

**“Part Occupancy Certificate”**

To,  
 Mr. Milind H. Pote,  
 Shop No – 03, Ground Floor,  
 Shringarpure appt., Old Panvel 410206.

**Sub : Grant of Part Occupancy Certificate for building no. 2 on land bearing Gut No. 22/3/A & 22/3/B at Village- Rees, Tal- Khalapur, Dist. – Raigad.**

The part development work on land bearing Revenue Gut No. 22/3/A & 22/3/B at Village Rees, Tal- Khalapur, Dist. – Raigad (For building no. 2, for residential purpose) completed under the supervision of Ar. Swapnil M. Kalyankar License No (CA/2010/47491) may be occupied on the following conditions-

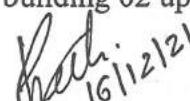
**Conditions:**

1. This Part Occupancy Certificate shall be restricted to the area admeasuring to 1682.881 sq.m.
2. This Part Occupancy Certificate shall not entitle the applicant to occupy the building for which this Certificate is not meant for.
3. The provisions in the proposal which are not confirming to applicable Development Control Regulations and other acts are deemed to be not approved.
4. This Part Occupancy shall be deemed to be cancelled, if there is any materialistic change made in the building without prior consent of the approving Authority. Further, this Occupancy shall stand cancelled; if the building is put to use for the purposes other than it is intended for.
5. This part occupancy certificate is issued under the provisions of MR & TP Act, 1966 and as per the Regulation No. 7.7 applicable to Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide GR No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time & the Development Control Regulations applicable for Mumbai Metropolitan Region sanctioned under Government Notification Urban Development Department No. TPS-1297/1094/CR-116/97/UD-12 dtd. 23.09.1999 which are applicable to land under reference.
6. This part Occupancy is granted based on the Commencement Certificate issued by MSRDC under reference no. MSRDC/SPA/Rees/Khalapur/BP- 99/CC/2018/265 Dtd. 06/03/2018 and the Applicant shall strictly adhere to conditions stipulated in it.
7. That the conditions of the Indemnity Bonds shall be adhered to.
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. 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 sullage 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.

10. 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.
11. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect. The Authority shall not be held liable for any legal matter that may be pending present or arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost.
12. This Part Occupancy permission is liable to be revoked by the MSRDC, as per the 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.
13. The location & area of Recreational Open Space shall not be altered in any case after issuance of this Occupancy Certificate.

A Set of certified completion Plans (1 Set - 04 Nos. drawings) for building 02 up to Ground + 4th Floors are enclosed herewith.



16/12/21

Associate Planner

MSRDC Ltd.,SPA, Mahape.

Office No. 022-27575777

Office Stamp



Date: 16/12/2021

Copy to:

Ar. Swapnil Kalyankar  
M/s. Swapnil Kalyankar Architect (SKA)  
Siddhart Market, D-Wing,  
2<sup>nd</sup> Floor, Opp. BJP Office, Panvel 410206.