

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

Ref. No.

CIDCO/VVSR/POC/BP/ZCC-20/E/14059

Shri R.K. Wadhawan (P.A. Holder)
 Dewan Tower
 Navghar, Vasai Road
 Taluka Vasai
 DIST : THANE.

Date 07/01/2003
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 दस्त क्र. 9/230/२०२
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Sub: Part Occupancy Certificate for Residential buildings No. A-269, A-270, C-266 & C-267 (Gr. + 7) in Sector-E (STAR RESIDENCY) of Group Housing Scheme on land bearing S.No. 276, H.No. 10, S.No. 272, H.No. 1 to 8, S.No. 273, H.No. 1 to 7, S.No. 274, H.No. 1 to 4, S.No. 275, H.No. 2 to 7, S.No. 206, H.No. 9, Village Achole, Taluka Vasai Dist : Thane.

- Ref:
- 1) Plan approved by virtue of appeal passed under Section 47 of the MR & IP Act vide order No. TPS-1290/G13/P.No.156/UD-12 dated 09/09/1999.
 - 2) Commencement certificate granted by this office vide this letter No. CIDCO/VVSR/BP-1037/ZCC-20/1/3649 dated 18/07/1994.
 - 3) Commencement plan approved vide letters dated 12/05/95, 11/04/96, 31/05/96, 17/06/97 & 30/10/2002.
 - 4) This office letter No. CIDCO/VVSR/BP/ZCC-20/37 dated 23/04/1998.
 - 5) N.A. Order No. REV/DESK-I/T-IX/NAP/SR-13/91 dated 34/06/92 & N.A. Order No. REV/DESK-I/T-VII/NAP/SR-18/92 dated 06/03/1993 from the Collector, Thane.
 - 6) Letter from GSDA vide letter No. GSDA/TH/LGW/GEN/2523/94 dated 16/12/94 for potable water supply.
 - 7) Development Completion Certificates dtd. 22/07/2002 & 28/10/1998 from the licensed Architect.
 - 8) Structural Stability certificate from your Structural Engineer vide letters dtd. 22/7/02 & 28/10/98.
 - 9) Plumbing certificates dated 22/07/2002 & 28/10/98.
 - 10) NOC from Fire Office vide letter No. CIDCO/FIRE/155 of 1999 dtd 05/02/1999 for Bldg. No. C-267.
 - 11) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/762 of 2002 dtd 20/08/2002 for Bldg. No. C-267.
 - 12) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/77 dtd 25/11/2000 for Bldg. No. A-269.
 - 13) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/761 of 2002 dtd 20/08/2002 for Bldg. No. A-270.
 - 14) Your architect's letters dated 22/07/2002 & 30/12/2002.

Sir/Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. A-269, A-270; C-266 & 267 (Gr. + 7) in part Sector-E of Group Housing Scheme on land bearing S.No. 276, H.no. 10, S.No. 272, H.No. 1 to 8, S.No. 273, H.No. 1 to 5, S.No. 274, H.No. 1 to 4, S.No. 275, H.No. 2 to 7, S.No. 206, H.No. 9, Village Achole, Taluka Vasai, Dist: Thane, alongwith as built drawings.

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REGD. OFFICE : 'NIRMAL', 2nd Floor, Ngriman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 1241 (9 lines) • Fax : 00-91-22-757 1066



GIDCO

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PHONES: (Code - 95250) 390486 / 390487 • FAX: (Code - 95250) 390466

Ref. No. GIDCO/WVSR/POC/BP/700-20/E/

Date 01/11/2003

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You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for provision D.C.C./O.C.C. of the last Building.

The Security deposit of amount Rs.56,770.00 is forfeited herewith in view of unauthorised occupancy in your buildings.

Security deposit shall be released after formation of society and its registration.

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दस्त क्र. 9.1230/2023
28.10

Yours faithfully,

Pravdy
01/11/03
EXECUTIVE ENGINEER (BP & VV)

C.C. :-

- 1) M/s. Shah Gaitani Consultants
Architects
103, Lucky Palace, Station Road
Vasai Road (W), Tal : Vasai
DIST : THANE.
- 2) The Chief Officer,
Nallasopara Municipal Council, Nallasopara.

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CIDCO

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

A-Block Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 390406 / 390407 • FAX : (Code - 95250) 390466

Ref. No. CIDCO/VVSR/POC/BP/ZCC-20/E/

Date /01/2003

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings No.A-269, A-270, C/266 & C/267 (Gr. + 7) with built up area 6786.50 Sq.m. in part Sector-E (STAR RESIDENCY) of Group Housing Scheme on land bearing S.No.276, H.no.10, S.No.272, H.No.1 to 8, S.No.273, H.No.1 to 5, S.No.274, H.No.1 to 4, S.No.275, H.No.2 to 7, S.No.206, H.No.9, Village Achole, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Gattani Consultants, (License No.CA/B1/6372) and has been inspected on 03/01/2003 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994 and amended plan approved vide letters dated 12/05/95, 11/04/96, 31/05/96, 17/06/97 & 30/10/2002 issued by the CIDCO and permitted to be occupied subject to the following conditions:

1. No physical possession to the residents shall be handed over by the applicant-developers/owner unless power supply and ^{if possible} water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

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HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 1244 • Fax : 00-91-22-757 1066



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२६/४०

CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
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Date /01/2003

Ref. No. CIDCO/VVSR/PDC/BP/ZCC-20/E/

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3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 128 tenement contained in 4 No. of Residential Building No.A-269, A-270, C-266 & C-267 (Gr.+ 7) only.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned for your record.



Pravdye
07/01/03

EXECUTIVE ENGINEER (BP & VV)