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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) 2390486/2390487 • FAX : (Code - 95250) 2390466

Ref. No : CIDCO/VVSR/POC/BP-362/XI/W/ J&K

Date : 20/04/2005

To,
Shri L.N. Agarwal & Others,
1, Shanta Niketan,
Agashi Road, Opp. Petrol Pump,
Virar(W), Tal. Vasai,
Dist. Thane.

Sub: Grant of Part Occupancy Certificate for the Residential Buildings Type-'D2-148, C5-147' (Gokul Regency), Type-'E2-144, F2-143 & F1-145' (Gokul Empire), Type-'E2-141, F2-142, F1-146' (Gokul Enclave) in Gokul township on land bearing S.No.164, Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/BP-362/W/7518, dated 26/11/1996.
2) Amended Plan approved vide letter dt. 10/08/1998, 3/04/2002, 30/07/2002, 31/10/2002, 28/03/2003, 18/08/2003, 1/12/2003 & 9/11/2004.
3) N.A. order No. KEY/DESK-171-IX/NAP/SR-2/99, dated 1/12/1999 from the Collector, Thane.
4) Receipt Nos. 24201, 24202 & 24203, dt. 6/04/2005 from Virar Municipal Council for potable water supply.
5) Development completion certificate dt. 21/03/2005 from the Architect.
6) Structural Stability certificate from your Structural Engineer vide letter dated 21/03/2005.
7) Plumbing certificates dated 21/03/2005.
8) Your Architect's letters dt. 22/03/2005.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Buildings, Type-'D2-148, C5-147' (Gokul Regency), Type-'E2-144, F2-143 & F1-145' (Gokul Empire), Type-'E2-141, F2-142, F1-146' (Gokul Enclave) in Gokul township on land bearing S.No.164, Village Bolinj, Tal. Vasai, Dist. Thane, alongwith 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 the provisional O.C.C./ O.C.C. of the last building.

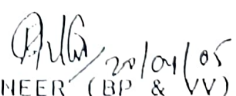
You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Yours faithfully,

Encl. : a.a.

c.c. to :-

M/s. Shah & Gattaji Consultants, Architects
103, Lucky Palace, Near SBI,
Stn. Road, Vasai(W), Tal. Vasai,
Dist. Thane.


EXECUTIVE ENGINEER (BP & VV)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. : CIDCO/VVSR/PUC/BP-362/XI/W/168

Date: 05/04/2005

PARI OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings, Type-'D2-148, C5-147' (Gokul Regency) (G + 4/Pt), Type-'E2-144, F2-143 & F1-145' (Gokul Empire) (G + 4/Pt), Type-'E2-141, F2-142, F1-146' (Gokul Enclave) (G + 4/Pt) in Gokul Township with built up area of Bldg. Type-'D2-148 & C5-147' is 1763.59 sq.m., Bldg. Type-'E2-144, F2-143 & F1-145' is 3499.062 sq.m. & Bldg. Type-'E2-141, F2-142 & F1-146' is 3499.062 on land bearing S.No.164, Village Bolinj, Tal. Vasai, Dist. Thane, completed under the supervision of M/s. Shah & Gattani Consultants, Architects (License/Registration No. CA/Bi/6322) and has been inspected on 24/03/2005 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-362/W/7518, dt.26/11/1996 and Amended Plan approved vide letter dated 10/08/1998, 3/04/2002, 30/07/2002, 31/10/2002, 28/03/2003, 18/08/2003, 1/12/2003 & 9/11/2004 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 obtain 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.

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Ref. No. : CIDCO/VVSR/POC/BP-362/XI/W/198

Date /04/2005
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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.
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-degradable 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 54 Flats of Bldg.Type-'D2-148, C5-147'(Gokul Regency) (G + 4/Pt), 90 Flats of Bldg. Type-'E2-144, F2-143 & F1-145'(Gokul Empire) (G + 4/Pt) & 90 Flats of Bldg. Type-'E2-141, F2-142, F1-146'(Gokul Enclave)(G + 4/Pt), contained in 8 Nos. of Residential Buildings only.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

AMG/20/04/05
EXECUTIVE ENGINEER (BP & VV)