

मुख्या कार्यालय, विरार
विरार (पूर्व).
का. बसई, वि. टाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०२/०२/०३/०४/०५/०६.
फॅक्स : ०२५०-२५२१६००
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.स.म.
दिनांक :

VVCMC/TP/OC/VP-0693/163/2015-16

Dt. 14/10/2015

To,
Shri. R.K. Wadhwan, Director of
M/s. Housing Development & Infrastructure Ltd.,
901, Dhirej Arman, Anant Kanekar Marg,
Bandra (E),
MUMBAI- 400 051.

Sub: Grant of Occupancy Certificate for the proposed Residential Building Type- F1-26, F2-27, G3-32 (Stilt+7) & Residential with Shopline Building Type-F3-28, F4-29, G1-30, G2-31 (Stilt+Gr.+7) on land bearing S.No. 226(24), H.No. 1, 2, 3, 5 to 24, 27 to 31, 33, 35 to 40, 43 to 45, 47, 48, S.No. 218 (86), H.No. 1, 2, 3, 4, 5 (Pt.), 5 (Pt.), 5 (Pt.), 5 (Pt.), 6, 7, 8 (Pt.) to 16, S. No. 214 (88), H.No. 1, 2, 3, 5, 8, 9/1, 9/2, S.No. 213 (82), H.No. 1 (pt), S.No. 212 (83), H.No. 2, 3/1, S. No. 215 (79), H.No. 1 (Pt.), 2, 3, 4 (pt), 5, S.No. 225 (73), H.No. 1, 2, 3, 4 (Pt), 4 (Pt), 5, 6, 7, 8 (Pt), 8 (Pt), 8 (Pt), 8 (Pt), 8 (Pt), 10 to 15, 17, 21 (Pt), 21 (Pt), S.No. 217 (76) H.No. 4 to 7, 9 to 13 of Village-Dandera, Taluka-Vasai, Dist -Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BR-4501/W/4680 dated 17/08/2009.
- 2) Amended Plan approved vide letter No. CIDCO/VVSR/RDP/BR-4501/W/6045 dated 23/03/2010.
- 3) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0693/229/2011-12 Dt. 21/02/2012.
- 4) Commencement Certificate No. VVCMC/TP/CC/VP-0693/3180/2012-13 dated 22/02/2013.
- 5) Revised Development Permission No. VVCMC/TP/CC/VP-0693/0139/2014-15 dated 22/09/2014.
- 6) Development completion certificate dt. 07/10/2015 from the Architect.
- 7) Structural stability certificate from your Structural Engineer vide letter dated 07/10/2015.
- 8) Plumbing certificate dated 06/10/2015.
- 9) Receipt No. 8077 Dt. 12/10/2015 from Vasai Virar City Municipal Corporation for potable water supply.
- 10) FOC form Chief Fire Officer Dt. 17/07/2015.
- 11) FOC form LIA Inspector Dt. 18/07/2015.
- 12) Letter from Rain Water Harvesting Consultant Dt. 15/05/2015.
- 13) Architect's letter dated 07/10/2015.

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जायक क्र. : च.वि.शा.प.
दिनांक :

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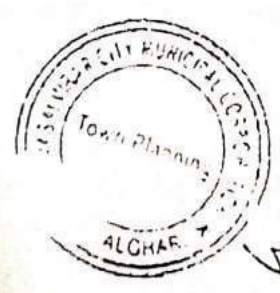
Di. 14/10/2015

