

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म.
दिनांक :

WCMC/TP/POC/NP-0536/551/2012-13

Dt 22/03/2013.

To,

Mr. Kunwarji B. Shah
221/223, Shripal Shopping Centre,
Near Petrol Pump, Virar (W)
Taluka- Vasai
DIST- THANE.

Sub: Grant of Occupancy Certificate for Residential With Shopline Building No. 1 (Wing A & B) in Sector-V on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka -Vasai, Dist -Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1087 / W/ 2509 Dated 05/03/2004.
 - 2) Revised Development permission No. CIDCO/VVSR/RDP/BP-1087/6048 Dated 23/03/2010
 - 3) Receipt No. 6013 dated 05/12/2012 from VVCMC for Potable Water Supply.
 - 4) Development completion certificate dt. 09/01/2013 from the Registered Engineer's.
 - 5) Structural stability certificate from your Structural Engineer vide letter dated 08/01/2013.
 - 6) Plumbing certificate dated 20/02/2013.
 - 7) NOC from Lift Inspector Dt. 10/10/2012.
 - 8) NOC from Chief Fire Officer Dt. 24/12/2012.
 - 9) Letter From Rain Water Harvesting Consultant Dt. 12/09/2012.
 - 10) Your Registered Engineer's letter dated 10/01/2013.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential With Shopline Building No. 1 (Wing A & B) In Sector-V on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka -Vasai, Dist -Thane along with as built drawings.

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दूरध्वनी : ०२५०-२५२५११/०२/०३/०४/०६
फॅक्स : ०२५०-२५२५११३
ई-मेल : vasalvirarcorporation@yahoo.com

आ.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/POC/VP-0536/551/2012-13

Dt. 22/03/2013.

2 :

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. Ajay Wade & Associates
A/6, Sal Tower, 1st Floor, Vasai (W)
Dist-Thane -401 301.
- 2) Asst. Commissioner (UCD)
Ward office A, B, C, D, E.
Vasai Virar City Municipal Corporation

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ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/POC/VP-0536/551/2012-13

Dt 22/03/2013.

PART OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential With Shopline Building No. 1 (Wing A & B) in Sector-V with Built Up Area 3499.71 sq.m on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka -Vasai, Dist -Thane, completed under the supervision of M/s. Ajay Wade & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/03) and has been inspected on 16/01/2013 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-1087/W/ 2509 Dated 05/03/2004 & Revised Development permission No. CIDCO/VVSR/RDP/BP-1087/6048 Dated 23/03/2010 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 potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council./ Offices of 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.



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मुख्य कार्यालय, विरार
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ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

Dt22/03/2013.

VVCMC/TP/POC/VP-0536/551/2012-13

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- 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) 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-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of Occupancy is issued only in respect of 22 Shops & 70 Flats constructed in Residential Building No.1 (Wing A & B) (Stilt+Gr.+7) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

वसई क्र.-५

दस्ता क्र. ५१५०/२०२३

५/३८

254

मुख्य कार्यालय, विरार
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फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./व.र./
दिनांक :

VVCMC/TP/POC/VP-0536/66/2015-16

Dt. /05/2015.
29/06/2015

To,
Mr. Kunwarji B. Shah
221/223, Shripal Shopping Centre,
Near Petrol Pump, Virar (W)
Taluka - Vasai
DIST- PALGHAR.

Sub: Grant of Occupancy Certificate for Residential With Shopline Building No. 1 (Wing A, B & C) in Sector-III, Residential Building No. 1 (Wing D) in Sector-IV, Residential With Shopline Building No. 1 (Wing C & D) in Sector-V on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka - Vasai, Dist -Palghar.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1087/W/2509 Dated 05/03/2004.
2) Revised Development permission No. CIDCO/VVSR/RDP/BP-1087/ 6048 Dated 23/03/2010.
3) Receipt No. 527, 528 & 529 dated 12/12/2012 from VVCMC for Potable Water Supply.
4) Development completion certificate dt. 03/12/2014, 23/02/2014 & 10/01/2014 from the Registered Engineer's.
5) Structural stability certificate from your Structural Engineer vide letter dated 08/10/2014, 14/03/2014 & 25/09/2013.
6) Plumbing certificate dated 08/07/2014 & 18/12/2013.
7) NOC from Lift Inspector Dt. 25/08/2014 & 17/04/2014.
8) NOC from Chief Fire Officer Dt. 14/05/2013 & 10/09/2014.
9) Letter From Rain Water Harvesting Consultant Dt. 27/06/2014 & 19/11/2013.
10) Your Registered Engineer's letter dated 15/01/2014, 09/03/2015.

