

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०६/३५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasainvircorporation@yahoo.com

जायक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436A7Dt. ०३/१२/२०२०
To,

Mr. Manohar B. Kini & Mr. Anil Gupta
Partner of M/s. S.N. Developers & M/s. Samarpan Developers
Mr. Shekhar B. Bhoir, Partner of M/s. Velankani Developers
D2, Ground Floor,
Aakanksha Commercial Complex,
Achole Road, Nallasopara (E)
Tal-Vasai
Dist-Palghar.

वसई - विरार शहर महानगरपालिका
नगरविकास विभाग
अतिरिक्त अधिकार अधिनियम २००५
अन्वये दिल्ली मॉडेल रु. ५५
दिनांक ०६/१०/२०२३

Sub: **Grant of Occupancy Certificate for Building on land bearing S.No.345(pt);S.No.346, H.No.1,S.No .347,S.No. 348, H.No .2, S.No.350;S.No. 349;S.No.339 ,H.No.1; S.No.352,H.No.3;S.No. 351, H.No .4A,4B & 6 ; S.No.331,H.No.1,2,3,4 & 5;S.No.317,H.No. 6A,6B ,6C & 6D;S.No .332,H.No.9 ,S.No.352,H.No.4 of Village-Juchandra Taluka Vasai, Dist -Palghar is as under:-**

- i) **Building No.2**
Residential with Shopline wing A & B (St/Gr+7)
- ii) **Building No.3**
Residential with Shopline Building Wing A ,B,C,D,E,F(St/Gr+9)
- iii) **Building No.5**
Residential with Shopline Building No.5(St/Gr+12)
- iv) **Building No.6**
Residential Building No.6 Wing A ,B,C & E (St/Gr+14)

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
- 2) Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.
Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
- 3) Revised Development Permission VVCMC/TP/RDP/VP-0429 & VP-0936/085/2012-13 dated 26/06/2012.
- 4) Revised Development Permission VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
- 7) Revised Development Permission VVCMC/TP/RDP/VP-0559/313/2013-14 dated 13/12/2013.



VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/7 Dt. 03/11/2020

- 8) Revised Development Permission VVCMC/TP/RDP/VP-0375/078/2014-15 dated 04/07/2014.
- 9) Revised Development Permission VVCMC/TP/RDP/VP-0429 & VP-5346 /0259 / 2014-15 dated 24/12/2014.
- 10) Revised Development Permission VVCMC/TP/RDP/VP-0429,0936,5345,0375 ,0559,0615 & 5346 /066/ 2015-16 dated 09/06/2015.
- 11) Development completion certificate dt 24/12/2019 from the Registered Engineer.
- 12) Structural stability certificate from your Structural Engineer vide letter dated 13/11/2019, 27/12/2019, 05/10/2019.
- 13) Plumbing certificate dated 22/11/2019 & 27/12/2019.
- 14) Receipt No. 862619 Dt. 07/07/2020, Receipt No. 24033 Dt. 19/08/2012 & Receipt No. 3982 Dt. 09/07/2018 from Vasai Virar City Municipal Corporation for potable water supply.
- 15) NOC from Lift Inspector 24/10/2019 ,02/11/2019 ,05/11/2019,25/09/2017.
- 16) Letter from Rain Water Harvesting Consultant Dt. 06/09/2017.
- 17) NOC from Chief Fire Officer dated 28/09/2019 ,20/12/2019 ,30/01/2020,17/02/2020.
- 18) NOC from Tree Plantation Department of VVCMC Dtd. 30/04/2019 ,05/06/2019 & 22/11/2019.
- 19) Report from Composting Consultant Dtd 20/09/2019.
- 20) Your Registered Engineer letter dated 27/12/2019.

Sir/ Madam,



Please find enclosed herewith the necessary Occupancy Certificate for Proposed Residential with Shopline Building No.2 wing A & B (St/GR+7) , Residential with Shopline Building No.3 Wing A ,B,C,D,E,F (St/Gr+9) , Residential with Shopline Building No.5(St/Gr+12), Residential Building No.6 Wing A ,B,C & E (St/Gr+14) S.No.345(pt);S.No.346, H.No.1,S.No .347,S.No. 348, H.No .2, S.No.350;S.No. 349;S.No.339 ,H.No.1; S.No.352,H.No.3;S.No. 351, H.No .4A,4B & 6 ; S.No.331,H.No.1,2,3,4 & 5;;S.No.317,H.No.6A,6B,6C & 6D;S.No .332,H.No.9 ,S.No.352,H.No.4 of Village-Juchandra , Taluka Vasai, Dist -Palghar, along with as built drawings.

