakaar Architects letter for part occupancy certificate of Cluster 04 (Building No 1,2,3,4,5) dt 08/02/2022
  8. MMRDA's deficiency letter dt 10/02/2022
  9. M/s. Horizon Projects Pvt Ltd letter dt. 14/02/2022, 15/02/2022, 16/02/2022, 28/02/2022, 03/03/2022, 04/03/2022, 15/03/2022, 21/04/2022, 21/04/2022, 22/04/2022
  10. M/s Saakaar Architects letter dt. 08/02/2022, 16/02/2022, 28/02/2022, 09/05/2022

Sir,

The full/part development work of building/part 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

**Mumbai Metropolitan Region Development Authority**

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) --400 601.  
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

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

Cluster No.	Tower	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
04	Tower No 1	Residential	Lower Stilt + Upper Stilt + Podium P1 + Stilt/Lobby level + 1st to 20th Floors	68.90	01	8,082.34	79
	Tower No 2	Residential		68.90	01	7,691.06	79
	Tower No 3	Residential		68.90	01	8,535.77	121
	Tower No 4	Residential		68.90	01	6,975.49	79
	Tower No 5	Residential		68.90	01	8,512.17	121
<b>TOTAL</b>						<b>39,796.83</b>	<b>479</b>

Cluster No.	Tower	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
--	--	Educational	Ground + 01 Floor	8.45	--	2,105.62	--
<b>TOTAL</b>						<b>2,105.62</b>	

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 conforming 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 towers 1,2,3,4,5 of cluster 04 and educational building prior to occupancy of flats and school;
13. Applicant shall submit lift license for all the lifts in the educational building and shall make it operational prior to requesting for full occupancy certificate of educational building;
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 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. 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,

*Monika Sunchay*  
19/5/16

(Monika Sunchay)  
Planner  
Planning Division, MMRDA



Encl: One Set of approved drawings (namely drg. No. 1 to 22 i.e. 22 Nos. of 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)