



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No.TCP(P-2)/BKC-27(CC)/C-28/N/T-7&7B/1010/2009

Date: 6 SEP 2009

OCCUPANCY CERTIFICATE

To,
Architect Reza Kabul,
Plot No. 7B, 2nd Floor,
Turner Road, Bandra (W),
Mumbai-400 050

Sub: Occupancy Certificate for Tower no.7 [consisting of Basement + Ground + 9 upper floors] & Tower no.-7B [consisting of Basement + Ground + 9 upper floors] of Commercial Building constructed on plot no. C-28 of 'G' Block of Bandra-Kurla Complex for 'Bharat Diamond Bourse' (BDB).

- Ref- (1) MMRDA's OC for amended drawings dt. 23/10/2001.
(2) MMRDA's NOC for Occupation for Tower T-2 & T-3 dt.03/10/2007.
(3) MMRDA's NOC for Occupation for Tower T-1 dt. 15/01/2008.
(4) MMRDA's NOC for Occupation for Tower T-4 dt. 13/02/2008.
(5) MMRDA's NOC for Occupation for Tower T-5 dt. 1/04/2008.
(6) MMRDA's NOC for Occupation for Tower T-6 dt. 6/05/2008.

Sir,

1. The total built up area of Tower nos. 1 to 7 & 7B built on the plot under reference admeasuring 168973.43 sq.m is within the total permissible built up area as per the Agreement to Lease which is of 1,61,863.24 sq.m. for the Commercial Buildings of "Bharat Diamond Bourse" on plot no'C-28' in 'G' Block of Bandra-Kurla Complex being completed.

Tower no.	NOC for OC is issued on	Built-Up Area As per NOC to OC (sq.m.)	Built-Up Area as per the amended as-built drawings (sqm)	Total Built-Up Area (sqm)	Remarks
Tower no. 1 (Basement + Gr + 7 floors)	15/01/2008	9,325.54	8,372.89	8,372.89	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 floors)	3/10/2007	18,730.71	16,616.56	16,616.56	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 floors)	3/10/2007	25,146.00	23,038.85	23,038.85	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 9 floors)	13/02/2008	29,764.95	27,662.33	27,662.33	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 5 (Basement + Gr + 9 floors)	1/04/2008	23,165.44	No change	23,165.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 floors)	6/05/2008	22,462.37	No change	22,462.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 floors)	—	—	24,841.85	24,841.85	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 7B (Basement + Gr + 9 floors)	—	—	15,516.54	15,516.54	This built up area is to be read with the "as built" drawings enclosed along this letter.
	Total BUA	—	—	1,61,876.86	
	Permissible BUA	—	—	1,61,863.24	

2. The Tower nos.1,2,3,4,5,6,7,7B which are constructed and complete on the plot under reference under the supervision of (I) Architect, Reza Kabul (II) Shri. J. Ghose, Structural Engineer, M/s. Mahindra Raj Consultants Pvt. Ltd. are hereby permitted to be occupied subject to the condition that this Occupancy Certificate is valid after the following conditions are complied with:

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

- (1) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift lobbies taken free of FSI to MMRDA not later than the period of 60 days from the date of issuance of the Occupancy Certificate.
- (2) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the penalty for additional work to MMRDA not later than the period of period of 60 days from the receipt of demand note from MMRDA.
- (3) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the additional premium for grant of extension of period for completion of building to MMRDA not later than the period of 60 days from the receipt of demand note from MMRDA.
- (4) That the applicant (BDB) shall submit the certificates under section 270-A of BMC Act issued by Hydraulic Engineer, MCGM.
- (5) That any change in the constructed premises any time in future would require prior approval of MMRDA.
- (6) This permission is issued without prejudice to action, if any, under MR&TP Act.

Yours faithfully,

Metropolitan Commissioner
MMRDA

Enclosures :-

- (i) Amended as-built drawing nos. ARK/BDB/M/T7/01 to 25 (25 drawings) for Tower No. 7.
- (ii) Amended as-built drawing nos. ARK/BDB/M/T7B/01 to 24 (24 drawings) for Tower No. 7B.
- (iii) Amended as-built drawing nos. ARK/BDB/M/T1/01 to 17 (17 drawings) for Tower No. 1.
- (iv) Amended as-built drawing nos. ARK/BDB/M/T2/01 to 21 (21 drawings) for Tower No. 2.
- (v) Amended as-built drawing nos. ARK/BDB/M/T3/01 to 21 (21 drawings) for Tower No. 3.
- (vi) Amended as-built drawing nos. ARK/BDB/M/T4/01 to 21 (21 drawings) for Tower No. 4.

- Copy to :-
- 1) The Project Director, _____ (without enclosures)
Bharat Diamond Bourse,
Ground Floor, Construction Site Tower no. H,
'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051.
 - 2) The Executive Engineer, _____ (with enclosures)
Building Proposals-Western Suburbs, MCGM.
MCGM Office, H&K Ward,
R.K. Patkar Marg, Bandra (West), Mumbai - 400 050.
(Total 420 drawings enclosed herewith).

उप प्रमुख अधिकारी (इ.प्र.)
पश्चिम उपनगरे - १ यांत्रिक कार्यालय
दिनांक 17 SEP 2009
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उप.प्र.अ. (इ.प्र.) / १३. ९

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