



OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-15417/TPO(NM & K)/2016/11467

Date : 19 October, 2023

Unique Code : 20190402102132701

To,

**M/s. Bhagwati Developers, Through its partners
Mr. Manji Karman Patel and Others Two
1306, Real Tech Park, Plot No. 39/2, Sector-30A,
Opp. Vashi Railway Station, Vashi, Navi Mumbai
PIN - 400705**

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. **03** ,
Sector **23** at **Kharghar** , Navi Mumbai.

Ref :

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

OCCUPANCY COMPLETION **CERTIFICATE**

I hereby certify that the development of **Resi_Commercial [Resi+Comm]** Building **Part A&B wing -G+16, C wing G+25, [Total BUA = 9149.73Sq.mtrs , Residential BUA = 7907.19 Sq.mtrs , Commercial BUA = 1271.48 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 111No. , No. of Residential Units = 87No. , No.of Commercial Units = 24No. , Any Other Units = 0No. Ground+No. Of Floors = Part A&B wing -G+16, C wing G+25,]** Plot No. **03 ,]** , Sector - **23** at **Kharghar** of Navi Mumbai completed under the supervision of **Soyuz Talib** Architect has been inspected on **05 October, 2023** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **05 June, 2023** and that the development is fit for the use for which it has been carried out.

This Occupancy Certificate is granted based on the Order of Hon High Court dated 08.12.2022 in WP (stamp) 29619 of 2022. The Occupancy Certificate shall subject to the final outcome of PIL No.154 of 2016 and PIL Nos. 121 and 122 of 2019. The Orders passed by Hon'ble Court in these PILs shall be binding on all the parties concerned. The lessee/developer or any of the flat purchasers or any person shall not be entitled to claim any equities whatsoever in the event the decisions/orders in PIL No. 154 of 2016 and/or PIL Nos. 121 and 122 of 2019 are adverse to the interest of the lessee/developer or petitioner or the person claiming through the petitioner or to that of the flat purchasers.

This Occupancy Certificate is granted subject to pending WP (stamp) no.14957/2023, Hon'ble High Court of Bombay. Order passed by Honorable Court in the said suit shall be binding on you.

The proposed Chajja over openings for protection from the Sun & Rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose

Thanking you,

Yours faithfully,