

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



VVCMC/TP/POC/VP-0127/ 047/2015-16

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

जा.क्र. : व.वि.श.म./न.र./
दिनांक : Dt. 09/06/2015.

To,
Shri. Deepak P. Shah Partner of
M/s. Sharp Realtors,
Mirza Shopping Center,
19A, 1st Floor, opp. Rly Stn.,
Virar (E), Taluka-Vasai,
DIST-palghar.

Sub: Grant of Occupancy Certificate for Buildings on land bearing S. No. 49 to 56, 77 & S.No. 57, H.No.1 of Village- Achole, Taluka-Vasai Dist.- Palghar as Under :-

- i) Building No.4A in Sector -III :- Residential with Shopline Wings A & B (Ground floor only)
- ii) Building No.3 in Sector -VI :- Residential with Shopline Wings D & E (St./Gr.+14)
- iii) Building No.4 in Sector -VI:- Residential with Shopline Wing A,B,C,D & E (St./Gr.+12)

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/BP- 687 /II/2925 dated 21/09/1993.
- 2) Commencement Certificate No. CIDCO/VVSR/BP- 687/I/3158 dated 08/02/1994.
- 3) Commencement Certificate No. CIDCO/VVSR/CC/BP-687/E/3138 to 3166 dated 12/09/2008.
- 4) Commencement Certificate No. CIDCO/VVSR/CC/BP-4515/E/5358 dated 24/11/2009.
- 5) Revised Development Permission granted vide letter dated 18/08/2009, 07/07/2010, 21/02/2012, 06/04/2013 & 29/06/2013
- 6) Revised Development Permission granted vide letter No. VVCMC/ TP/ RDP/ VP-0127/024/2014-15 dated 28/04/2014
- 7) Development Completion Certificate dated 30/06/2015 from the Licensed Surveyor.
- 8) Structural stability certificate from Structural Engineer vide letter dated 17/01/2015, 30/04/2015 & 15/05/2015..
- 9) Plumbing certificate dated 30/06/2015.
- 10) Receipt No. 4342 Dt.17/03/2015, Receipt No. 4344 Dt.17/03/2015 , Receipt No. 8601 Dt.06/06/2015 & Receipt No. Dt. /06/2015 from Vasai Virar City Municipal Corporation for potable water supply.
- 11) Final NOC from Chief Fire officer of Vasai Virar City Municipal Corporation Dated 12/03/2015 & 07/04/2015.
- 12) NOC from Lift Inspector dated 23/01/2015, 13/02/2015 & 05/05/2015.

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**TRUE COPY
CERTIFIED**

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VVCMC/TP/POC/NP-0127/०४७/२०१५-१०

वा.क्र. : व.वि.स.स./१.१.१/

दि.क्र. : ०९/०६/२०१५.

- 13) Letter From Rain Water Harvesting Consultant Dated 02/02/2015 & 17/02/2015.
14) Your Registered Engineer's letter dated 31/03/2015.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Buildings on land bearing S. No.49 to 56,77 & S.No. 57, H.No.1 of Village-Achole, Taluka-Vasai, Dist. Palghar, along with as built drawings as Under :-

- i) Building No.4A in Sector -III :-
Residential with Shopline Wings A & B (Ground floor only)
- ii) Building No.3 in Sector -VI :-
Residential with Shopline Wings D & E (Stilt/Gr.+14)
- iii) Building No.4 in Sector -VI:-
Residential with Shopline Wing A,B,C,D & E (Stilt/Gr.+12)

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.

Yours faithfully,

Deputy Director
Town Planning,

Vasai Virar City Municipal Corporation



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
- 2) Asst. Commissioner
Ward Office.....C.....
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....C.....
Vasai Virar City Municipal Corporation
For necessary action during taxation procedure.

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दिनांक :

09/06/2015.

PART OCCUPANCY CERTIFICATE

I hereby certify that the development for Buildings on land bearing S. No. 49 to 56, 77 & S.No. 57, H.No.1 of Village-Achole, Taluka-Vasai, Dist.- Palghar as Under :-

- i) Building No.4A in Sector -III :-
Residential with Shopline Wings A & B (Ground floor only)
With built Up area 868.60 sq.m
- ii) Building No.3 in Sector -VI :-
Residential with Shopline Wings D & E (Stilt/Gr.+14)
With built Up area 4672.38 sq.m
- iii) Building No.4 in Sector -VI:-
Residential with Shopline Wing A,B,C,D & E (Stilt/Gr.+12)
With built Up area 14106.38 sq.m

Is 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 02/04/2015 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP- 687/II/2925 dated 21/09/1993, Commencement Certificate No. CIDCO/VVSR/BP- 687/I/3158 dated 08/02/1994, Commencement Certificate No. CIDCO /VVSR / CC/BP-687/E/3138 to 3166 dated 12/09/2008 & Commencement Certificate No. CIDCO/VVSR/CC/BP-4515/E/5358 dated 24/11/2009 & Revised Development Permission granted vide letter dated 18/08/2009, 07/07/2010, 21/02/2012, 06/04/2013, 29/06/2013 & Revised Development Permission granted vide letter No. VVCMC/ TP/ RDP/ VP-0127/024/2014-15 dated 28/04/2014 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 courses and culverts, if any.

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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 in respect of Shops & Flats constructed as Under :-
- Building No.4A in Sector -III :-
Residential with Shopline Wings A & B
consisting of 33 Shops (Ground floor only):-
 - Building No.3 in Sector -VI :-
Residential with Shopline Wings D & E
consisting of 12 Shops & 109 Flats (Stilt/Gr.+14):-
 - Building No.4 in Sector -VI :-
Residential with Shopline Wing A,B,C,D & E
consisting of 46 Shops & 282 Flats (Stilt/Gr.+12):-
- 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 VVMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.

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- 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 shall 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

TRUE COPY
CERTIFIED


SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.:VVCMC/ENGR/01)