

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0429,0936,5345,0375,0559,0615&5346/ 78 | 2021 - 22 Dt. 06/08/2021

To,

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

Sub: Grant of Occupancy Certificate for Building on land bearing S.No.345pt.(old S.No.313pt.); S.No.346, H.No.1 (old S.No.314 H.No.1), S.No .347 (old S.No.315), S.No. 348, H.No .2 (old S.No.316 H.No.2), S.No.350 ;S.No. 349 (New); 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.1**
Residential with Shopline wing A , B & C (Gr/St+7)
- ii) **Building No.2**
Residential with Shopline Building Wing C (Gr/St +7)
Residential with Shopline Building Wing D (Gr/St +7)
- iii) **Building No.3**
Residential Wing G,H & I (St +9)
- iv) **Building No.7**
Residential with Shopline Building No.7 (Gr/st+14)
- v) **Building No.8**
Residential Building No.8 Wing A & B (Gr/st+14)

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2662/2011-12 dated 26/03/2012.
- 2) Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.
- 3) Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
- 4) Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.



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VVCMC/TP/OC/VP-0429,0936,5345,0375,0559,0615&5346/78 | 2021 - 22 Dt. 06/08/2021

- 5) Amended Plan approved vide Dated.26/06/2012, 18/11/2013, 13/12/2013, 04/07/2014, 24/12/2014, 09/06/2015, 03/12/2020, 20/07/2021.
- 6) Development completion certificate dt 22/03/2021 from the Registered Engineer.
- 7) Structural stability certificate from your Structural Engineer vide letter dated 22/03/2021, 13/11/2019 & 31/03/2021, 25/08/2018.
- 8) Plumbing certificate dated 22/03/2021, 22/11/2019.
- 9) Receipt No. 6920 dated 30/04/2012, Receipt No. 629 dated 23/02/2015, Receipt No. 32008 dated 15/04/2014, Receipt No. 39820 dated 18/09/2019, Receipt No. 897721 dated 14/12/2020, Receipt No. 899137 dated 12/03/2021, Receipt No.15582 dated 20/07/2021 & Receipt No.15583 dated 20/07/2021, Receipt No.4625 dated 11/09/2020 from Vasai Virar City Municipal Corporation for potable water supply.
- 10) Letter from Rain Water Harvesting Consultant Dt. 04/10/2020, 09/01/2021, 01/08/2017 & 11/12/2019, 10/05/2018.
- 11) NOC from Chief Fire Officer dated 31/03/2021, 23/12/2020, 20/12/2019, 29/07/2021.
- 12) NOC from Tree Plantation Department of VVCMC Dtd.21/12/2019,26/02/2020, 06/08/2021.
- 13) Report from Composting Consultant Dtd 20/12/2020,13/02/2021 & 13/07/2021, 20/09/2019, 14/07/2021.
- 14) NOC from Lift Inspector 14/03/2020, 24/11/2020, 23/02/2018, 25/05/2017, 07/08/2017, 05/08/2017 & 12/12/2019, 05/09/2018.
- 15) Your Registered Engineer letter dated 24/03/2021.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Building on land bearing S.No.345pt.(old S.No.313pt.); S.No.346, H.No.1 (old S.No.314 H.No.1), S.No .347 (old S.No.315), S.No. 348, H.No .2 (old S.No.316 H.No.2), S.No.350 ;S.No. 349 (New); 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:- is as under:-

- i) Building No.1
Residential with Shopline wing A , B & C (Gr/St +7)
- ii) Building No.2
Residential with Shopline Wing C (Gr/St +7)
Residential with Shopline Wing D (Gr/St +7)
- iii) Building No.3
Residential Wing G,H & I (St +9)
- iv) Building No.7

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- v) Residential with Shopline Building No.7 (Gr/St +14)
Building No.8
Residential Building No.8 Wing A & B (Gr/st+14)

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.



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

Encl.: a.a.

c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

**Deputy Director,
VVCMC, Virar.**

VVCMC/TP/OC/VP-0429,0936,5345,0375,0559,0615&5346/78/2021-22 Dt. 06/08/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development for Building on land bearing S.No.345pt.(old S.No.313pt.); S.No.346, H.No.1 (old S.No.314 H.No.1), S.No .347 (old S.No.315), S.No. 348, H.No .2 (old S.No.316 H.No.2), S.No.350 ;S.No. 349 (New); 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 :-

- i) Building No. 1:-
Residential with shipline wing A,B.& C (Gr/St+7) with BUA 2920.54 sq.m
- ii) Building No. 2:-
Residential with shipline wing C (Gr/St+7) with BUA 977.98 sq.m
Residential with shipline wing D (Gr/St+7) with BUA 865.76 sq.m
- iii) Building No. 3:-
Residential Wing G, H & I(Stilt+9) with BUA 3625.29 sq.m
- iv) Building No. 7:-
Residential (Stilt/Gr.+14) with BUA 6091.82 sq.m
- v) Building No.8
Residential Building No.8 Wing A & B (Gr/st+14) with BUA 4289.99 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 dated 16/06/2021 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-0936/2662/2011-12 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 & Amended Plan approved vide Dated.26/06/2012, 18/11/2013, 13/12/2013, 04/07/2014, 24/12/2014, 09/06/2015, 03/12/2020, 20/07/2021 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.



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- 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.
- 5) This certificate of Occupancy is issued only in respect of Shops & Flat Constructed as Under:-
 - i) Building No. 1:-
Residential with shipline wing A ,B & C(Gr/St+7) consisting of 15 shops,1-Hall & 84 flats.
 - ii) Building No. 2:-
Residential with Shipline wing C (Gr/St +7) consisting of 7 shops,28 flats,
Residential with Shipline wing D (Gr/St +7) consisting of 7 shops,28 flats,
 - iii) Building No. 3:-
Residential Wing G ,H & I (St.+9) consisting of 125 flats,
 - iv) Building No. 7:-
Residential with shipline (Gr/St.+14) consisting of 8 shops,1-Hall & 160 flats,
 - v) Building No.8
Residential Building No.8 Wing A & B (Gr/st+14) consisting of 143 flats



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- 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) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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.
- 12) 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.



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Commissioner
Vasai Virar City Municipal Corporation

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


Deputy Director,
VVCMC, Virar.