मुख्य कार्यालय, विरार विरार (पूर्व),

ता. वसर्व, वि. पालघर - ४०१३०५.



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Gara : a the - thehtoe

है-चेल : vasaivitarcorporation@yahoo.com

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दिसाका :

Dt. |9/01/2018

VVCMC/TP/ final OC/VP-0191/ 9399-347-998

To.

Executive Engineer-I

Konkan Hsg. & Area Dev. Board, Kalanagar, Grihanirman Bhavan, Bandra (E),

MUMBAI-51

Sub: Grant of Final Occupancy Certificate for Residential Building and Residential with Shop line building No.1 wing A, Bldg.no.2 wing A, Bldg No.3 wing A,B,C,D,E,F,G,H,J,K, Bldg No.4 wing A,B,C,D,E,F,G,H,J, Bldg No.5 wing A,B, Bldg No.6 wing A,B,C,D,E,F,G,H,J,K,L, Bldg No.7 wing A,B,C,D,E,F,G,H,J, Bldg No.8 wing A,B,C, Bldg No.9 wing A,B,C,D comprising of Gr./Stilt + 22/23/24 floors (Total 50 wings with 57 shops) on land bearing S.No. 392(Pt) of village- Bolini & S.No.376/1A of Village-Virar, Taluka-Vasai, Dist-Palghar.

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0191/2642 dated 21/03/2012
- Amended Plan approved vide letter No. VVCMC/TP/RDP/VP-0191/2643 dated 21/03/2012.
- 3) Revised Development Permission vide letter No. . VVCMC/TP/RDP/VP-0191/349/2014-15 dated 24/03/2015
- 4) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0191/314/2015-16 dated 01/03/2016.
- 5) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0191/01/ 2017 -18 dated 13/04/2017.
- 6) Provisional Occupancy Certificate vide letter No. VVCMC/TP/OC/VP-0191/02/ 2017 -18 dated 05/04/2017.
- Development completion certificate dt. 14/03/2017 from the Licensed Architect.
- 8) Structural stability certificate from your Structural Engineer vide letter dated dt. 14/03/2017.

Plumbing certificate dated dt. 14/03/2017.

- 10) Receipt No. 21301 to 21306 & 20905 dt. 12/05/2016 from Vasai Virar City Municipal Corporation for potable water supply.
- 11) NOC Inspector dt. from Lift 14/12/2015,29/12/2015,30/12/2015, 30/01/2016,05/03/2016,16/03/2016.
- 12) NOC from Chief Fire Officer dt. 05/02/2015, 26/02/2016 & 10/03/2017.

13) Letter from Rain Water Harvesting Consultant dt. 09/05/2016.

14) NOC from Tree Plantation Department of VVCMC Dtd. 21/07/2016 & 29/12/2016

15) Mosquito proof treatment Certificate dtd.08/12/2016.

Your letter No.VP/MHADA/CO/KB/12750/2017 dt. 13/11/2017.



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मुख्य कार्यालय, विरार विरार (पूर्व), त. वसर्ड, जि. पालघर - ४०१३०५.



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फेक्स : ०२५० - २५२५१०७

र्डु - ऐहा : vasaivirarcorporation@yanoo.com

जावक का.: व.वि.शा.म.

दिनांक :

Dt. \9/01/2018

Sir/ Madam,

Please find enclosed herewith the Final Occupancy Certificate for Residential Building and Residential with Shop line building No.1 wing A, Bldg.no.2 wing A, Bldg No.3 wing A,B,C,D,E,F,G,H,J,K, Bldg No.4 wing A,B,C,D,E,F,G,H,J, Bldg No.5 wing A,B, Bldg No.6 wing A,B,C,D,E,F,G,H,J,K,L, Bldg No.7 wing A,B,C,D,E,F,G,H,J, Bldg No.8 wing A,B,C,Bldg No.9 wing A,B,C,D comprising of Gr./Stilt + 22/23/24 floors (Total 50 wings with 57 shops) on land bearing S.No. 392(Pt) of village- Bolinj & S.No.376/1A of Village-Virar, Taluka-Vasai, Dist-Palghar along with as built drawings.

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 refund of security deposit.

Yours faithfully,

(Issued as per approved by the Commissioner)

Deputy Director Town Planning,

Vasai Virar City Municipal Corporation

Encl.: a.a. c.c. to:

 Mr. Nitin Patil, Architect Bldg.No. 24/A, 6th Floor, Maitri Co-Op.Hsg.Socy., Near W.E.Highway, Bimbisarnagar, Goregaon (E), Mumbai-65.

