

# MUFADDAL MERCHANT

REGISTERED. ENGINEER. VVCMC  
[EMAI-merchant5353@gmail.com](mailto:EMAI-merchant5353@gmail.com) MOBILE -9860759470

FORM-4

[see Regulation 3]

ARCHITECT'S CERTIFICATE  
(To be issued on completion of each of the Building/Wing)

Date: 06-01-2025

To  
SHANTEE HOMES REALTY LLP,  
Ground Floor, House No. 904,  
Sai Shraddha Bungalow, Revenue Vill Navghar,  
Vasai West

Subject : Certificate of Completion of Construction Work **SUNSHINE GREEN PARK, BUILDING NO. 6 and 7, SURVEY NO. 226, 228, 227, H.no. 2,3,4 & 5 Village Gokhiware, Taluka-VASAI, District PALGHAR PIN 401208 having MahaRERA Registration No. P99000001294** (Only applicable after project Registration) being developed by **SHANTEE HOMES REALTY LLP**

Sir,

I **MUFADDAL MERCHANT** have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Construction Work of project **SUNSHINE GREEN PARK, BUILDING NO. 6 and 7, SURVEY NO. 226, 228, 227, H.no. 2,3,4 & 5 Village Gokhiware, Taluka-VASAI, District PALGHAR PIN 401208 having MahaRERA Registration No. P99000001294** (Only applicable after project Registration) being developed by **SHANTEE HOMES REALTY LLP**

2. I hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of Sunshine Green Park, Building no. 6 & 7 has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. Further, the following Occupancy Certificates/Completion Certificates have been granted: -

S.No.	Occupancy Certificate Number	Layout/Building/ Wing Number	Date	Local Planning Authority
1.	VVCMC/TP/OC/VP- 5545/57/PO/2025/AP400078	BUILDING NO. 6 & 7	01/01/2025	VASAI VIRAR CITY MUNICIPAL CORPORATION

I certify that the Sunshine Green Park, Building no. 6 & 7, having MahaRERA Registration Number **P99000001294** construction is completed in all aspects as per agreement of sale.

Yours Faithfully,



Agreed and Accepted by:  
For Shantee Homes Realty LLP





**MUFADDAL MERCHANT**  
Signature and Name  
of L.S/ Architect with  
Licence No. VVCMC/ENGR/21

**MUFADDAL MERCHANT**  
(Reg. No. VVCMC/ENGR/21)

Name: Raaz Mohammed Abdul Samad Pathan

Date: 06/01/2025

मुख्य कार्यालय,  
यशवंत नगर, विरार (प.)  
ता. वसई, जि. पालघर - ४०१ ३०३



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

जावक क्र.: व.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-5545/57/P0/2025/AP400078 Dated 01/01/2024

- To,
1. Mr.Raaz Abdul Samad Pathan &  
Mr.Niyaj Abdul Samad Pathan  
Partners of shantee Homes Realty LLP  
Shop No.9, Saidham Tower  
Achole Road, Nallasopara(E)  
Tal-Vasai. DIST: Palghar.
  2. M/s. En-Con, Project Consultants,  
Realty House, 2<sup>nd</sup> Floor,  
Opp. Newan Sky Building  
Beside Mount Carmel School,  
Kaul City, Vasai (W)  
Taluka Vasai, Dist. -Palghar.

**Sub:- Grant of Occupancy Certificate for i) Residential Building No.6 (Gr.+6 Floor) ; ii) Residential Building No.7 (Gr.+8 Floor); iii) Residential Building No.8 (Gr.+10 Floor) & iv) Residential Building No.10(Gr.+7 Floor) as per as Built plan on land bearing S.No.226, S.No.227, H.No.2, 3, 4, 5; & S.No.228 of Village Gokhivare, Tal. Vasai, Dist. Palghar.**

**Ref:**

1. Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/221/2015-16 dated 05/10/2015.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/056/2016-17 dated 05/12/2016.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/166/2018-19 dated 15/11/2018.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/108/2020-21 dated 08/12/2020.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/327/2021-22 dated 19/07/2021.
7. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/637/2021-22 dated 09/12/2021.
8. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/31/2022-23 dated 17/05/2022.
9. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/113/2023-24 dated 31/08/2023.
10. Development completion Certificate dated 10/09/2024 from the Licensed Engineer.
11. Structural stability certificate from your Structural Engineer vide letter dated 10/09/2024.
12. Plumbing certificate dated 10/09/2024.
13. Receipt No. 21880 dated 09/01/2017, Receipt No. 30474 dated 10/01/2019, Receipt No. 887 dated 07/01/2020 , Receipt No. 17702 dated 11/08/2021 ,



VVCMC/TP/OC/VP-5545/57/PO/2025/APL/00078 Dated 01/01/2024  
Receipt No. 17703 dated 11/08/2021 & Receipt No.1560 dated 19/09/2022 or  
potable water supply from Vasai Virar City Municipal Corporation.

