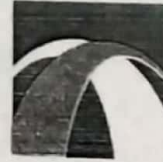


Date: 09 JAN 2020



Maharashtra State
Road Development Corpn. Ltd.

(A Government of Maharashtra Undertaking)

"Occupancy Certificate"

To,

Mr. Gajanan Shamrao Khabale,
Prop. Bhagyashree Builders & Developers,
Off No. 416, Central Facility Building, APMC Fruit Market,
Sec 19, Turbhe, Vashi Navi Mumbai - 400 705

Sub.: Grant of Occupancy Certificate for Residential Buildings (Building no. 01 to Building no. 07) on Survey no. 28/3, Village- Ashte, Taluka- Panvel, District- Raigad

Sir,

The development work proposed for Residential Buildings (Building no. 01 to Building no. 07) on land bearing Survey no. 28/3, Village- Ashte, Taluka- Panvel, District- Raigad completed under the supervision of Liasoning Architect Mandar Bodhankar of M/s. Aayadi Architects & Planners with License No. CA/2005/35295 may be occupied on the following conditions -

• **Conditions:**

1. This Occupancy Certificate shall be restricted to **Stilt + 04 storey structure**.
2. This Certificate shall not entitle the applicant to occupy the buildings for which this Certificate is not meant for.
3. The provisions in the proposal which are not confirming to Development Control Regulations and other acts are deemed to be not approved.
4. This Occupancy Certificate shall be deemed to be cancelled, if there are any materialistic changes made in the buildings referred above without prior consent of the approving authority. Further, this Occupancy Certificate shall stand cancelled; if the buildings are put to use for the purposes other than it is intended for.
5. This Occupancy Certificate is issued under the provisions of MR & TP Act, 1966 and as per the provisions made in Regulation No. 7.6 of standardised Development Control and Promotion Regulations for Regional Plans 2013 which are applicable to land under reference.

Wday

6. This Occupancy Certificate is granted based on the approved layout and Commencement Certificate issued by Maharashtra State Road Development Corporation Ltd. (MSRDC) vide no. **MSRDC/SPA/BP-16/C.C./2018/478 dated 17.05.2018** and **MSRDC/SPA/BP-16/Amended C.C./2019/666 dated 10.07.2019** and the applicant shall strictly adhered to the conditions stipulated in it.
7. This Occupancy Certificate is limited for following Buildings and built-up area, shown against it:

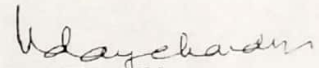
Building No.	Built-up area in sqm
Building no. 1 (Stilt + 04 storey)	1007.09
Building no. 2 (Stilt + 04 storey)	1007.09
Building no. 3 (Stilt + 03 storey)	1074.97
Building no. 4 (Stilt + 04 storey)	866.39
Building no. 5 (Stilt + 04 storey)	964.89
Building no. 6 (Stilt + 04 storey)	576.54
Building no. 7 (Stilt + 04 storey)	1099.41
Total	6596.37

8. All the conditions stipulated by various agencies in their No objection certificates while granting Commencement Certificate, shall be strictly adhered to and be complied with before occupying the premises under reference.
9. That the conditions of Indemnity Bond submitted to this Authority vide dated 04.06.2018 shall be adhered to.
10. The applicant shall provide at his own cost, all the infrastructural facilities shown in sanctioned drawings, such as roads and internal access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement for collection of solid waste etc. within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the respective authorities, before applying for full Occupancy Certificate. Full Occupancy Certificate shall be granted only after all these arrangements are made in accordance with the approved scheme to satisfaction of the Authority.
11. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plot etc. without obtaining prior approvals from the MSRDC -SPA.
12. This Occupancy Certificate is based on the documents submitted by the applicant. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer. The Authority shall not be held liable for any legal matter that may arise in future and the applicant is solely responsible for settling for the same at his own cost.

Handwritten signature

13. This Occupancy Certificate Permission is liable to revoke by MSRDC as per Reg. No. 10.2 of Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide TPS-1812/157/CR71/12/REC No: 34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time, if there is any false statement or any misrepresentation of material facts.
14. The location and the area of the Recreational Open spaces shall not be altered and shall be kept open as per sanctioned drawing.
15. The applicant shall make necessary arrangements for parking as per Development Control & Promotion Regulations for Regional Plans, 2013.
16. This Occupancy Certificate is based on the NOC submitted by the applicant regarding Power supply and water supply.
17. This Occupancy Certificate doesn't absolve the applicant any legal matter pending against him.
18. Undertaking regarding to pay difference amount for compounding charges and Infrastructure development charges when MSRDC finalises and demand the same, submitted to this Authority vide dated 20.12.2019 shall be adhered to.

A Set of certified completion Plans (1 Set – 08 Nos. of drawings) for Building no. 01 to 10 upto Stilt+04 Storey structure are enclosed herewith.


Dy. Chief Planner
MSRDC Ltd.

CC to.

1. The District Collector, Office of the Collector, Revenue Dept. Near Hirakot Lake, Alibag Dist- Raigad 402201
2. Architect : Ar. Mandar Bodhankar (Aayadi Architects & Planners), KH/4-07-604, Celebration Co-op Hos. Soc., Sec 16-17, Kharghar, Navi Mumbai – 410 210
3. Dy. Superitendent of Land Records, Agri Samaj hall, 1st floor, Panvel 410 206
4. Executive Engineer YCEW, MSRDC, Pune
5. The Dy. Executive Engineer, M.S.E.D. Co Ltd, Panvel (R) Dn