

Certificate No: CIDCO/NAINA/Panvel/Kolkhe/BP-00112/OC/Part/2026/1562**Dated :** 30 Apr 2026

OCCUPANCY CERTIFICATE

To,

Esmail Ebrahim Dhariwala

Maharashtra Mumbai Mumbai

Sub : Grant of Part Occupancy Certificate (OC) for building on land bearing survey No. :
98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 of Village : Kolkhe , Taluka : Panvel , Dist. : Raigad.**Ref :** 1.Your application No CIDCO/NAINA/BP-00112/2018 dated 29 Oct 2020

2. File No CIDCO/NAINA/BP-00112/2018

3. Joint Site Inspection dated 30 Apr 2026

4. Permissions issued till date –

i. Commencement Certificate for Rental Housing Scheme on land u/r issued by The Office of
Collector, Raigad vide CC dated 03/11/2014.ii. Amended Commencement Certificate granted for Rental building nos.1, 2 & 3, Sale building
No. 1 (Wing A, B & C), Sale Building no.2, by this office vide order no. CIDCO/ NAINA/Panvel/
Kolkhe /BP-112/CC/ 2016/04389 dated 29/08/20162. Architect's Application received to this office on 10.03.2026 & through NIAMS on 09.03.2026,
for development permission for Rental Bldg. no. 1, 2, 3 & Sale Building no. 3 (Wing A, B & C).3. Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-
63(II)/15/168, dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 26/9/2014,
07/10/2015, 24/1/2017 and 22/11/2018 and revalidated vide MMRDA/RHD/RHS-63(III)/40/2025, dtd.
16.05.2025, valid upto 14.01.2026.

4. Measurement map issued by Land Record Office bearing no. Mo. Ra. No.323, dtd. 01.12.2022.

5. 7/12 extract dated 04.03.2026

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6. Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-187/TC1, dated 06/02/2015.
7. Revised Environmental clearance granted by Ministry of Environment, Forest and Climate Change as per minutes of the 23rd meeting of Expert Appraisal Committee (Infra-2) dated 13/10/2017
8. Revised Environmental clearance granted by Ministry of Environment, issued vide no. SIA/MH/INFRA2/469251/2024, dated 18/11/2025.
9. Letter of Dy. Executive Engineer, MSEDCL Co. Ltd, Panvel-II Sub-Division bearing No Dy.SE/PC/TECH/PNL-R/LT/ LS/1285 dated 19.05.2022
10. NOC regarding Water Supply issued by MJP vide letter no.
 - i. MJPWMDn/NP/TB-2/1855 dated 31/8/2015
 - ii. MJPWMDn/NP/TB -1/783/2022, dtd. 10.03.2022 for 0.50 MLD
 - iii. MJPWMDn/NP/TB -1/618/2025, dtd.25.08.2025 for 0.50 MLD
11. NOC from NHAI regarding access to the property vide letter No NHAI/RO/MUM/PNVL/NH-4B/Access Permission/ Kolkhe/ 2021/ E-2922, dated 06.08.2021.
12. NOC from NHAI regarding access to property vide letter No NHAI/RO/MUM/PNVL/NH-17/NOC/ (KOLKHE/FINAL/2021/E-3237, dated 12/10/2021.
13. Final NOC from NHAI-Mumbai JNPT Port Road Company Ltd. regarding access to property from NH-4B vide letter No NHAI/ PIU/Panvel/MJPRCL/2021/628, dated 24/08/2021.
14. Letter regarding Release of FSI 0.68 free sale component vide no. CIDCO/ NAINA/ PANVEL/ Kolkhe/BP-112/2018/ 2079 dated 7/09/2018.
15. Plinth completion certificate granted for Sale building no 3 (Wing A, B & C) Dated 21.03.2022
16. MMRDA's NOC for OC vide letter no. MMRDA/RHD/RHS-63(II)/31/2022 dated 11.03.2022.
17. MMRDA's NOC for OC vide letter no. MMRDA/RHD/RHS-63(IV)/34/2026 dated 02.04.2026.
18. Lift completion certificates dated 27.04.2026
19. PP's letter dtd. 30.04.2026, regarding details of phasewise OC & handingover of Rental tenaments to CIDCO.
20. Undertaking dtd. 29.04.2026, Regarding amalgamation of Tenaments.



