

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



दूरध्वनी : 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-0453/7०/2०2०-21

Dt. 31/12/2020

To,
M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Grant of Occupancy Certificate for Residential building Type K4 (St+1st floor Residential/podium+13floor), Residential with shipline building Type K4A (St/Gr+1st floor Residential/podium+13 floor) , Residential with shipline building Type K5 (St/Gr+1st floor Residential/podium+13 floor), Residential with shipline buildings Type K5A (St/Gr+1st floor Residential/podium+13 floor), Residential with shipline buildings Type K6 (St/Gr+1st floor Residential/podium+13 floor) in Avenue- K4 as per Asbuilt drawings on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist: Palghar.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 dated. 02/12/2005.
2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151 dated. 29/01/2008.
3) Revised Development Permission granted vide letter no. dated 15/06/2009, 08/10/2009 & 07/07/2010.
4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0279/2013-14.dated 28/10/2013
11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/077/2014-15.dated 02/07/2014
12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/2758/2014-15.dated 09/10/2014



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- 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15.dated 17/01/2015
- 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16.dated 07/11/2015
- 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18.dated 20/05/2017
- 16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18.dated 13/10/2017
- 17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19.dated 14/05/2018
- 18) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/081/2018-19.dated 16/07/2018
- 19) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/150/2018-19.dated 05/11/2018
- 20) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/246/2018-19.dated 20/02/2019
- 21) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/59/2019-20.dated 31/07/2019.
- 22) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/221/2019-20.dated 27/11/2019.
- 23) Receipt No.4687 dated 04/11/2020 for potable water supply from Vasai Virar City Municipal Corporation.
- 24) Development completion Certificate dated .24/06/2019 from the Licenced Architect.
- 25) Structural stability certificate from your Structural Engineer vide letter dated 25/02/2019
- 26) Plumbing certificate dated. 30/03/2019
- 27) Rain water Harvesting letter dated.05/02/2017 & 50/02/2017
- 28) NOC from tree Plantation Department of VVCMC dated. 02/12/2017
- 29) NOC from Chief Fire Officer dated 26/06/2019
- 30) Report from Composting Consultant dated 20/06/2019
- 31) Your Architects letter dated. 25/06/2019



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential building Type K4 (St+1st floor Residential/podium+13 floor), Residential with shophline building Type K4A (St/Gr+1st floor Residential/podium+13 floor), Residential with shophline building Type K5 (St/Gr+1st floor Residential/podium+13 floor), Residential with shophline buildings Type K5A (St/Gr+1st floor Residential/podium+13 floor), Residential with shophline buildings Type K6 (St/Gr+1st floor Residential/podium+13 floor) in Avenue- K4 as per Asbuilt drawing on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist: Palghar along with as built drawings.

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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.



Commissioner
Vasai Virar City Municipal Corporation

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

Encl.: a.a.

c.c. to:

- 1) Mr. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai, Dist: Palghar.

[Signature]
Deputy Director,
VVCMC, Virar.

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OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential building Type K4 (St+1st floor Residential /podium+13 floor) with Built Up area 3892.37sq.m, Residential with shophline building Type K4A (St/Gr+1st floor Residential /podium+13 floor) with Built Up area 3983.10sq.m, Residential with shophline building Type K5 (St/Gr+1st floor Residential/podium+13 floor),with Built Up area 3538.47 Sq.m, Residential with shophline buildings Type K5A (St/Gr+1st floor Residential/podium+13 floor) with Built Up area 3604.96 Sq.m, Residential with shophline buildings Type K6 with Built Up area 2114.88 Sq.m, (St/Gr+1st floor Residential/podium+13 floor) in Avenue- K4 as per Asbuilt drawing on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist: Palghar. Completed under the supervision of Mr. Divyesh Shah Architect (License/Registration No.CA/81/6322) and has been inspected on 07/12/2019 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-3519/W/2617 dated.02/12/2005. Commencement Certificate No.CIDCO/ VVSR/ CC/ BP-3519/ Layout/ W/ 151 dated.29/01/2008. Revised Development Permission granted vide letter no. dated 15/06/2009, 08/10/2009 & 07/07/2010.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013. Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/ 0279/2013-14. dated 28/10/2013Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/2014-15.dated 02/07/2014 Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/2758/2014-15.dated 09/10/2014 Revised Development Permission granted vide letter no VVCMC/TP/RDP/VP.0453/0276/ 2014-15. dated 17/01/2015.



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Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16.dated07/11/2015.Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/ 028/2017-18.dated 20/05/2017 Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/ 2017-18. dated 13/10/2017 Revised Development Permission granted vide letter no. VVCMC/ TP/RDP/VP.0453/025/2018-19.dated14/05/2018. Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/ 081/2018-19. dated16/07/2018 .Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/150/2018-19.dated05/11/2018. Revised Development Permission granted vide letter no.VVCMC/TP/RDP/VP.0453/ 246/2018-19.dated 20/02/2019.Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/59/2019-20.dated 31/07/2019.Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/221/ 2019-20. dated. 27/11/2019 and 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.
- 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.



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- 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) The certificate of occupancy is issued only in respect of 76 flats and 1 Health club in Residential building Type K4 (St+1st floor Residential/podium+13 floor), 76 flats and 7 shops in Residential with shopline building Type K4A (St/Gr+1st floor Residential/podium+13 floor), 78 flats and 9 shops in Residential with shopline building Type K5 (St/Gr+1st floor Residential/podium+13 floor), 78 flats and 10 shops in Residential with shopline building Type K5A (St+Gr+1st floor Residential/podium+13 floor), 50 flats and 6 shops in Residential with shopline building Type K6 (St+Gr+1st floor Residential/podium+13 floor), in Avenue K4 as per Asbuilt drawing. Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 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 / Office / Shops.
- 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) You shall provide temporary Toilet Blocks at site for labours/workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before Final Occupancy Certificate if applicable.
- 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.



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- 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.

One set of completion plan duly certified is returned herewith.



1d/-

Commissioner

Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.



SHAH GATTANI CONSULTANTS

architects & engineers

MUMBAI OFFICE : 1 / 13, ZAVERI BUILDING, 305 / 309, RAJA RAMMOHAN ROY ROAD, MUMBAI - 400 004. • TEL : 2389 2798 / 2389 3698

VASAI OFFICE : 103, LUCKY PALACE, STATION ROAD, VASAI (W.), DIST. THANE • TEL : 95250-235 0001 / 235 0002 • FAX : 235 0003

Ref. No. : _____

Date 11/01/2021

To, M/S. Sridutt Construction

Nirax (w)

Kind Attention Sameer Gawde

Re. Grant occupancy certificate for Residential building Type

K4, K4A, K5, K5A, K6 in Avenue K4 on land bearing

Sir, New S.No. 5, 5B, 5D, 5F, 5G of village: Dongre, Tal: Vasai, Dist: Palghar

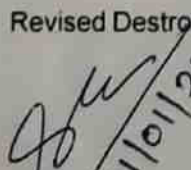
We forward herewith prints/Documents for the purpose indicated :

S. No.	Drawing No.	DETAILS	No. of Copies	Remarks
		VNCMC ITP/OC/VP-0453/ 70/2020-21 dt: 31/12/2020	original 1 copy	

REMARKS

- Purpose :
- A For Submitting to authorities
 - B For contractor for execution
 - C For approval & comments
 - D For clients information
 - E Preliminary not for construction
 - F Revised Destroy old copies

- G For comments
- H For Estimate & Quotation
- I For your Records
- J For Correction
- K
- L


Receiver's Signature


Prepared and sent by