BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[P-8264/2021/(1269)/M/W Ward/CHEMBUR-W/OCC/1/New of 23 September 2025]

To,
M/s. Samarpreet Properties Pvt. Ltd.
901, GLAMCENT Plot No. 350, 9th Floor, Central Avenue Road, Chembur, Mumbai.400071.

Dear Applicant,

The **Part 1** development work of **Resi+comm** building comprising of **Ground floor + 1st Floor for Commercial User** on plot bearing CTS No. **1269** of village **CHEMBUR-W** at **Sandu Garden** is completed under the supervision of Shri. **NANDKUMAR JAGANNATH SHRINGARPURE** , **Architect** , Lic. No. **CA/83/7461** , Shri. **Vikas V. Gokhale** , Structural Engineer, Lic. No. **STR/G/42** and Shri. **NILESH SHRINGARPURE** , Site supervisor, Lic.No. **Sup/Grade I:840013367** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **P-8264/2021/(1269)/M/W Ward/CHEMBUR-W/337/1/New,** dated **26 August 2025** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1.That all balance conditions as per IOD and amended plans shall be complied with before asking Full OCC.
2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ LS during progress of the balance work and BMC will not be held responsible against any claims, charges, losses, or injuries to the occupants of building or any person visiting the site under reference.
3.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
4. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
5. That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted.
6. That all temporary provisions in regards to building services & parking space shall be maintained till full OCC.
7. That the unfinished work of raw shops, office, restaurant etc on ground + 1st commercial floor shall be completed as per the approved plans.
Note :- This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act

Copy To :

1. Asstt. Commissioner, M/W Ward
2. A.A. & C. , M/W Ward
3. EE (V), Eastern Suburb
4. M.I. , M/W Ward
5. A.E.W.W. , M/W Ward
6. Architect, NANDKUMAR JAGANNATH SHRINGARPURE, PLOT NO D-371, 10TH ROAD, CHEMBUR,

For information please

Digitally signed by NARENDRA MADHUKAR KOTKAR
Date: 23 Sep 2025 16:14:05
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

M/W Ward