

CIN-99999 MH 1970 SGC-014574



## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

### WALUJ MAHANAGAR OFFICE

Cetral Facility Building  
Growth Centre, Nagar-1  
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No. CIDCO/TPO/CSNFA(OC)/2023/ 257

Date: 04 /12/2023

## OCCUPANCY CERTIFICATE

To,

✓ M/s. Sara Builders & Developers &  
M/s. Sara Properties,  
C/o. Con. Er. Mr. Amol Kshirsagar,  
Flat No.5, "J" Building, R.B. Hills,  
Garkheda,  
**CHHATRAPATI SAMBHAJINAGAR**

Sir,

Part Occupancy Certificate has been granted by this Office vide Letter No. CIDCO/TPO/AFA-O.C./2018/69 dated 09.07.2018 for **Amenity Building on Amenity Plot No. B** in **Group Housing Scheme** in **Gut No. 234/2 (part)**, village – **Sawangi**, Ta. & Dist. Aurangabad.

Further, Part Occupancy Certificate has been granted by this Office vide Letter No. CIDCO/TPO/AFA(OC)/2023/168 dated 28.07.2023 for **Group Housing Scheme – Sector-B ( Building Type – 'E', 'F' and 'G' )** in **Gut No. 234/2 (part)**, village – **Sawangi**, Ta. & Dist. Aurangabad.

Now, it is hereby certified that, **PART / Full development work** of **Group Housing Scheme – Sector-B [ Building Type – 'G (Wing 12 to 14)', 'H (Wing 17 to 21)' and 'I (Wing 22-23, 24-25, 26-27)' ]** in **Gut No. 234/2 (part)**, village – **Sawangi**, Ta. & Dist. Chhatrapati Sambhajnagar, is completed under the supervision of **Er. Mr. Amol Kshirsagar** (Architect / **Licensed Engineer** having **License No. E/174/93**).

CIDCO has inspected the said work on **11.08.2023** and hereby declare that, the development has been carried-out in accordance with the stringent provisions of the Standardized Development Control & Promotion Regulations and Draft Development Control Regulations for Aurangabad Fringe Area. The conditions stipulated in the **Revised Commencement Certificate** issued by TPO (AFA) vide letter No. **CIDCO/TPO/AFA-BP/2018/34 dated 06.04.2018**, are complied with and that the **PART / Full development** (as shown in **Blue** colour on the enclosed plan) is fit for the use and may be occupied for Residential use subject to the following conditions :

1. Building Line and Building Height shall not be altered / changed without prior permission of CIDCO / Competent Authority.
2. Marginal Open Spaces at Front, Rear and Side, shall be kept open as per Work Done Plan.
3. Water Supply, Drainage and Electricity services shall be maintained by Owner / Authorized Custodian.
4. The policy of Government / CIDCO regarding condonation / penalties shall be applicable.
5. Solid Waste Management, Fire Safety Provisions shall be applicable as per Government's policy.
6. Purpose of building for which Occupancy Certificate is granted, shall not be changed.

**Area Statement –**

- Date of submission of Completion Certificate: **17.05.2021, 21.07.2023 & subsequent correspondence.**

| Sr. No. | Plot No.             | Total Plot Area (Sq.m.) | Permissible Built-up Area (Sq.m.) (FSI 1.10 of 0.90 of Net Land Area) | Total Built-up Area as per Sanction (Sq.m.) | Work Done Built-up Area of Bldg. Sector 'C', 'D', 'E' & 'B (PH-I)' for which Part Occ. Certificates are granted earlier (Sq.m.) | Work Done Built-up Area for Bldg. Type 'G', 'H' and 'I' in Sector B (PH-II) (Sq.m.) |
|---------|----------------------|-------------------------|-----------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1.      | Group Housing Scheme | 80100.00                | 70865.68                                                              | 63861.64                                    | 44455.00                                                                                                                        | 8894.55                                                                             |

A set of Certified Work Done Plans is enclosed herewith.

Yours faithfully,



**Senior Planner (New Towns)-I/c.**  
Chh. Sambhajinagar Fringe Area, CIDCO,  
Chhatrapati Sambhajinagar.

Encl : As above.