

Certificate No: CIDCO/NAINA/Panvel/Vakadi/BP-00296/OC/Full/2021/0097

Dated : 04 Aug 2021

OCCUPANCY CERTIFICATE

To,
M/s. SHANTI DEVELOPERS THROUGH Mr. RAJKUMAR G. PANDEY
MAHARASHTRA KOPARKHAIRANE

Sub : Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. :
158/1 of Village : Vakadi , Taluka : Panvel , Dist. : Raigad.

Ref : 1.Your application No CIDCO/NAINA/BP-00296/2017 dated 24 Dec 2020
2. File No CIDCO/NAINA/BP-00296/2017
3. Joint Site Inspection dated 10 Feb 2021
4. Commencement Certificate Granted vide No. CIDCO/NAINA/Panvel/Vakadi/BP-296/2018/1111& 1112 dated 15.01.2018 for Residential use.
5. Application of M/s Shanti Developers through Mr. Rajkumar G. Pandey dated 02.02.2021 through NIAMS for Occupancy Certificate
6. Plinth Completion Certificate No. CIDCO/NAINA/Panvel/Vakadi/BP-296/2018/2199 Dt. 05.10.2018.
7. Architect building completion certificate dated 18.01.2021.
8. Joint site visit dated 04.02.2021.
9. MSEDCL Firm quotation sanction for permanent electrical supply dated 03.09.2021& Payment receipt dated 15.09.2020.
10. Water supply NOC issued by Senior Geologist, Alibag Raigad dated 06.04.2017
11. AAI NOC No. Navi/WEST/B/111317/255846 dated 13/11/2017.

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Vakadi/BP-00296/OC/Full/2021/0097**Dated :** 04 Aug 2021

Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part floor no. NA Building No. / Name : SHANTI HARMONY Plot. No / Survey No / Assessment No. 158/1 , situated at mauje Vakadi, Taluka Panvel , Dist- Raigad has been completed under the supervision of SWAPNIL MOHAN KALYANKAR License No. CA/2010/47491.

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 :

Residential Building Wing A and Wing B, No. of Floors - Part Ground / Part Stilt + 4 floors, Built Up Area- 1438.213 sqm, No. of Residential tenements – 40, No. of Convenient shops 13

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/Vakadi/BP-00296/OC/Full/2021/0097 dated 04 Aug 2021

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 &

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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, this OC shall stand cancelled.

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

Additional Conditions :

14. Compliance of the AAI NOC No. Navi/WEST/B/111317/255846 dated 13/11/2017 for permissible top elevation 115 m AMSL :- Architect has submitted survey carried out on 01.07.2021 by Empanelled surveyor, M/s Levicon Engineering Technologies stating site elevation of land u/r 24.551 m AMSL and top elevation of subject building (up to top of OHT/LMR) as 43.65 m AMSL.

15. This Occupancy Certificate is granted on the basis of as built drawings submitted by architect. Hence, security deposit paid at the time of granting Commencement Certificate shall stands forfeited.

16. You shall take the necessary precautionary measures for meter room cabinet safety.

Thanking you.

Yours Faithfully

CC To. SWAPNIL MOHAN KALYANKAR

1. 1. The District Collector, Raigad (2) The Tehshildar, Panvel (3) Letter of Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Dn. (4) Dy Superintendent of Land Records, Panvel (5) Senior Geologist, GSDA, Raigad, Alibag (6) The Sarpanch, Vakadi, Panvel, Raigad. (7) CEO, NMIAL (8) The CCUC, CIDCO-NAINA