

मुख्य कार्यालय, विरार

विरार (पूर्व),

ना. वसई, जि. पालघर - ४०१ ३०१

वसई-३

दस्त क्र. 9382/2022

20/33



दूरध्वनी : ०२५०-२५२५१०२/०२/०३/०४/०५/०६

फॅक्स : ०२५० २५२५१०३

ई-मेल : vasairvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/VP-0743/64/2022-23

Dt.30/06/2022

To,

1) Mr. Haresh Sanghavi Partner of
M/s. Nikunj Developers,
P.A. Holder of Shri. R.K. Wadhawan
Nikunj Signature.
Manav Mandir, Ambadi Road,
Vasai (West)
Taluka : Vasai, Dist: Palghar

2) Mr. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar

Sub: Grant of Occupancy Certificate for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7), Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7), Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7), Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7), Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), Residential Buildings Type E (Wing K) (Stilt/Gr+7) on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasai, Dist.: Palghar, S. No. 254, H. No. 3, 7/1, 7/2 of Village Achole, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Palghar

Ref: 1) N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector.



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दस्तावेज क्र. १३३३ / २०२४
२९ १३३

WVCMC/TP/OC/VP-0743/64 | 2022-23

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- 2) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991.
- 3) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992.
- 4) Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994.
- 5) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
- 6) This office Amended letter dated 03/07/2002,15/05/2008, 16/04/2009,13/07/2009,17/07/2009,20/04/2010,07/07/2010, 15/10/2011,31/03/2012,22/05/2012,11/07/2012,22/02/2013,10/07/2013,09/01/2014,
- 7) Commencement Certificate No. WVCMC/TP/CC/VP-0743/2568 /2014-15 Dated: 22/09/2014
- 8) Revised Development Permission No.WVCMC/TP/RDP/VP-0743/065/2015-16 dated:02/06/2015.
- 9) Revised Development Permission No. WVCMC/ TP / RDP/VP-0743/104/2021-22 Dat: 07/05/2021.
- 10) Revised Development Permission No. WVCMC/ TP / RDP/VP-0743/810/2021-22 Dat: 05/01/2022.
- 11) Development completion certificate dt 16/07/2017 from the Registered Architect.
- 12) Structural stability certificate from your Structural Engineer vide letter dated 26/05/2022.
- 13) Plumbing certificate dated 20/03/2017.
- 14) Receipt No.21908 Dt.06/04/2017 from Vasai Virar City Municipal Corporation for potable water supply
- 15) Letter from Rain Water Harvesting Consultant Dt.12/10/2015.
- 16) NOC from Chief Fire Officer dated 26/11/2020.
- 17) NOC from Lift Inspector Dated 06/06/2015, 13/09/2015, 03/10/2015.
- 18) Final NOC from Tree Department Dated 10/10/2016
- 19) Report from Composting Consultant Dtd.24/10/2019
- 20) Your Architect's letter dated 01/06/2022.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7), Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7), Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7), Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7), Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), Residential Buildings Type E (Wing K) (Stilt/Gr+7) on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8).



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



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

जाचक क्र. : व.वि.श.म.
दिनांक :

वसई-३
दस्त क्र. 93824/2028
22133

Dt. 30/06/2022

WCMC/TP/OC/VP-0743/6A/2022-23
10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gathan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasai, Dist.: Thane. S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, 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 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.



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Commissioner
Vasai Virar City Municipal Corporation

Encl.: a.a.
c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation,
Ward office

Certified that the above permission is
Issued by Commissioner VCMC, Virar

Deputy Director,
VCMC, Virar.



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दस्त क्र. 93822 / 2022
23/33

VVCMC/TP/OC/VP-0743/64 | 2022-23

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OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7) with Built Up area 2202.66 Sq.m, Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7) with Built Up area 3359.57 Sq.m, Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7) with Built Up area 2757.28 Sq.m, Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7) with Built Up area 2757.28 Sq.m, Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7) with Built Up area 3295.98 Sq.m, Residential Buildings Type E (Wing K) (Stilt/Gr+7) with Built Up area 1668.84 Sq.m on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasai, Dist.: Thane. S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Palghar is completed under the supervision of Mr. Divyesh Shah Architect (License/Registration No.CA/81/6322) and has been inspected on 16/07/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector, Commencement certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994, Commencement Certificate No. CIDCO/VVSR/CC/ ZCC-20/E/4382 dated 12/05/1995, This office Amended letter dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010, 07/07/2010, 15/10/2011, 31/03/2012, 22/05/2012, 11/07/2012, 22/02/2013, 10/07/2013, 09/01/2014, Commencement Certificate No. VVCMC/TP/CC/VP-0743/2568 /2014-15 Dated: 22/09/2014, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/065/2015-16 dated: 02/06/2015, Revised Development Permission No. VVCMC/ TP /RDP/VP-0743/104/2021-22 Dat: 07/05/2021 & Revised Development



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



दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५२०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

दस्तावेज-३
दस्तावेज क्र. १३४५/२०२४
२२/३३

VVCMC/TP/DC/VP-0743/64/2022-23

Dt. 30/06/2022

Permission No. VVCMC/ TP / RDP/VP-0743/810/2021-22 Dat: 05/01/2022.
Issued by the CIDCO & VVCMC 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/Galvas 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, channelisation of water courses and culverts, if any.
- 3) Not with standing 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.
- 5) This certificate of occupancy is issued only in respect of 55 flats and 12 Shops constructed in Residential with Shopline Buildings Type BB Wing A & B (Stilt/Gr+7), 75 flats and 8 Shops constructed in Residential with Shopline Buildings Type BF Wing C & D (Stilt/Gr+7), 60 flats constructed in Residential Buildings Type BE Wing G & H (Stilt/Gr+7), 60 flats constructed in Residential Buildings Type BE Wing E & F (Stilt/Gr+7), 77 flats constructed in Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), 31 flats constructed in Residential Buildings Type E Wing K (Stilt/Gr+7).
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.



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- 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 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) As per the noting in file the buildings in this proposal do not fall in pocket P-8 to P-13 hence does not attract the provisions of Environment Clearance.

One set of completion plan duly certified is returned herewith.



Commissioner
Vasai Virar City Municipal Corporation

