

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



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

जायक क्र.: य.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-453/158/2023-24

Dated 15/02/2024

To,

- 1) M/s. Evershine Developers,
215, Veena Beena Shopping Centre,
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.
- 2) Mr. Divyesh Shah, Architect,
103, Lucky Palace, Station Road,
Vasai (West), Taluka : Vasai,
Dist: Palghar

Sub:- Grant of Occupancy Certificate for Residential with shopline buildings Type YI(1A) 10&11 (Stilt/Gr+14) floors, Type YI2A-12 (Stilt/Gr+14) floors, Type YI(1A) 13 (Stilt/Gr+14) floors, Type YI(1A)14,15,&16 (Stilt/Gr+14) floors, Type YI(1A)17&18 (Stilt/Gr+14) floors, Residential buildings Type YI(1B) 19,20 (Stilt/Gr+14) floors & Type RSI-1A (21,22,23) (Stilt+14) floors & Podium 1,2 in old Avenue 'I' & In new Avenue "I1- as per asbuilt drawings on land bearing old S.No.5, 5B,5D,5F,5G & New S.No. 5/1, 5/2,5/3, 5/4, 5/5A, 5/5B,5/5C,5/5D,5/5E,5/6,5/7,5/8 of Village: Dongre, Tal : Vasal, Dist :Palghar.



Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/ Layout / W/151 Dated. 29/01/2008.
- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
- 6) Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
- 8) Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. VVCMC/ TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no VVCMC/

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VVCMC/TP/OC/VP-453/158/2023-24

Dated 15/02/2024

TP/RDP /VP.0453/0279/2013-14. Dated 28/10/2013

- 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/077/2014-15. Dated 02/07/2014.
- 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014
- 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/0276/2014-15. Dated 17/01/2015
- 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/262/2015-16. Dated 07/11/2015
- 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017
- 16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017
- 17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018
- 18) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/081/2018-19. Dated 16/07/2018
- 19) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/150/2018-19. Dated 05/11/2018
- 20) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/246/2018-19. Dated 20/02/2019
- 21) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/59/2019-20. Dated 31/07/2019
- 22) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/221/2019-20. Dated 27/11/2019
- 23) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2131/2020-21. Dated 02/03/2021
- 24) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/37/2022-23. Dated 24/05/2022
- 25) Receipt No.2245 dated 31/08/2023 for potable water supply from Vasai Virar City Municipal Corporation.
- 26) Development completion Certificate dated 14/08/2023 from the Licensed Architect.
- 27) Structural stability certificate from your Structural Engineer vide letter dated 10/07/2023
- 28) Plumping certificate dated. 18/07/2023
- 29) Rain water harvesting letter dated. 19/04/2023
- 30) NOC from lift Inspector dated. 26/04/2023
- 31) NOC from tree Plantation Department of VVCMC dated. 08/08/2023
- 32) NOC from Chief Fire Officer dated 09/08/2023
- 33) Report from Composting Consultant dated 25/04/2023
- 34) Latitude 19°28'20.06"N & Longitude 72°48'16.38"E etc.



(Signature)

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जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/VP-453/158/2023-24
35) Your Architects letter dated. 29/03/2023

Dated 15/02/2024

Sir / Madam,

Please find enclosed herewith the necessary Grant of Occupancy Certificate for Residential with shopline buildings Type YI(1A) 10&11 (Stilt/Gr+14) floors, Type YI2A-12 (Stilt/Gr+14) floors, Type YI(1A) 13 (Stilt/Gr+14) floors, Type TI(1A) 14,15&16 (Stilt/Gr+14) floors, Type YI(1A) 17&18 (Stilt/Gr+14) floors, Residential buildings Type YI(1B) 19,20 (Stilt/Gr+14) floors, Type RSI-1A(21) (Stilt+14) floors, Type RSI-1A(22) (Stilt+14) floors, Type RSI-1A(23) (Stilt+14) floors, Podium 1,2 in old Avenue 'I' & in new Avenue 'II' - on land bearing old S.No.5,5B,5D,5F,5G & New S.No. 5/1, 5/2, 5/3, 5/4,5/5A,5/5B, 5/5C,5/5D, 5/5E,5/6,5/7,5/8 of Village: Dongre, Tal: Vasai, Dist :Palghar along with as built drawings completed under the supervision of Mr. Divyesh Shah Architect (License/ Registration No CA/81/6322) may be Occupied on the conditions mentioned in enclosure.

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.
A set of certified completion plans is returned herewith



Vasai Virar City Municipal Corporation
cc SE

Commissioner

Encl.: a.a
C.C to:

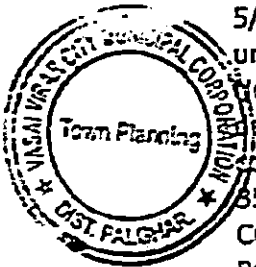
- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation,
Ward Office-----
- 2) DMC
Property Tax Department,
Vasai Virar City Municipal Corporation,
- 3) DMC
Tree Department,
Vasai Virar City Municipal Corporation,

