

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/POC/BP-3817/E/4536

Date : 29/06/2009

To,

Shri A. D. Patil
C/o. M/s. Sanat Mehta & Associates
207, Park View, Station Road
Taluka Vasai
DIST : THANE.

Sub: Grant of Part Occupancy Certificate for proposed the Residential Building No. 2 (Gr.+ 4) & Residential Building No.3 (Gr.+ 3) on land bearing S.No.32, H.No.2, 3, 4, 6 & 16 of Village Tulinj, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VSR/CC/BP-3817/E/2961 dated 20/07/2007.
- 2) Amended Plan approval No. CIDCO/VSR/AM/BP-3817/E/1418, dated 02/06/2008.
- 3) N.A. Order No. REV/D-I/T-9/NAP/SR-51/2005 dated 09/01/2006 from the Collector, Thane.
- 4) Assurance letter No. LGW-10-2008/CN 150/3000/2009 dated 15/05/2009 for potable water supply.
- 5) Development completion certificate dtd. 19/05/2009 from the Licensed Surveyor.
- 6) Structural stability certificate from your Structural Engineer vide letter dated 18/05/2009.
- 7) Plumbing certificates dated 18/05/2009.
- 8) Your letter dated 19/05/2009.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential Building No. 2(Gr.+ 4) & Residential Building No.3(Gr.+ 3) on land bearing S.No.32, H.No.2, 3, 4, 6 & 16 of Village Tulinj, Taluka Vasai, Dist. Thane, 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 provisional o.c.c. or o.c.c. of last building.

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Date : 29/05/2009

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Please note that Security Deposit paid earlier by you amounting Rs.7,050/- is forfeited on violation of commencement certificate conditions.

Encl.: a.a.

Yours faithfully,

c.c. to:

1) M/s. Sanat Mehta & Associates
207, Park View, Station Road
Nallasopara (W), Taluka Vasai
DIST : THANE.


29/05/09
EXECUTIVE ENGINEER (BP & VW)

2) The Chief Officer
Nallasopara Municipal Council, Nallasopara.


29/05/09

Ref. No. CIDCO/VSR/POC/BP-3817/E/4536

Date: 29/06/2009

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of the Residential Building No. 2 (Gr.+ 4) with Built Up Area 380.12 sq.m. & Residential Building No.3 (Gr.+ 3) with Built Up Area 456.04 sq.m. on land bearing S.No.32, H.No.2, 3, 4, 6 & 16 of Village Tulinj, Taluka Vasai, Dist. Thane, completed under the supervision of M/s. Sanat Mehta & Associates, Architect/Licensed Surveyor (License/ Registration No. M/287/LS) and has been inspected on 21/05/2009 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VSR/CC/BP-3817/E/2961 dated 20/07/2007 and Amended Plan approval No. CIDCO/VSR/AM/BP-3817/E/1418, dated 02/06/2008, issued by the CIDCO and permitted to be occupied subject to the following conditions :-

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 concerned Municipal Council.
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 infrastructure 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 Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority 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.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401-210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390-166

Ref. No. CIDCO/WSR/POC/BP-3817/E/4536

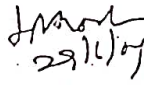
Date : 29/06/2009

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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-degreed-able waste respectively.
5. The Special Planning Authority 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 10 Flats contained in Residential Building No.2 (Gr.+ 4) and 16 Flats contained in Residential Building No.3 (Gr.+3) only.
7. Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith.


EXECUTIVE ENGINEER (BP & VV)


29/6/09