



Sandeep Shikre & Associates
203-204, Prabhadevi Industrial Estate, Veer Savarkar Marg, Prabhadevi, Mumbai 400 025 India
Tel: +91 22 6629 6500 Fax: +91 22 6654 6505 Email: ssa@ssaarchitects.com Web: www.ssaarchitects.com

Annexure E
Form 4
(See Regulation 3)
Architect's Certificate
(To be issued on completion of Registered Project)

Date: 4th April 2024

To,
M/s. Sunteck Realty Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (East),
Mumbai – 400057
Tel: +91-22- 42877800

Subject: Certificate of Completion of Construction Work of Sunteck Maxxworld 1 having MahaRERA Registration Number P99000024072 being developed by M/s. Sunteck Realty Ltd.

Sir,

I Sandeep Shikre & Associates have undertaken assignment as Architect of certifying Completion of Construction work Sunteck Maxxworld 1 having MahaRERA Registration Number P99000024072 being developed by M/s. Sunteck Realty Ltd.

I hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of Sunteck Maxxworld 1 has been completed in all aspects and in fit for occupancy for which it has been erected/re-erected/constructed and enlarged. Further, the following Occupancy Certificate/Completion Certificate have been granted: -

S. No.	Occupancy Certificate Number	Layout/Building/Wing Number	Date	Local Planning Authority
1.	VVCMC/TP/OC/SPA -VP 006/41/2023-24	Residential with shopline Building No. 1 Wing A, B & Building No. 5 F to L (Nomenclated as Building. No. 1, 2 & 6 to 12)	16 th February 2024	Vasai Virar Municipal Corporation (VVCMC)

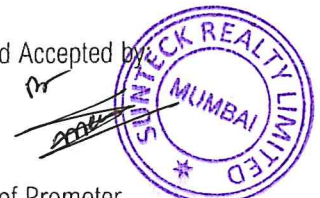
I certify that the Sunteck Maxxworld 1 having MahaRERA Registration Number P99000024072 is complete in all aspects as per agreement of sale.

Yours Faithfully,
For Sandeep Shikre & Associates

Pankaj Palshikar
Principal
Registration No.: CA / 98 / 22945



Agreed and Accepted by



Signature of Promoter
Name: M/s. Sunteck Realty Ltd
Date:

Sunteck Realty Ltd.

वार्ड क्र. २
दस्तावेज क्र. १९९९ / २०२०
७५ / १९९९

Sunteck

Ref SRL/ SMW /VM/2019-20

Date 4-03-2020

To,
Collector of Stamps Palghar
DIGR/JDR
Palghar

Sub: Registration of Agreement for Sale for Sunteck MaxxWorld 1, registered under MahaRERA having registration No P99000024072 at village Tivari taluka Vasai District Palghar PIN 401208

Respected Sir,

This has reference to Registration of Agreement for Sale of Purchaser for the subject project Sunteck MaxxWorld 1 registered under MahaRERA registration No P99000024072

This is to inform that, we have renomenclated Buildings of Project for the convenience of Purchasers and details of building as per Commencement Certificate and as stated in Agreement for Sale are as mentioned below

Project Name / RERA No.	As per CC		As per Agreement for Sale
	Building No	Wing	Building No
Sunteck MaxxWorld 1 P99000024072	Bldg No. 1	A	Bldg- 1
		B	Bldg- 2
	Bldg No. 5	F	Bldg- 6
		G	Bldg- 7
		H	Bldg- 8
		I	Bldg- 9
		J	Bldg- 10
			Bldg- 11
	Bldg- 12		

Thanking You,
For Sunteck Realty Ltd.

Authorised Signatory



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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/SPA- VP 006 /4/2023-24

Dated 16/02/2024

To,

1) Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MTNL, S.V. Road,
Kandivali (W),
MUMBAI-400 067

2) M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar.

Sub:- **Grant of As Built Occupancy Certificate for Residential with shopline**

Building no 1 Wing A to D (Gr + Stil + 23), Building No. 2 Wing A (Gr + Stilt + 23), Building No. 4 Wing A (Stilt + 23) and Building No. 5 Wing E to L (Stilt + 23) on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR

Ref: -

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.



VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015.
- 5) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
- 6) Letter from Advocate Atul Damle Dt.05/10/2017.
- 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 8) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 9) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018
- 10) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/48/2018-19 Dtd.13/02/2019
- 11) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/058/2021-22 Dtd.31/12/2021
- 12) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/041/2022-223 Dtd.09/12/2022.
- 13) Development completion Certificate dated.23/10/2023 from the Licensed Engineer
- 14) Structural stability certificate from your Structural Engineer vide letter dated 23/10/2023.
- 15) Plumping certificate dated. 06/02/2024
- 16) Rain water Harvesting letter dated. 10/02/2024.
- 17) Report from Composting Consultant dated 11/01/2024.
- 18) NOC from Lift Inspector Dated 04/11/2023, 21/11/2023,04/11/2023, 26/10/2023, 25/07/2023, 18/09/2023, 12/10/2023, 26/06/2023, 18/09/2023, 18/10/2023
- 19) Panel Advocate Swati Sagvekar opinion dated 01/12/2022.
- 20) CRZ Clearance dated : 08/11/2016.
- 21) Wetland Clearance dated : 18/05/2017.
- 22) Licensed Engineer's letter dated. 15/02/2023.
- 23) The said proposal location latitude 19°21'53"N. longitude 72°51'39"E



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for for Residential with shopline Building no 1 Wing A to D (Gr + Stil + 23), Building No. 2 Wing A (Gr + Stilt + 23), Building No. 4 Wing A (Stilt + 23) and Building No. 5 Wing E to L (Stilt + 23) S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, ,5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H.