14. Rain water harvesting letter dated 16/01/2019 & 14/02/2024.
15. NOC from tree Plantation Department of VVCMC dated 15/02/2024.
16. Lift NOC from Lift Inspector dated 06/06/2023 & 09/03/2023.
17. Final Fire NOC from CFO dated 16/01/2024.
18. Report from Composting Consultant dated 17/08/2023.
19. Licensed Engineer's letter dated 11/09/2024.
20. The said proposal location latitude 19° 24'32.48" N and longitude 72° 50'47.67" E.

Sir / Madam,

The said proposal is approved vide Building Permission management system proposal No. 278671 (Proposal Code VVCMC-24-ENTRY-71255) on dated / / and this covering letter is issued in accordance with same.

Please find enclosed herewith the necessary Occupancy Certificate for i) Residential Building No.6 (Gr.+6 Floor) ; ii) Residential Building No.7 (Gr.+8 Floor); iii) Residential Building No.8 (Gr.+10 Floor) & iv) Residential Building No.10(Gr.+7 Floor) as per as Built plan on land bearing S.No.226, S.No.227, H.No.2, 3, 4, 5; & S.No.228 of Village Gokhivare, Tal. Vasai, Dist. Palghar along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.

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.  
A set of certified completion plans is returned herewith.



*Sd/-*  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is issued by Commissioner VVCMC, Virar.

*[Signature]*  
Deputy Director,  
VVCMC, Virar.

- Encl.: a.a.  
C.c. to:
1. Asst. Commissioner,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
  2. DMC,  
Property Tax Department  
Vasai-Virar city Municipal Corporation.
  3. DMC,  
Tree Department,  
Vasai Virar City Municipal Corporation.

मुख्य कार्यालय,  
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ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-5545/57/P0/2025/APL/00078  
**OCCUPANCY CERTIFICATE**

Dated 01/01/2024

2025

I hereby certify that the development of proposed ) Residential Building No.6 (Gr.+6 Floor) with BUA 1699.64 sq.mt and P-Line Area 2863.69 sq.mt; ii) Residential Building No.7 (Gr.+8 Floor) with BUA 1637.24 sq.mt and P-Line Area 3847.50 sq.mt; iii) Residential Building No.8 (Gr.+10 Floor) with BUA 1637.24 sq.mt and P-Line Area 5669.83 sq.mt & iv) Residential Building No.10(Gr.+7 Floor) with P-Line area 1203.62 sq.mt on land bearing S.No. 13,H.No.4(Pt),5/1,6/1, 10/1,11;S.No.1 ,H.No.3(pt) ;S.No.3,H.No.3(old); S.No.13/4/1,13/5/1 ,13/10/1,13/11 ;S.No.1/3/1 ;S.No.3/3 of Village Kiravali, 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 dated 03/10/2024 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015 & Revised Development permission dated 05/10/2015, 05/12/2016, 15/11/2018,08/12/2020 ,19/07/2021, 09/12/2021,17/05/2022 & 31/08/2023 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/Bungalows 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.
- 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.



VVCMC/TP/OC/VP-5545/57/P0/2025/AP4/00078

Dated 01 /01 /2024

- 5) This certificate of occupancy is issued in respect i) 126 flats constructed in Residential Building No.6 (Gr.+6 Floor) ; ii) 157 flats constructed in Residential Building No.7 (Gr.+8 Floor); iii) 179 flats constructed in Residential Building No.8 (Gr.+10 Floor) & iv) 28 flats constructed in Residential Building No.10(Stilt.+7 Floor) only.
- 6) Also, you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 7) 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.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) Undertaking regarding safety measure responsibility of dispute/complaint is binding on you.
- 11) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 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 recommendations of IIT Bombay and NEERI for flood management of Vasai 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.
- 14) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.



मुख्य कार्यालय,  
यशवंत नगर, विरार (प.)  
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ई-मेल : vasaivirarcorporation@yahoo.com

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दिनांक :

VVCMC/TP/OC/VP-5545/57/PO/2025/APL/00078 Dated 01/01/2024 <sup>2025</sup>

- 15) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
  - 16) You shall develop Fully RG before applying for final occupancy certificate.
  - 17) Regarding the complaint filed by Sunshine Green Park Building No.7 VVCMC has undertaken hearing on 05/05/2022 wherein the complainant have been informed to approach the consumer forum to seek directives from court for issue raised by them, & the said case is already filed by them in Hon'ble High Court. The verdict of the High Court writ petition no.10275 of 2023 in this matter will be binding on applicant.
  - 18) Any breach of above conditions will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.
- One set of completion plan duly certified is returned herewith.



*Sal*  
Commissioner  
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

*[Signature]*  
Deputy Director,  
VVCMC, Virar.