

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

VVCMC/TP/OC/VP-0028/109/2014-15

गा.क्र. व.वि.श.म./न.र./

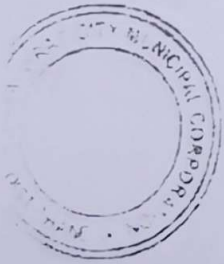
दिनांक : Dt. 12/08/2014

To,
Shri Mathew S. Rodrigues & others through
P.A. Holder Shri Mathew S. Rodrigues &
Vikas B. Vartak
At Chalpeth, Post-Agashi,
Via-Virar, Virar (W), Tal- Vasai,
DIST - PALGHAR

Sub: Grant of Occupancy Certificate for the Residential & Commercial Building No.60 on land bearing S.No.180/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13, S.No. 181/1, 2, 3, S.No.182/1, S.No.183, S.No.184/2, S.No.185/1, 2, S.No. 186/1, 2A, 2B, 3, 4, 5, 6, 7, S.No.187/1, 2, 3A, 3B, 3C, 5, 6, 7, 10, 12, S.No. 188 /1A, 1B, S.No. 189/3, S.No. 190/1, 2/1, 2/2, 2/3, 2/4, 2/5, 3, 4, S.No. 194 /1, 2, 3/1, 3/2, 4 S.No. 195/ 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 2, S.No. 196, S.No. 197/1, 2, 3, S.No. 198, S.No. 199/1, 2/1, 2/2, S.No. 200, S.No. 214/2, 3, 4, 5, S.No. 215/1/4, 1/7/ 1/8, 1/9, S.No. 216, S.No. 217/1, 2, 3, 4, 5, 6, 8, S.No. 338 /A/2 of Village-Virar, Taluka-Vasai Dist -Palghar.

Rel.

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-2853/E/1128 dated 19/01/2005 .
- 2) Amended Plan approval vide letter dated 05/07/2005, 27/01/2006, 12/12/2006, 17/05/2007, 12/06/2007, 07/07/2010 & 22/02/2013.
- 3) Development completion certificate dt.01/07/2014 from the Licensed Engineer.
- 4) Structural stability certificate from your Structural Engineer dated 01/07/2014.
- 5) Plumbing certificate dated 01/07/2014.
- 6) Receipt No. 32059 Dt. 20/06/2014 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) NOC from Lift Inspector Dtd.30/10/2013, 19/12/2013, 26/12/2013.
- 8) NOC from Chief Fire Officer dtd.25/06/2014.
- 9) Letter from Rain Water Harvesting Consultant Dt.09/06/2014.
- 10) Your Licensed Engineer's letter dated 01/07/2014



Contd.....2

TRUE COPY

For VMS ENTERPRISES

VMS ENTERPRISES
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Partner,

मुख्य कार्यालय, विरार
विरार (पूर्व),
ना. वासई, वि. वण, पिन ४०१ ३०५.



दूरभाषी : ०२१०-२५२५१०२/०२/०३/०५/०५/०६
फॅक्स : ०२१०-२५२५१०७
ई-मेल : vasai@virarcorporation@yahoo.com

WVCMC/TP/OC/NP-0028/109/2014-15

ना.क्र. : वा.वि.श.म.म.र./

दिनांक :

Di. 12/08/2014

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential & Commercial Building No.60 with Built Up Area 10117.505 sq.m. on land bearing S.No.180/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13, S.No.181/1, 2, 3, S.No.182/1, S.No.183, S.No.184/2, S.No.185/1, 2, S.No.186/1, 2A, 2B, 3, S.No.189/3, S.No.187/1, 2, 3A, 3B, 3C, 5, 6, 7, 10, 12, S.No.188/1A, 1B, 3/2, 4 S.No.195/1/1, 1/2, 2/1, 2/2, 2/3, 2/4, 2/5, 3, 4, S.No.194/1, 2, 3/1, S.No.198, S.No.199/1, 2/1, 2/2, 2/3, 1/4, 1/5, 1/6, 2, S.No.196, S.No.197/1, 2, 3, 1/7, 1/8, 1/9, S.No.216, S.No.217/1, 2, 3, 4, 5, 6, 8, S.No.338 /A/2 of Village-Virar, Taluka-Vasai Dist- Palghar, completed under the supervision of M/s. J.P.Mehta & Associates, License Engineer (License/ Registration No. M/304/LS) and has been inspected on 03/07/2014 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/WVSR/CC/BP-2853/E/1128 dated 19/01/2005 and Amended Plan approval vide letter dated 05/07/2005, 27/01/2006, 12/12/2006, 17/05/2007, 12/06/2007, 07/07/2010 issued by the CIDCO & 22/02/2013 issued by the WVCMC and permitted to be occupied subject to the following conditions:-

M/S ENTERPRISES
1) 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 is obtained from the Vasai Virar City Municipal Corporation.

Partner shall have to provide necessary infrastructural facilities on site and also the site 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 infrastructural 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 the grantee/successors and every person deriving titles through or under them.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५२०३
ई-मेल : vasalvirarcorporation@yahoo.com

VVCMC/TP/OC/VP-0028/109/2014-15
.. 2

जा.क्र. : व.वि.श.म./न.र./

दिनांक :

Dt. 12/08/2014

- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of 03 Offices, 14 Shops and 211 Flats constructed in Residential & Commercial Building No.60(Gr.+7) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) 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.
- 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 10) You are abide by the conditions mentioned in the N.A. Order & Commencement Certificate.

One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation



मुख्या कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

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

जा.क्र. व.वि.शा.म./नं./
दिनांक : Dt. 12/08/2014

VVC/MC/TP/OC/NP-0028/ 109/2014-15
2

Sir Madam,

Please find enclosed herewith the necessary Occupation Certificate for the Residential & Commercial Building No.60 on land bearing S.No.180/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13, S.No.181 /1, 2, 3, S.No.182/1, S.No.183, S.No.184/2, S.No.185/1, 2, S.No.186/1, 2A, 2B, 3, 4, 5, 6, 7, S.No.187/1, 2, 3A, 3B, 3C, 5, 6, 7, 10, 12, S.No.188 /1A, 1B, S.No.189/3, S.No.190/1, 2/1, 2/2, 2/3, 2/4, 2/5, 3, 4, S.No.194 /1, 2, 3/1, 3/2, 4, S.No.195/ 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 2, S.No.196, S.No.197/1, 2, 3, S.No.198, S.No.199/1, 2/1, 2/2, S.No.200, S.No.214/2,3, 4, 5, S.No.215/1/4, 1/7, 1/8, 1/9, S.No.216, S.No.217/1, 2, 3, 4, 5, 6, 8, S.No.338 /A/2 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.

You shall pay the balance water charges of Bldg. No.60 within one month from the date of issue of this Occupation Certificate.

You shall fulfill all the conditions mentioned in MOEF's clearance .

Yours faithfully,

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation



Encl.: a.a.

C.c. to:

- 1) M/s. J.P.Mehta & Associates
122, Ambika Commercial complex,
Vasai Road (E), Tal.Vasai
DIST: Palghar

- 2) Asst. Commissioner
Ward Office.....A.....
Vasai Virar City Municipal Corporation

- 3) Tax superintendent
Ward Office.....A.....
Vasai Virar City Municipal Corporation
For necessary action during taxation procedure.