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/SPA- VP 006 | 41 | 20 23-24

Dated 14/02/2024

No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) may be occupied on the conditions mentioned in enclosure.

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.

A set of certified completion plans is returned herewith.



Sd/-
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Encl.: a.a.

- c.c. to: 1. Asst. Commissioner,
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.

Sd/-
Deputy Director,
VVCMC, Virar.

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

OCCUPANCY CERTIFICATE

I hereby certify that the development of for Residential with shophline Building no 1 Wing A to D (Gr + Stil + 23), Building No. 2 Wing A (Gr + Stilt + 23), Building No. 4 Wing A (Stilt + 23) and Building No. 5 Wing E to L (Stilt + 23S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR. Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 15/02/2024 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012, Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015, Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018, Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/48/2018-19 Dtd.13/02/2019, Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/058/2021-22 Dtd.31/12/2021, Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/041/2022-223 Dtd.09/12/2022.. issued by the 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.

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

- 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, 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.



This certificate of occupancy is issued details are as below :-

Sr. No.	Building No.	Wing	Area in Sq. mt.	No. of Floor	Flats	Shops
1	1	A to D	31598.602	Gr./St + 23	688	29
2	2	A	9532.532	Gr./St + 23	126	12
3	4	A	8394.66	St + 23	130	00
4	5	E to L	60866.257	St + 23	1408	00
Total			110392.057		2352	41

- 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 and after obtaining consent to operate, tree NOC as well as fire NOC within given set of time then only you shall give possession of flats/shop/gala.

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

- 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 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) The applicant has to submit property tax assessment application to property tax department within one month, if not the said order stands cancelled without giving opportunity to be heard.
- 15) The said plot under reference S. No.2, H.No.-3, S. No. 3, H. No. 1,7,10, S. No. 4, H. No. 1,3,6,8,12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2, 6/3, 6/4, 6/6, 6/7,6/8,7,8,9, S. No. 6, H. No. 1/1,1/3, 2/1,2/2,2/3,3, 4,6,5/1,5/2, 5/3, 5/4, 5/5, 5/6,5/7,5/8, S.No.7, H. No. 1,3,7,11,2/1, 5/1,6/2, 4/1,4/3,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6, 7,8,9,10,11, S. No. 13, H. No. 1,3,4/1, 4/2,5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H. No. 1/1,2A,1/2,1/3, 2B, S.No.28, H. No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H. No. 1,2/1, 2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.-1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.7A,8, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4C&4D, S. No. 44, H. No. 1,2,3A, 7P,8,9, 10,11, 12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B, 4,5,6, S.No.46, H. No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,1C,2,3,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT,1PT,2,3,4, 5/1, 5/2, S. No. 54, H.



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

No.4/1, 4/2,5,6,7/2C, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69,H.No.-1, S. No. 70, H.No.-1, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H. No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 OF Village:- Tivri,, Tal. Vasai, Dist. Palghar falls under wetland as per wetland atlas. This permission is subject to the letter from Government of Maharashtra on dated 18/05/2017 stating "as per the Wetlands (Conservation and Management) Rules, 2010, C.R.Z. area, paddy cultivation areas and areas less than 500 hectares are not included in the definition of wetlands. Hence survey no. 2/3 and others of village Tivri, Tal. Vasai, Dist. Palghar does not fall within the definition of wetland as per the Wetland (Conservation and Management) Rules, 2010"

16) Panel Advocate Swati Sagvekar has opined the following :

"In respect of grant Revised Development Permission and Occupation Certificate, if the construction is in consonance with the provision of the Maharashtra Regional Town Planning Act ("MRTP"), Unified Development Control and Promotion Regulation for State of Maharashtra ("UDCPR"), approved plans and prevalent local laws, the Corporation may consider the grant of Revised Development Permission and Occupation Certificate but with the condition that same shall be subject to any further orders passed by Court / Authority / Commission with respect to the said project. The Corporation, however before granting any such Revised Development Permission and Occupation Certificate, an indemnity bond should be procured from the owners indemnifying the Corporation and also should seek undertaking with regards the above aspect. Please note that I have express no comments other than those as stated immediately above, and these comments are not intended to imply or to be an opinion on any other matters. My understanding of the facts is based upon, and is limited to the information provided to me and the discussions held with you. Any variance of facts as aforesaid or of law may cause a corresponding change to my opinion. There is no assurance that the regulators or courts will not take a position contrary to my opinion." However it is to keep in main that the case is under reference is subject to final verdict of competent courts

17) Undertaking dated 05/02/2024 regarding ED, EOW, etc submitted by you is binding on you. if any issue found false fraudulent in the undertaking then this order / OCC stands cancelled.

18) You shall submit Consent to operate within 2 months from the date of issue. if not the said order stands cancelled without giving opportunity to be heard.



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Dated 16/02/2024

- 19) You shall submit Final Tree NOC within 2 months from the date of issue. If not the said order stands cancelled without giving opportunity to be heard.
- 20) You shall pay 100% water charges within 2 month from the date of issue, if not the said order stands cancelled without giving opportunity to be heard.
- 21) The applicant to handover all the DP reservation within the period of 6 months from the date of issue, if not the said permission / OCC stands cancelled, without giving any opportunity to be heard.
- 22) As per the available records and submitted by the applicant the said buildings whose OCC is to be granted are not covered under and are outside CRZ-2011 area and not affected by DFCCIL and High speed rail alignment as well not affected by wetland, if anything adverse found in the above issues, the said permission stands cancelled without giving any opportunity to be heard.
- 23) Any breach of above conditions 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.



Sdr

Commissioner

Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

[Signature]
Deputy Director,
VVCMC, Virar.