CITY & INDUSTRIAL DEVELOPEMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

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21. Final Fire NOC issued by Fire officer, CIDCO, dtd. 28.04.2026

22. OC stage height verification for Building no. 3 by NMIAL, vide. NMIAL/NAINA/Ht.NOC/GEN/1519,dtd. 29.04.2026

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Sir/ Madam,

The Part development work / erection re-erection / or alteration in of building/ part floor no. g+32 Building No. / Name : SALE BUILDING NO. 03 WING A, SALE BUILDING NO. 03 WING B, SALE BUILDING NO. 03 WING C Plot. No / Survey No / Assessment No. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 , situated at mauje Kolkhe, Taluka Panvel , Dist- Raigad has been completed under the supervision of Devyani Shrikant Khadilkar License No. CA/90/13184.

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 Part occupancy :

This Part Occupancy certificate is approved for Sale building no 3 (wing A, Wing B & Wing C) for BUA of 56650.83 sq.m., out of which BUA of 49778.49 sq.m. comprising of Wing A (2B + G + 2P + 26 FLOORS) , Wing B (2B + G + 2P + 27 FLOORS), Wing C (2B + G + 2P + 26 FLOORS) is being released in view of FSI relese of 0.33 for OC by MMRDA vide letter dtd. 20.03.2026.

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/Kolkhe/BP-00112/OC/Part/2026/1562 dated 30 Apr 2026

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

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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 & 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.

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Additional Conditions :

14. This Part Occupancy certificate is approved for Sale building no 3 (wing A, Wing B & Wing C) for BUA of 56650.83 sq.m., out of which BUA of 49778.49 sq.m. comprising of Wing A (2B + G + 2P + 26 FLOORS) , Wing B (2B + G + 2P + 27 FLOORS), Wing C (2B + G + 2P + 26 FLOORS) is being released in view of FSI release of 0.33 for OC by MMRDA vide letter dtd. 20.03.2026.

15. Based on your undertaking dtd. 20.04.2026, you shall submit the rectified 7/12 extract on or before 30.03.2027

16. All conditions mentioned in all NOC for OC issued by MMRDA shall be binding on you.

17. It is binding on you to submit consent to operate from MPCB before initiating the possession of units.

18. All conditions mentioned in Final Fire NOC dtd. 28.04.2026, shall be applicable to PP.

19. No possession to be given before submission of lift installation certificate for all lifts.

20. Undertaking dtd.29.04.2026, regarding handing over of amenity plot, shall be binding on you.

21. Undertaking dtd.29.04.2026, regarding amalgamation/merging of flats, shall be binding on you.

22. Undertaking dtd.29.04.2026, regarding minor internal finishes, shall be binding on you.

23. The compound wall erected on site needs to be revised as per revised TILR before coming for final OC

24. 18 M wide road from eastern access to the RHS till building no.2 shall be developed on or before 30.03.2027.

25. The terms and conditions mentioned in the NOC of MMRDA shall be binding on you.

26. It is binding on you to take proportionate (to sale OC) rental OC within a period of one year from the date of letter of MMRDA NOC for part sale OC.

27. Rental units of CIDCO's share shall be developed first by the PP and handed over to CIDCO as per approval /directives by GOM dated 15.09.2021.

28. This Occupancy Certificate shall be read as addressed to "POA Holder of M/s Dhariwala Development and other 8" and also to "M/S Paradise Lifespaces LLP POA holder of Ebrahim Dhariwala.

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Thanking you.

Yours Faithfully**CC To.** Devyani Shrikant Khadilkar

1. District Collector, Office of the Collector, Revenue Dept,
Near Hiraokot Lake, Alibag, Dist-Raigad 402201
3. The Tehshildar, Talathi training centre,
Sai nagar,Tal.Panvel,Raigad 410206.
4. MSED Co. Ltd. Pen Circle, Pen 402107.
5. Dy Superintendent of Land Records, CIDCO samaj mandir,
ground floor, Sector-18, Besides Bathiya School,
New Panvel,Tal.Panvel, Dist.Raigad 410206.
6. Grampanchayat, Kolkhe-Peth.
7. Desk Officer, UD-12, Urban Development Department,
Government of Maharashtra, 4th floor, Mantralaya,
Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point,
Mumbai – 400032.
8. Chief Engineer (II), CIDCO.
9. CCUC(NAINA), CIDCO.