

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/O.C/VP-0151/211/2022-23

Dated 29/03/2023

To,

1. Mr. Vallabbhji D. Dedhiaa,
2nd Floor Building No.2,
Ambawadi Bungalow Scheme,
Waliv, Tal- Vasai.
Dist- Palghar

2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

**Sub: As Built Occupancy Certificate for Residential building No.2, Wing A
to E (Stilt + 15) on land bearing S. No. 29B, H.No. 3, 5, 73, 74 & 76
Vill: Waliv, Tal: Vasai, Dist: Palghar.**



Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-0151/3102/2013-14, dated 06/02/2012.
2. Revised Development Permission, dated 28/04/2014, 07/03/2019, 28/02/2020, 28/12/2021.
3. Development completion Certificate dated 28/12/2022 from the Licensed Engineer.
4. Structural stability certificate from your Structural Engineer vide letter dated 16/11/2022.
5. Plumbing certificate dated 07/11/2022.
6. Receipt No.1700 dated 03/01/2023 for potable water supply from Vasai Virar City Municipal Corporation.
7. Rain water harvesting letter dated 17/11/2022.
8. NOC from Lift Inspector 24/05/2022 & 30/05/2022.
9. NOC from Chief Fire Officer letter dt.06/12/2022.
10. NOC from tree Plantation Department of VVCMC dated 27/12/2022.
11. Report from Composting Consultant dated 22/12/2022.
12. Legal Opinion from Advocate Dt. 28/02/2023.
13. Undertaking Dt. 27/03/2023.
14. Licensed Engineer's letter dated 28/12/2022.

VVCMC/TP/O.C/VP-0151/211/2022-23

Dated 29/03/2023

Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential building No.2, Wing A to E (Stilt + 15) on land bearing S. No. 29B, H.No. 3, 5, 73, 74 & 76 Vill: Waliv, Tal: Vasai, Dist: Palghar. Along with as built drawings completed under the supervision of M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) 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.



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.

sd/-
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar.

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OCCUPANCY CERTIFICATE

I hereby certify that the development of for Residential Building (Stilt+15) P-Line area 13261.75 sq.mt land bearing S. No. 29B, H.No. 3, 5, 73, 74 & 76 Vill: Waliv, Tal: Vasai, Dist: Palghar. Completed under the supervision of M/s. M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) and has been inspected dated 08/02/2023 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-0151/3102/2013-14, dated 06/02/2014. 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/Garages 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 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.

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- 5) This certificate of occupancy is issued in respect of 324 Flats (Stilt+15) only.
- 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 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) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 14) You Shall Handed Over D.P Road Within one month from date of Issue, if not the said permission stands cancelled without giving opportunity to be heard.



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15) Legal opinion of Advocate Umanath K. Moolya dt. 28/02/2023 states that "

A. "In respected of writ petition No. 12499 of 2022, is concerned there is no any restrained order passed by the Hon'ble high court to direct the concerned authority to withholding process of their project documents if any further.

B. In respect of state consumer disputes redressal commission appeal No. A/19/902 and Appeal No. A/19/899 is concerned the said Appeals are filed by the flat owners against M/s. Dedhia , challenging order passed by the said state consumer court, to direct the concerned authority to withholding process of their project documents if any further.

The querist M/s. Dedhia & Associated Builders and developers, Through proprietors Mr. Vallabh B. Dedhia, has approached me to take the legal opinion that whether the aforesaid proceedings in present situations are likely to impact withholding any their above mentioned project documents in progress by the Concerned authority.

Upon perusing the above mentioned pending proceedings of Writ petition and state consumer Appeals, the present status on the ground, I am of the opinion that in the present situation there is no any restrained order passed by the Hon'ble high court in the writ petition No. 12499 of 2022, and also Appeals filed before the state consumer court, to direct the concerned authority for withholding process of their project document if any further in respect of above referred survey nos of Querist M/s. Dedhia & Associated Builders and Developers, Through proprietors Mr. Vallabh B. Dedhia " And In the event of any adverse orders in Writ Petition No. 12499/2022 and appeal in consumer court the same shall be binding upon the Applicant." The same is binding on applicant.



16) This order is applicable for Plot Area 13850.00 Sq.m. belonging to Mr. Vallabhaji Dedhia and Area of Bungalows are not included in this proposal as per letter submitted by you dt.10/03/2023.

17) Undertaking submitted by you regarding court case dt. 27/03/2023 is binding on you.

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Dated 29/03/2023

18) 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.

17) 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.

One set of completion plan duly certified is returned herewith.



sa/-
Commissioner

Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar.