



OCCUPANCY COMPLETION CERTIFICATE

BP-12864/13900

Date : **07 April, 2025**

Unique Code : 20150302002396501

To,

**M/S.KAMDHENU DEVKRUPA REALTORS LLP.
THROUGH ITS PARTNERS MR.SURINDER
ANANTRAM SABHLOK AND OTHERS SEVEN
OFFICE NO.76,4TH FLOOR,MAHAVIR
CENTRE,PLOT NO.77,SECTOR-17,VASHI,NAVI
MUMBAI.
PIN - 400703**

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **25**, Sector **47** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** 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.

Signature
valid

Digitally signed by
ASHWINI TUKAR
KADAM
Date: 07 Apr 2025 16:39
Organization: CIDCO
Designation: Associate
Planner

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I hereby certify that the development of **Residential [Residential Bldg/Apartment]** Building G+18 [**Total BUA = 6055.08Sq.mtrs , Residential BUA = 5236.95 Sq.mtrs , Commercial BUA = 818.12 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 175No. , No. of Residential Units = 150No. , No.of Commercial Units = 25No. , Any Other Units = naNo. Ground+No. Of Floors = G+18]** Plot No. **25 ,]** , Sector - **47** at **Dronagiri 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **ATUL PATEL** Architect has been inspected on **21 March, 2025** 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 **23 December, 2015** and that the development is fit for the use for which it has been carried out.
This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.

Occupancy certificate is granted subject to pending SCS No.299/2013 , RCS 46/2019 in the Civil Court (SD) at Panvel. Order passed by Honorable Court in the said suit shall be binding on you.

This Occupancy Certificate is granted based on the Order of Hon'ble High Court dated 12/06/2023 in WP 5418 of 2023, wherein the rule was made absolute and it was made abundantly clear that, pendency of PIL will not stop CIDCO from issuing an Occupancy Certificate. This 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

Signature
valid

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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.

Thanking you,

Yours faithfully,
Signature
valid

Digitally signed by
ASHWINI TUKARAM
KADAM
Date: 07 Apr 2025 16:39
Organization: CPIO
Designation: Associate
Planner

ASSOCIATE PLANNER (BP)