

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. पालघर, पिन ४०१ ३०५.



दुरधनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०  
फॅक्स : ०२५०-२५२५१०३  
ई-मेल : vasavirarcorporation@yahoo.com

VVCMC/TP/OC/VP-0214/ 75/2017-18

To,  
Shri. Ahsan Usman Raeen  
18, Edmund Compound,  
Near Church, Kherani Road,  
Sakinaka, Andheri (E),  
**MUMBAI-400 072.**

जावक क्र. : व.वि.श.म.  
दिनांक Dt. 31/07/2017

Sub: Grant of Occupancy Certificate for Residential with Shopline Building No.3 (Wing A,B,C&D)(Stilt+Gr.+7) & Residential with Shopline Building No.4(Wing A,B,C&D)(Stilt+Gr.+7) on land bearing S.No. 3, H.No.11 & 12 & S.No.4 H.No. 1, 2(Pt) ,3, 4, 5, 8, 9 & 14 of Village- Waliv ,Taluka -Vasai Dist-Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1992/E/478 dated 25/06/1997.
- 2) Revised Development Permission granted from CIDCO vide letter dated 10/02/2010 & 23/06/2010.
- 3) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0214/087/2012-13 dated 27/06/2012.
- 4) Development Completion Certificate dt. 18/04/2017 from the Registered Engineer.
- 5) Structural stability certificate from Structural Engineer vide letter dated 18/04/2017.
- 6) Plumbing certificate dated 18/04/2017.
- 7) Receipt No. 21982 Dt.27/07/2017 from Vasai Virar City Municipal Corporation for potable water supply.
- 8) NOC from Lift Inspector Dt. 28/07/2014 & 22/07/2015
- 9) NOC from Chief Fire Officer 05/12/2016.
- 10) Letter from Rain Water Harvesting consultant Dtd.21/06/2013 & 11/09/2013.
- 11) NOC from Tree Plantation Department of VVCMC Dtd. 18/12/2015.
- 12) Your Registered Engineer's letter dated 19/10/2011 & 20/04/2017.

muty



Contd.....2....

NO.4

3

B

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर, पिन ४०१ ३०५.



दूरधनी : ०२५०-२९२५१०५/०३/२५२१८८८/२५२१८१०  
फॅक्स : ०२५०-२९२५१०५  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक Dt. 31/07/2017

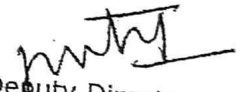
VVCMC/TP/OC/VP-0214/75/2017-18

Sir/ Madam,

Please find enclosed herewith the necessary Residential with Shopline Building No.3 (Wing A, B, C & D)(Stilt+Gr.+7) & Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) on land bearing S.No. 3, H.No.11& 12 & S.No.4, H.No. 1, 2(Pt), 3, 4, 5, 8, 9 & 14 of Village Waliv, Taluka -Vasai, Dist-Palghar, along with as built drawings.

You are required to submit revised TILR 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 refund of security deposit.

Yours faithfully,

  
Deputy Director  
Town Planning,  
Vasai Virar City Municipal Corporation



Encl.: a.a.  
c.c to:  
1) M/s. En-Con Project & Architectural Consultants  
G-7/8, Wing -D, Sethi Palace  
Ambadi Road, Vasai (W), Tal.Vasai  
DIST: THANE

22) Asst. Commissioner  
Ward Office.....  
----- City Municipal Corporation

3) Tax superintendent  
Ward Office.....  
----- City Municipal Corporation

For necessary action during taxation procedure.

मुख्य कार्यालय, विरार

विरार (पूर्व),

वसई, जि. पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२२९०-२५२५१०५/०६/२५२९६६६/२५२९६९०

फॅक्स : ०२२९०-२५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : च.वि.श.म.

दिनांक : ११/०७/२०१७

VVCMC/TP/OC/VP-0214/75/2017-18

**OCCUPANCY CERTIFICATE**

I hereby certify that the development for Residential with Shopline Building No.3 (Wing A,B, C & D)(Stilt+Gr.+7) with Built up area 5840.03 Sq.m & Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) with Built up area 6043.85 Sq.m on land bearing S.No. 3, H.No.11 & 12 & 13 & 14 & No 1, 2(Pt), 3, 4, 5, 8, 9 & 14 of Village- Waliv ,Taluka Vasai , Dist-Palghar, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer(License/Registration No. VVCMC/ENGR/01) and has been inspected on 11/07/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1992/E/478 dtd. 25/06/1997 & Revised Development Permission granted vide letter dated 10/02/2010 & 23/06/2010 issued by CIDCO & Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0214/087/2012-13 dated 27/06/2012 issued by VVCMC 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 potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 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.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Contd...2.....



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. पालघर, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक Dt. 31/07/2017

VVCMC/TP, OC/VP-0214/75/2017-18

**OCCUPANCY CERTIFICATE**

I hereby certify that the development for Residential with Shopline Building No.3 (Wing A,B, C & D)(Stilt+Gr.+7) with Built up area 5840.03 Sq.m & Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) with Built up area 6043.85 Sq.m on land bearing S.No. 3, H.No.11 & 12 & 14 bearing No 1, 2(Pt), 3, 4, 5, 8, 9 & 14 of Village- Waliv, Taluka Vasai, Dist-Palghar, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer(License/Registration No. VVCMC/ENGR/01) and has been inspected on 11/07/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1992/E/478 dtd. 25/06/1997 & Revised Development Permission granted vide letter dated 10/02/2010 & 23/06/2010 issued by CIDCO & Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0214/087/2012-13 dated 27/06/2012 issued by VVCMC 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 potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 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.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.



Contd...2.....

मुख्य कार्यालय, विरार

विरार (पूर्व),

वसई वि. मा. नगर पिन ४०२ ३०५.

दूरधनी : ०२२५०-२५२२१०५/०२/२२२९८८८/२५२२१८१०

फॅक्स : ०२२५०-२५२२१०३

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक Dt. 31 /07/2017

VVCMC/TP/OC/VP-0214/75/2017-18

: 2 :

- 5) This certificate of occupancy is issued only in respect of 19 Shops & 126 Flats constructed in Residential with Shopline Building No.3 (Wing A, B, C & D)(Stilt+Gr.+7) & 11 Shops & 126 Flats constructed in Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information or submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner)

Deputy Director  
Town Planning

Vasai Virar City Municipal Corporation