Dated 15/02/2024

VVCMC/TP/OC/VP-453/158/2023-24

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with shopline buildings Type YI(1A)10&11 (Stilt/Gr+14) floors with Builtup area 6419.30sq.m, Residential with shopline building Type YI2A-12 (Stilt/Gr+14) floors with Builtup area 3205.38sq.m, Residential with shopline building Type YI(1A) 13 (Stilt/Gr+14) floors with Builtup area 3214.18sq.m, Residential with shopline buildings Type TI(1A)14,15&16 (Stilt/Gr+14) floors with Builtup area 9982.00 sq.m, Residential with shopline buildings Type YI(1A)17 &18 (Stilt/Gr+14) floors with Builtup area 6419.30sq.m, Residential buildings Type YI(1B)19 (Stilt/Gr+14) floors with Builtup area 3189.28sq.m, Residential building Type YI(1B) 20 (Stilt/Gr+14) floors with Builtup area 3189.28sq.m, Residential building Type RSI-1A(21) (Stilt+14) floors with Builtup area 4201.86sq.m, Residential building Type RSI-1A (22) (Stilt+14) floors with Builtup area 4201.86sq.m & Type RSI-1A(23) (Stilt+14) floors with Builtup area 4201.86 sq.m in old Avenue-I & in new Avenue-II as per Asbuilt drawing on land bearing Old S.No.5, 5B, 5D, 5F, 5G & New S.No. 5/1, 5/2, 5/3, 5/4,5/5A,5/5B, 5/5C, 5/5D,5/5E,5/6,5/7,5/8 of Village: Dongre, Tal : Vasai, Dist :Palghar. Completed under the supervision of Mr. Divyesh Shah Architect (License/ Registration No.CA/81/6322) and has been inspected on 14/08/2023 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-3519/W/2617 dated. 02/12/2005, Commencement Certificate No. CIDCO/ VVSR/ CC/BP-3519/Layout/ W/ 151 dated. 29/01/2008, Revised Development Permission granted vide letter no. dated 15/06/2009, 08/10/2009 & 07/07/2010, Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011, Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP- 0453/ 084/ 2011-12 dated 13/09/2011, Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/296/2011-12 dated 31/03/2012, Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/ 071/ 2012-13 dated 13/06/2012, Revised Development Permission granted vide letter no. VVCMC/ TP/AM/VP-0453/073/2012-13 dated 13/06/2012, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013, Revised Development Permission granted vide letter no. VVCMC/ TP/RDP/VP.0453/0279/2013-14. dated 28/10/2013, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/ 2014-15.dated 02/07/2014, Revised Development Permission granted vide letter no. VVCMC/ TP/RDP/VP.0453/2758/2014-15. dated 09/10/2014, Revised Development



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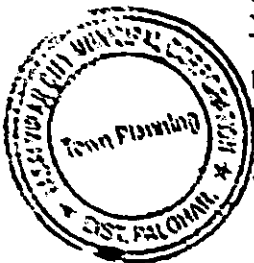
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दिनांक 24/05/2022

VVCMC/TP/RDP/VP.0453/154/2019-24

Dated 15/09/2024

Permission granted vide letter no VVCMC/TP/RDP/VP.0453/0276/2014-15, dated 17/01/2015, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/262/2015-16, dated 07/11/2015, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/028/2017-18, dated 20/05/2017, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/ 091/ 2017-18, dated 13/10/2017, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/025/2018-19, dated 14/05/2018, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/ 081/ 2018-19, dated 16/07/2018, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/150/2018-19, dated 05/11/2018, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/246/2018-19, dated 20/02/2019, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/59/2019-20, dated 31/07/2019, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/ 221/ 2019-20 dated, 27/11/2019, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/2131/2020-21, Dated 02/03/2021, Revised Development Permission granted vide letter no, VVCMC/TP/RDP/VP.0453/37/2022-23. Dated 24/05/2022 Issued by the CIDCO & VVCMC and permitted to be occupied subject to the following conditions:-



- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas 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 Infrastructures 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, channellisation 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

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VVCMC/TP/OC/VP-453/158/2023-24

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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.
- 5) This certificate of occupancy is issued only in respect of 108 Flats & 13 Shops constructed in Residential with shopline buildings Type YI(1A) 10&11(Stilt/Gr+14) floors, 54 Flats & 10 Shops constructed in Residential with shopline building Type YI2A-12 (Stilt/Gr+14) floors, 54 Flats & 6 Shops constructed in Residential with shopline building Type YI(1A)13 (Stilt/Gr+14) floors, 162 Flats & 14 Shops constructed in Residential with shopline buildings Type TI(1A)14, 15 & 16, (Stilt/Gr+14) floors, 108 Flats & 13 Shops constructed in Residential with shopline buildings Type YI(1A)17&18 (Stilt/Gr+14) floors, 56 Flats constructed in Residential buildings Type YI(1B)19 (Stilt/Gr+14) floors, 56 Flats constructed in Residential buildings Type YI(1B)20 (Stilt/Gr+14) floors, 110 Flats constructed in Residential building Type RSI-1A(21) (Stilt+14) floors, 110 Flats constructed in Residential building Type RSI-1A(22) (Stilt+14) floors, 110 Flats constructed in Residential building Type RSI-1A(23) (Stilt+14) floors as per asbuilt drawings.



Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.

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 for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances

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मुख्य कार्यालय, विरार

विरार (पूर्व),

ट. वसई, जि. पालघर - ४०१ ३०५.



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Dated 15/02/2024

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.

- 13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) You shall Submit Property Tax assessment for property tax department within the period of 1 month, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 15) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.

One set of completion plan duly certified is returned herewith.




Commissioner
Vasai Virar City Municipal Corporation