श्री - विरा वहर मननपरपालिका
नगरपालिका विभाग
न. ह.स.स. अधिका. अधिकारिय, 2008
प. न. वि.स.स. अधिका. अधिकारिय, 2008
दि. 03/11/2020

12/2020

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



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फ़ोन : ०२२५० - २५२५१०१
ई-मेल : vasai@virarcmc.org (www.virarcmc.org) / jshree@cm

जालक स. : व. वि. वा. म.
दिवीक

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/1701. 03/12/2020
You are required to submit revised DSLR 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.

Encl.: a.a.

c.c. to:

- 1) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal.Vasai
DIST: PALGHAR.

Vasai Virar City Municipal Corporation

Commissioner

Town Planning

DIST. PALGHAR

महं - विरार शहर पंचायतपालिका
सामाजिक विभाग
पारंपरिक अभियांत्रिकी अभियंता, २००५
वसई विजेरी भाग १
०६१६१२३

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/7 Dt. 03/12/2020

OCCUPANCY CERTIFICATE

I hereby certify that the development for proposed Residential with Shopline Building No.2 wing A & B (St/GR+7) with BUA 1945.10 sq.mt , Residential with Shopline Building No.3 Wing A ,B,C,D,E,F (St/Gr+9) with BUA 18088.93 sq.mt , Residential with Shopline Building No.5(St/Gr+12) with BUA 5906.52 sq.mt, Residential Building No.6 Wing A ,B,C & E (St/Gr+14) with BUA 12181.67 sq.m on land bearing S.No.345(pt);S.No.346, H.No.1,S.No .347,S.No. 348 H.No .2, S.No.350;S.No. 349;S.No.339 ,H.No.1; S.No.352,H.No.3;S.No. 351, H.No .4A,4B & 6 ; S.No.331,H.No.1,2,3,4 & 5;S.No.317,H.No.6A,6B,6C & 6D;S.No .332,H.No.9 ,S.No.352,H.No.4 of Village-Juchandra , Taluka Vasai, Dist - Palghar. completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected on 29/09/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012., Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.& Revised Development Permission letter Dtd. 26/06/2012, 18/11/2013, 13/12/2013, 04/07/2014,24/12/2014,09/06/2015.issued by the 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/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.
- 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.



श्री - श्रीमती मदनमयापतिना
अपनी निवास
महाराष्ट्र अधिनियम संख्या 19, 2004
के अन्तर्गत जारी की गई है।
दिनांक 03/12/2020

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



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

जायफ क्र. : य.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/7Dt. 03/12/2020

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.

5) This certificate of Occupancy is issued only in respect of 14 shops ,56 Flats Constructed in Residential with Shopline Building No.2 wing A & B(St/GR+7), 15 shops ,646 Flats Constructed in Residential with Shopline Building No.3 wing A to F(St/GR+9), 17 shops ,142 Flats Constructed in Residential with Shopline Building No.5(St/GR+12), 416 Flats Constructed in Residential Building No.6 wing A,B,C & E(St/GR+14) .

6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

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.

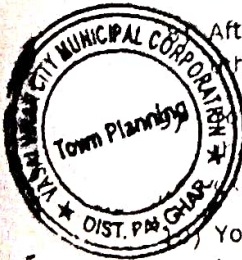
After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

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.

You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.

11) You shall provide temporary Toilet Blocks at site for labours/workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before Final Occupancy Certificate if applicable.

12) 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



०४/१६/२३

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/47 Dt. 03/12/2020
recommendations of IIT Bombay and NEERI for flood management of Vasal Virar
Sub region affecting for your layout.

- 13) 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.
One set of completion plan duly certified is returned herewith.

[Signature]
Commissioner
Vasal Virar City Municipal Corporation



नियम - निगर अड्ड मजानमपालिका
नगररचना विभाग
मॉडेलीचा अधिकार अधिनियम, 2004
अनुसंधे दिलेली मॉडेली क.
दिनांक. 02/10/2023