कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

Email:-npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भो. प्र./1467.

दिनांक :- 28/11/२०२३.

APPENDIX 'H'

FULL OCCUPANCY CERTIFICATE

To,

i) M/s Leverage Spaces L.L.P. Through Partner
Shri. Aditya Umesh Gupta
R/o. FF-1/2/3, Girish Heights, 4th Floor, L.I.C. Square,
Near Bharat Talkies, Sadar Nagpur-440001.

ii) Architect Prashant Satpute

Ref – 1. Your application no. 4284, Dated :- 09/11/2023.
2. N.M.R.D.A. Building permit no – B.E.(NMRDA)/South/Nagpur (Rural)/No. 2022060986/2906, Dated – 29/11/2022.
3. Development Agreement Dated 15/10/2019 & Corrigendum in Development Agreement dated 17/03/2020
4. NMRDA Release Letter No. AE-I/(NMRDA)/South/540 dated 30/06/2023.
5. NMRDA Part Occupancy Certificate Wing-A, Office No- 635 dated 03/08/2023.
6. NMRDA Part Occupancy Certificate Wing-B & Wing-C, Office no EE M2/33 Building dated 01/12/2022.
7. Final Fire safety approval of Chief Fire Officer, NMRDA, vide Letter No. CFO/FES/NMRDA/225, Dt. 06/11/2023.

Sir,

The **Full Occupancy** of building on Revenue Khasara No. 152/3, Mouza;- Pipla, Plot No. LAND, completed under the supervision of Architect Prashant Satpute License no. CA/1991/13818, may be fully occupied for the below mentioned tenements subject to conditions mentioned in this letter.

Tenements for which Occupancy Granted by this Certificate.

Wing-D

- First floor :- Flat No. 105 To 108
- Second Floor :- Flat No. 205 To 208
- Third Floor :- Flat No. 305 To 308
- Forth Floor :- Flat No. 405 To 408
- Fifth Floor :- Flat No. 505 To 508
- Six Floor :- Flat No. 605 To 608
- Seven Floor :- Flat No. 705 To 708
- Eight Floor :- Flat No. 805 To 808
- Nine Floor :- Flat No. 905 To 908

- Tenth Floor :- Flat No. 1005 To 1008

Club House :- G+2 FLOOR

Note:- Occupancy for wing A-B & C has been granted by NMRA via Occupancy Certificate Mentioned Ref. 5 & 6.

1. No additional construction shall be commenced by the developer without prior permission of the Planning Authority.
2. If any excess construction is found other than mentioned in ref no 2 building occupancy stands cancelled.
3. Applicant shall only use the portion of the building for which occupancy is granted.
4. It is the duty of developer to maintain approach road as shown in the building plan in ref no 2.
5. All portion of the building shall be used for the specific purpose as shown on the sanction building plans.
6. If it is noted that the information, Record plans and other details supplied by the owner /Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provision of M.R.T.P. Act.1966 & M. M. Act. 1965 and the undersign reserve the right to revoke or modify the occupation certificate granted.
7. It is duty of the developer to maintain trees and other infrastructure in the premises mentioned in the commencement certificate.
8. Applicant responsible for any accident leading to life or financial loss at above mentioned site. Nagar Panchayt will not be responsible for any life or financial losses at site.
9. All the condition of development agreement in ref no. 3 shall be binding on applicant.
10. Subject to condition mention in license for working of 2 lift dated 03/10/2023.
11. Subject to MPCB letter dated 02/02/2023.
12. Subject to condition mentioned in final fire safety approval certificate of NMRDA, dated – 06/11/2023.
13. Subject to Condition mentioned in Released Letter mentioned in Ref. 4.
14. Subject to Condition mentioned in part Occupancy Certificate mentioned in Ref.5 & 6.
15. On the basic of structural stability certificate of Patankar Consultant Pvt.Ltd. Through Structural Engineer Shri. P.S. Pathankar, Lic.No. IEI Reg. No. F-121960, Dt. 16/06/2023 Structural Stability is the sole responsibility of Owner/Builder & Structural Designer.
16. Subject to compliance laid down down by MPCB for consent to 1st Operate vide letter dt. 02/02/2023.
17. Subject to compliance of conditions laid down by State Environment Impact Assessment Authority (SEIAA), Maharashtra regarding Environment Clearance vide letter dt. 11/04/2023.
18. Subject to compliance of condition of NOC from Airport Authority dt. 20/08/2019.
19. The Owner/Builder shall plant & Grow shady tree on vacant land of layout.
20. The Owner/Builder is responsible to provide sufficient water supply arrangement.
21. The Owner/Builder/Society shall maintain the Sewage Treatment plant, Rain water harvesting, solar water Heater system & storm water drain as per norms.
22. Occupancy Certificate does not approve any deviation other than sanctioned building permit.

If any of the above-mentioned conditions along with condition mentioned in the building permit mentioned in ref no. 2 is breached this occupancy certificate stands cancelled.

नगर पंचायत बेसा-पिपला जि.नागपूर

Administrator
Nagar Panchayat Besa- Pipla

Administrator
Nagar Panchayat Resa - Pipla