



CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

BP-5575/11496

Date : 19 October, 2023

Unique Code : 202302102402002

To,

**M/s. Swaraj Builders and Developers, Prop. Shri
Raj Motilal Kandhari
111 & 112, Arenja Corner, Sector-17, Vashi, Navi
Mumbai.
PIN - 400703**

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **47 + 59**, Sector **18** at **Ulwe 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
BHUSHAN RAMCANDRA
CHAUDHARI
Date: 19 Oct 2023 10:00:22
Organization: CIDCO
Department: Planning
Planned

BP-5575/11496

Date : 19 October, 2023

Unique Code : 202302102402002

OCCUPANCY COMPLETION **CERTIFICATE**

I hereby certify that the development of **Residential [Residential Bldg/Apartment]** Building **G+12 [Total BUA = 7123.02Sq.mtrs , Residential BUA = 6390.33 Sq.mtrs , Commercial BUA = 732.68 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 175No. , No. of Residential Units = 160No. , No.of Commercial Units = 15No. , Any Other Units = naNo. Ground+No. Of Floors = G+12]** Plot No. **47 + 59 ,]** , Sector - **18** at **Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **Soyuz Talib** Architect has been inspected on **23 May, 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 **15 December, 2010** 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'ble High Court dated 08/12/2022 in WP 29719 of 2022, and 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 being issued subject to the condition that Orders passed by Hon'ble Civil court Jt. CIVIL JUDGE S.D. Panvel in Spl. C S No. 422/2013 shall be binding on you.

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.

The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Thanking you,

Yours faithfully,
Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 19 Oct 2023 10:00:22
Organization: ASSO
Designation: Associate
Planner

ASSOCIATE PLANNER (BP)

Page 2 of 2