उत्सव विकासाचा
Celebration of Development

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MMRDA

No.TCP (P-2)/ODC/CC/3.146/Vol. XII/ 1283/2025 Date: 09 JUN 2025

PART-OCCUPANCY CERTIFICATE

To,
M/s Satguru Corporate Services Pvt. Ltd.,
5th floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (E),
Mumbai – 400 057.

The residential development work of Wing-A comprising of 3 level basement + Ground Floor + 1st & 2nd podium + 3rd to 37th upper floors & Wing B for 3 level basement + Ground Floor + 1st & 2nd podium + 3rd to 36th upper floors on the plot bearing CTS No. 165A/5 of village Goregaon in Oshiwara District Center, Mumbai for M/s. Satguru Corporate Services Pvt. Ltd. with total built up area of 44,271.79 sq.m completed under the supervision of Architect, Devyani Khadilkar of M/s. Spaceage Consultant; Site Supervisor, Mr. Hemant Madhani; Structural Engineer, Mrs. Madhura Prasanna Manjrekar of Dr. Kelkar Designs Pvt. Ltd. as reflected in set of drawings having No. 1/10 to 10/10 (total drawings 10 nos.) may be occupied on compliance of the following conditions :-

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if
   i. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
   ii. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. That the provisions in the proposal which are not confirming to applicable Development Control and Promotion Regulations and other Acts/Statues are deemed to be not approved;
4. That if any change in the user or constructed premises mentioned/depicted in completion/as-built drawings is found at any time without prior permission of MMRDA then this Part-occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
6. This permission is issued without prejudice to action, if any, under the MR&TP Act, 1966.
7. Any condition mentioned in any of the NOC from any concerned Authority shall be complied with before occupying the property under reference.
8. That the conditions of all Undertaking and Indemnity Bond submitted to MMRDA shall be adhered to.
9. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by BMC/MMRDA;
10. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCPRs and shall submit final NOC from the Tree Authority before applying for full Occupancy Certificate.
11. The applicant shall install the Rain Water Harvesting System as per Reg. No. 62 of BMC's Development Control and Promotion Regulation (DCPR) 2034 before submitting request for grant of full Occupancy Certificate;

12. Applicant shall obtain the Occupancy Certificate for the IH tenements/ building and handover the same along with requisite parkings to MMRDA before submitting any further application for Occupation Certificate to any part of residential/commercial building on the layout u/r.
13. The applicant shall pay entire stamp duty of the prospective buyers for the residential units comprised in the built up area for which commencement certificate was issued by granting 50% rebate in the payment of addl. built up area premium, premium for fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI and premium for condonation in marginal open space deficiency in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 03-12-2021 submitted by the applicant;
14. The applicant shall complete all miscellaneous balanced works before handing over physical possession of residential tenements and indemnify MMRDA from any litigations that may arise from agreement executed between the applicant and third party.
15. The applicant shall obtain certification from AAI/appropriate authority certifying that top elevation of the constructed structure under reference is within the limits of top elevation permitted by AAI, above mean sea level (AMSL).
16. This Part-occupancy Certificate is subject to outcome of any ongoing legal proceedings in any Court of Law, being in favour of the applicant and that the applicant/prospective occupants shall not claim any compensation/damages from MMRDA by virtue of any adverse order.
17. Applicant shall ensure that the NOC's, Approvals, BG, Remarks etc. submitted for obtaining this permission are valid along with payment of all necessary dues/charges/fees/penalty till development is completed in all respect.
18. The applicant & their Contractors shall scrupulously comply to the Air Pollution Mitigation Guidelines issued by MMRDA vide circular dated 03-11-2023, BMC vide circular dated 15-09-2023 and 25-10-2023, Environment and Climate Change Department, GoM vide circular dated 27-10-2023, Hon. High Court Order issued on 06-11-20233 in PIL no. 3 of 2023 and any order issued by Competent Authority in this regard from time to time.

A set of certified plans is enclosed herewith.

Planner,
Town Planning Division

Copy with set of approved drawings bearing nos. 1/10 to 10/10.

1 **The Executive Engineer,**
Bldg. Proposals Suburbs,
6th floor, BMC Office,
Hindu Hriday Samrat Balasaheb Thackeray Market, Poonam Nagar,
Jogeshwari (E), Mumbai – 400 093.

2 **M/s. Spaceage Consultans**
Shop no. 15, B-106, Natraj building,
Shiv shrishtri complex, M.G. link road,
Mulund (W), Mumbai – 400 080.

3 **Chief Executive Officer,**
Maharashtra Building and Other Construction Workers Welfare Board,
C-22, BKC, Bandra (E),
Mumbai 400 051.