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Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential Building Type- F1-26, F2-27, G3-32 & Residential with Shopline Building Type-F3-28, F4-29, G1-30, G2-31 on land bearing S.No. 226(24), H.No. 1,2, 3,5 to 24, 27 to 31, 33, 35 to 40, 43 to 45, 47, 48, S.No.218 (80), H.No.1, 2, 3, 4, 5(Pt.), 5(Pt.), 5(Pt.), 5(Pt.), 5(Pt.), 6, 7, 8 (Pt),9 to 16, S. No. 214(38), H.No.1, 2, 4, 5, 8, 9/1, 9/2, S.No.213(12), H.No.1 (pt), S.No.212(13), H.No.2, 3/1, S. No.215 (79), H.No.1 (Pt.), 2, 3, 4(pt), 5, S.No. 225 (73), H.No. 1, 2, 3, 4(Pt), 4 (Pt), 5, 6, 7, 8(Pt), 8 (Pt), 8 (Pt), 8 (Pt), 8 (Pt), 10 to 15, 17, 21 (Pt), 21 (Pt), S.No.217 (76) H.No.4 to 7, 9 to 13 of Village-Dongre, 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.



Yours faithfully,

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a.
c.c. to:

- 1) M/s. Shah Gattani Consultants
103, Lucky Palace, Station Road,
Vasai Road (W), Tal.Vasai
DIST: Palghar.
- 2) Asst. Commissioner
Ward Office
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office
Vasai Virar City Municipal Corporation

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OCCUPANCY CERTIFICATE

I hereby certify that the development for the the Residential Building Type-F1-26 with Built Up Area 1815.94 ,F2-27 with Built Up Area 2258.20, G3-32 with Built Up Area 2258.20 & Residential with Shopline Building Type-F3-28 with Built Up Area 1977.86 , F4-29 with Built Up Area 1977.86, G1-30 with Built Up Area 2494.04, G2-31 with Built Up Area 2494.04 sq.m on land bearing S.No.226(24), H.No. 1,2, 3,5 to 24, 27 to 31, 33 35 to 40, 43 to 45, 47, 48, S.No.218 (80), H.No.1, 2, 3, 4, 5(Pt.), 5(Pt.), 5(Pt.), 5 (Pt.), 5(Pt.), 6, 7, 8 (Pt),9 to 16, S.No. 214 (38), H.No.1, 2, 4, 5, 8, 9/1, 9/2, S.No. 213(12), H.No.1 (pt), S.No.212(13), H.No.2, 3/1, S. No.215 (79), H.No. 1(Pt.),2, 3, 4(pt), 5, S.No.225 (73), H.No. 1, 2, 3; 4(Pt), 4 (Pt), 5, 6, 7, 8(Pt), 8 (Pt), 8 (Pt), 8 (Pt), 10 to 15, 17, 21(Pt), 21 (Pt), S.No.217 (76) H.No.4 to 7 ,9 to 13 of Village-Dongre Taluka-Vasai, Dist -Palghar, completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 08/10/2015 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4501/W/4680 dated 17/08/2009, Amended Plan approved vide letter No. CIDCO/VVSR/RDP/BP 4501/W/6045 dated 23/03/2010 issued by the CIDCO & Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0693/229/2011-12 Dt. 21/02/2012, Commencement Certificate No. VVCMC/TP/CC/VP-0693/3180/2012-13 dated 22/02/2013 & Revised Development Permission No. VVCMC/TP/CC/VP-0693/0139/2014-15 dated 22/09/2014 issued by the VVCMC 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 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 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



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- 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) 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 and 42 Flats constructed in Residential Building Type- F1-26(Stilt+7), 49 Flats constructed in Residential Building Type F2-27(Stilt+7), 49 Flats constructed in Residential Building Type G3-32(Stilt+7) & 08 Shops & 42 Flats Residential with Shopline Building Type-F3-28(Stilt+Gr.+7), 08 Shops & 42 Flats Residential with Shopline Building Type F4-29(Stilt+Gr.+7), 11 Shops & 49 Flats Residential with Shopline Building Type G1-30(Stilt+Gr.+7), 11 Shops & 49 Flats Residential with Shopline Building Type G2-31 (Stilt+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 or 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.

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: 3 :

- 10) 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.




Deputy Director
Town Planning
Vasai Virar City Municipal Corporation