



Mira Bhayandar Municipal Corporation

APPENDIX 'H'

FULL OCCUPANCY CERTIFICATE



OCC No : MBMC/O/7008/0003/2024/AutoDCR
CC No : MNP/NR/2185/2021-2022

OCC Date : 13 February, 2024
CC Date : 21 October, 2021

Reference : File No. MNP/NR/2185/2021-2022/OCC & Date. 08 February, 2024
MNP/NR/2185/2021-2022

To,
M/S. JP INFRA REALTY PVT.LTD. (ABHISHEK KHETAN)
301, VIRAJ TOWER ,W.E, HIGHWAY NEAR W.E.H. METRO
STATION ANDHERI(E) MUMBAI-400093

RAJESH RAMESH KHANDEPARKAR
(Lic:STATE/R/2022/APL/00502) License Engineer
437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE
ROAD, DADAR(E), MUMBAI 400014

Building Details

Building Name :	BUILDING NO 1 (1A,1B) ALEXA	Built up Area:	24297.96 Sq. Mt.
Building Use:	Mixed Use	Name of Pwork:	BUILDING NO 1 (1A,1B) ALEXA
Floor Name:	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTY-FIRST FLOOR,THIRTY-SECOND FLOOR,THIRTY-THIRD FLOOR,THIRTY-FOURTH FLOOR,THIRTY-FIFTH FLOOR		

Gross Plot Area : 113268.22 Sq Mt.

Sir,

The FULL development work in building No. BUILDING NO 1 (1A,1B) ALEXA(GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTY-FIRST FLOOR,THIRTY-SECOND FLOOR,THIRTY-THIRD FLOOR,THIRTY-FOURTH FLOOR,THIRTY-FIFTH FLOOR) Village:Ghodbunder, CTS No, :Survey No/ H/No. 20/4B, 20/8(PT), 21/2A +21/2B(PT), 22/1B, 22/1C, 22/2, 22/3, 22/5, 24/3, 25/1, 26/5, Survey No.:21/2A (PT), 21/2B(PT), 22/2,5, 24/3, 25/1, 26/5,8(PT),9, 110/1(PT),112/2(PT), 113/2, 116/1, 2A(PT), 3,8,9, 117/1,3 ,4 ,5,6 118/2,3,4,5,7,8, 125/2,3,4,5,6,7, 126/1,2,3,4,5,6, 127/1,3,5, 133/1,2,3,4,7 134/2,3,5A,8, 148/2, 113/1, 114/1, 3,4,6, 132/3, 133/6,8, 20/4B, 8(PT) 22/1B, 1C, 22/3, 110/2(PT), 116/4,5,7 124/2,3 127/2 128/5A,5B(PT), 133/5, 148/1 completed under the supervision of RAJESH RAMESH KHANDEPARKAR, License Engineer (License No. STATE/R/2022/APL/00502) may be occupied on the following conditions.

OFFICE OF THE : Mira Bhayandar Municipal Corporation

Outward No. : MBMC/O/7008/0003/2024/AutoDCR

Date : 13 February, 2024

OCCUPATION GRANTED

Yours faithfully,
Assistant Director Town Planning

Digitaly signed by PULKISHOTAM
MIRBHAYANDAR
Date: 13 Feb 2024 18:28:35
Organization: Mira Bhayandar Municipal
Corporation
Designation: Assistant Director Town
Planning



Terms and Condition :

- 1 Authority will supply only drinking water as per availability
- 2 All conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- 3 It is responsibility of Developer /Society to keep in Operation the system of Solar Water System & rain Water Harvesting system.(if applicable)
- 4 It is responsibility of Developer /Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)
- 5
 - 1) As per the MRTP Act 1966 under section 124-E, there is a provision to pay amount along with the interest, Regarding the same developer has to pay 100% of development charges along with applicable interest as Metro development cess (As per Govt. Notification dated 26/06/2019) within the 6 months of issuing Occupation certificate for the said building.
 - 2) As per developer's representation dated 13/12/2023 some of the building in this layout have been already granted Occupation Certificate earlier and have requested to recheck and revise the Open Land Tax bill, so after receiving revised open land tax bill, developer have to pay the balance amount before occupation certificate of the balance building in the layout.
 - 3) The developer undertakes and indemnify Mira Bhayandar Municipal Corporation and its officers against any kind of dispute, risk or any damages or claim arising out of any litigation with the occupants and others, regarding relocation of parking. As shown in the occupation plans.
 - 4) As shown in occupation plans, stilt area will be used as per the provisions of UDCPR only.

Note: Occupancy plans are issued separately along with this letter. A set of certified occupation plans are returned herewith.

Enclosed: As above

Office Stamp