

Certificate No: CIDCO/NAINA/Panvel/Vichumbe/BP-00318/OC/Full/2023/0404**Dated :** 17 Jul 2023**OCCUPANCY CERTIFICATE**

To,

Mr. Uttam Tukaram Yalmar of M/s Vaastu Builders and Developers who is PoA holder of Arjun H. Patil & Others
Five and M/s Purva Properties through MOU of Shri. Arjun H. Patil and 2 others

MAHARASHTRA NaviMumbai

Sub : Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. :
122/1/B of Village : Vichumbe , Taluka : Panvel , Dist. : Raigad.

Ref : 1.Your application No CIDCO/NAINA/BP-00318/2017 dated 20 May 2023

2. File No CIDCO/NAINA/BP-00318/2017

3. Joint Site Inspection dated 26 May 2023

4. Applicant application through NIAMS for Occupancy Certificate dated 20/05/2023. (Hard copy submitted on 23/05/2023)

5. CIDCO/NAINA/Panvel/Vichumbe/BP-318/CC/2018/1752 dated 07/06/2018

6. Plinth Completion letters dated 19/08/2019

7. NA Measurement map issued by Land Record Office vide nil dated 08/04/2019.

8. 7/12 extract for Gut. No. 122/1/B dated 24/02/2023.

9. Building completion certificate by Architect dated 01/04/2023

10. Structural Engineer building completion certificate and structural stability certificate dated 10/03/2023

11. Compliance with the conditions mentioned in the commencement certificate, letter dated 12/06/2023

12. List of Deviation letter signed by architect dated 12/06/2023.

13. MSEDCL Technical estimate sanction for LT power supply dated 27/05/2022

14. Water supply NOC issued by Senior Geologist, Alibaug Raigad dated 26/07/2017.

15. Occupancy Certificate scrutiny fees paid amount 6080/- rupees vide receipt no. NAINA/6873/2023 dated 20/05/2023.

16. Registered Release deed vide paval 3-14899-2019 from Mrs. Ramabai C. Pardeshi to Mr. Arjun Hasha

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Patil & Others 3.

17. Notarised Consent letter dated 22/06/2023

18. NOC issued by Aerodrome safeguarding, NMIAL regarding Height clearance, vide letter dated 17/02/2023.

19. OC stage verification of building height issued by VK Survey Services Pvt Ltd. vide no. NIL dated 16/03/2023

20. site visit report dated 26/05/2023.

21. Drawing submitted by architect

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Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part floor no. G+4 Building No. / Name : Vaastu Rukmini Plot. No / Survey No / Assessment No. 122/1/B , situated at mauje Vichumbe, Taluka Panvel , Dist- Raigad has been completed under the supervision of Ar. Deepak P. Thakare License No. CA/92/14485.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy :

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing No.CIDCO/NAINA/Panvel/Vichumbe/BP-00318/OC/Full/2023/0404 dated 17 Jul 2023

4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.

5.You shall maintain the planted trees & developed RG as demarcated in the drawings.

6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.

8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.

9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project,

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this OC shall stand cancelled.

13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.

Additional Conditions :

14. This Occupancy Certificate is granted based on as-built drawings submitted by the architect. Hence, the security deposit paid at the time of granting the Commencement Certificate shall stand forfeited.

15. You shall follow all the orders/notifications/circulars/guidelines etc. regarding the Covid-19 pandemic issued by the central Govt/ Govt of Maharashtra/ collector/ any other competent authority from time to time.

16. All the above conditions shall be binding on you, your heirs and successors.

Thanking you.

Yours Faithfully

CC To. Ar. Deepak P. Thakare

1. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist-Raigad 402201.
2. The MSED Co. Ltd. Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Dn. Panvel-410206
3. Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector-18, Besides Bathiya School, NewPanvel, Tal.Panvel, Dist.Raigad 410206
4. The Tehshildar, Talathi training centre, Sai nagar, Tal.Panvel, Dist.Raigad,410206
5. The Sarpanch, Gram Panchayat of Vichumbe, Panvel, Raigad.

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6. The CCUC (NAINA), CIDCO
7. The Airport Authority of India, GM (ATM) WR, Head quarter, Western Region, Porta Cabins New Airport Colony, opposite hanuman road, Vileparle East Mumbai, 400099
8. CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD Belapur, Navi Mumbai 400614.
9. Senior Geologist, GSDA, 2nd floor, nagar parishad building, Alibaug, Raigad 402201.
10. MAHARERA