2) Asst. Commissioner
Ward Office...... City Municipal Corporation

For necessary action during taxation procedure.



मुख्य कार्यालय, विरार विरार (पूर्व), ता वसडं, जि. पालघर - ४०१३०५.

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VVCMC/TP/ final OC/VP-0191/ 9門型部形字图

Dt. \9 /01/2018

FINAL OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building and Residential with Shop line building No.1 wing A, Bldg.no.2 wing A, Bldg No.3 wing A,B,C,D,E,F,G,H,J,K, Bldg No.4 wing A,B,C,D,E,F,G,H,J, Bldg No.5 wing A,B, Bldg No.6 wing A,B,C,D,E,F,G,H,J,K,L, Bldq No.7 wing A,B,C,D,E,F,G,H,J, Bldg No.8 wing A,B,C, Bldg No.9 wing A,B,C,D comprising of Gr./Stlft + 22/23/24 floors (Total 50 wings with 57 shops) with Built up area 3,67,443.12 sq.m. on land bearing S.No. 392(Pt) of village- Bolinj & S.No.376/1A of Village-Virar, Taluka-Vasai, Dist-Palghar completed under the supervision of Mr. Nitin Patil, Registered Architect (License/Registration No. CA/2008/42077) and has been inspected on 09/03/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.VVCMC/TP/CC/VP-0191/2642 dtd. 21/03/2012, Amended Plan approved vide letter No. VVCMC/TP/RDP/VP-0191/2643 dtd. 21/03/2012, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0191/349/2014-15 dtd. 24/03/2015, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0191/314/2015-16 dtd.01/03/2016, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0191/01/2017-18 dated 13/04/2017 & Provisional Occupancy Certificate vide letter No. VVCMC/TP/OC/VP-0191/02/ 2017 -18 dated 05/04/2017 issued by the VVCMC permitted to be occupied subject to the following conditions:-

 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.

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.

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मुख्य कार्यालय, विरार विराम (पूर्व), जा वसई, जि पालघर - ४०१३०५.



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फेंब्रस : ७२५० - १५२५ १०७

ई-मेल : vasaivearcorporation@yahee.torii

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Dt. 19 /01/2018

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 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.
- 5) This certificate of occupancy is issued only in respect of 5446 Flats with 57 Shops constructed in Residential/Residential with Shop line Building wise Built Up area Statement & No. Flats/Shops are under given below:

Sr. No.	Bldg. No.	Туре	No. of Wings	No. of Floors	Use	Built Up Area	No. of Shops	No. Of Flats
1	1	MIG-T	A	Gr./5+22	R+C	11680.92	8	127
2	2	LIG-R	Α	Gr./S+23 /24	R+C	5077.34	2	89
3	3	LIG- R+T	A,B,C,D,E, F,G,H,J & K	Gr./5+23 /24	R+C	60449.16	.7	1102
4	4	LIG- R+T	A,B,C,D,E,F ,G,H,J	Gr./S+23 /24	R+C	55196.00	6	1009
5	5	LIG-R	A & B	5+24	RESI	10451.73	1	186
6	6	LIG- R+T	A,B,C,D,E,F ,G,H,J, K, L	Gr./S+23 /24	R+C	65702,37	7	1195
. 7	7	MIG- R+T	A,B,C,D,E,F ,G,H,J	Gr./S+22	R+C	88892.82	6	975
8	8	MIG- R+T	A,B & C	Gr./S+22	R+C	31178.41	11	339
9	9	MIG- R+T	A,B,C & D	Gr./S+22	R+C	38814.37	10	424
TOTAL 50 wings				7 1511	367443.12	57	544	

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ई-पेस : vasaivirarcorporation@yahoo curt.

जावक का: व.वि.श.स.

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- 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 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.
- 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 per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
- If any dues or charges arises in future, MHADA shall abide to pay such charges.
- 11) As per minutes of meeting held on 06/03/2017 and demand letter dt.13/10/2017, MHADA had paid an amount of Rs.20,44,79,575/- to VVCMC towards TTL & other fire fighting equipments.

MHADA has constructed fire station building as per approved plans from VVCMC dtd.13/04/2017 and same will be handed over to VVCMC within one month.

12) 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.

Town Plannin

(Issued as per approved by the Commissioner)

Deputy Director Town Planning

Vasal Virar City Municipal Corporation