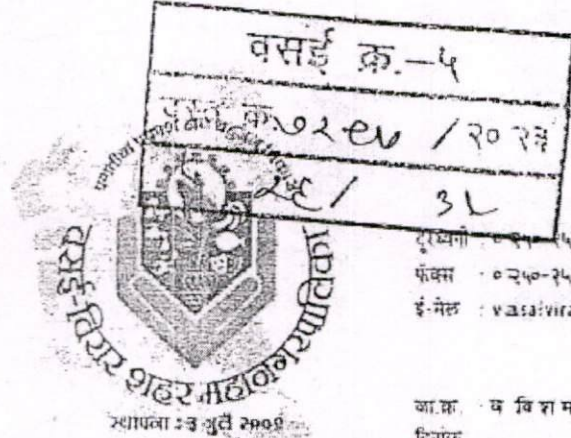
Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential With Shopline Building No. 1 (Wing A, B & C) In Sector-III, Residential Building No. 1 (Wing D) in Sector-IV, Residential With Shopline Building No. 1 (Wing C & D) in Sector-V on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka -Vasai, Dist - Palghar along with as built drawings.

Contd.....2....



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दूरध्वनी : ०२२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५६०७
ई-मेल : vasaivirarcorporation@yahoo.

आ.क्र. : व वि श म / न.र. /
दिनांक

VVCMC/TP/POC/VP-0536/66/2015-16

Dt. /05/2015.
२५/०६/२०१५

: 2 :

You are required to submit revised TILR map showing the roads, R. 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. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor, Vasai (W)
Dist-Palghar -401 301.
- 2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure.



वसई क्र.-५
 वस्त क्र. ७२ ए७/२०२२
 २७/३६

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 मा. वसई, जि. ठाणे, पिन ४०१ २०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०७
 ई-मेल : vasalvirarcorporation@yahoo.com

आ.क्र. : व.वि.श.म./न.न./
 दिनांक :

VVCMC/TP/POC/VP-0536/66/2015-16

Dt. /05/2015.

२३/०६/२०१५

PART OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential With Shopline Building No. 1 (Wing A, B & C) in Sector-III with Built Up Area 5718.77 sq.m , Residential Building No. 1 (Wing D) in Sector-IV with Built Up Area 478.65 sq.m, Residential With Shopline Building No. 1 Wing. C with Built Up Area 1413.50 sq.m. & Wing D with Built Up Area 1964.66 sq.m in Sector-V on land bearing S. No. 387-B, S. No.13 H. No. 1 & 2, S. No. 22 H. No. 4 of Village - Bolinj, Taluka -Vasai, Dist -Palghar, completed under the supervision of M/s. Ajay Wade & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/03) and has been Inspected on 02/03/2015 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-1087/W/ 2509 Dated 05/03/2004 & Revised Development permission No. CIDCO/VVSR/RDP/BP-1087/6048 Dated 23/03/2010 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 potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 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.

Contd....2...



वसई क्र.-५
दस्ता क्र. ७१७० / २०२३
२१/०५/२०१५ ३८

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. चसरई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vas.virarcorporation@yahoo.co.in

आ.क्र. : ब.वि.स.ग./न.र./
दिनांक :

VVCMC/TP/POC/VP-0536/66/2015-16

Dt. /05/2015.

- 2
- 29/06/2015
- 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 compartment of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
 - 5) 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.
 - 6) This certificate of Occupancy is issued only in respect of 28 Shops & 126 Flats constructed in Residential With Shopline Building No. 1 (Wing A, B & C) (Stilt+Gr.+7) in Sector-III, 20 Flats constructed in Residential Building No. 1 (Wing D) (Gr.+4) In Sector-IV, 08 Shops & 28 Flats constructed in Residential With Shopline Building No. 1 Wing C (Stilt+Gr.+7) & 07 Shops & 44 Flats constructed in Residential With Shopline Building No.1 Wing D (Stilt+Gr.+7) in Sector-V only.
 - 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
 - 8) In the event of your obtaining Occupancy Certificate by suppressing any vital information on 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.
 - 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
 - 10) You shall abide by the conditions mentioned in the N.A. order Commencement Certificate.

One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation



