

51/211/2022-23

Dated 29/03/2023

above condition will lead to cancellation of this order without
or any opportunity to be heard by following natural justice.

er arises at any Civil/Criminal courts or in Hon'ble High
e/co-operative court or with any Govt. Authority like Police,
the said permission stand cancelled without giving prior
ty being heard.

on plan duly certified is returned herewith.



sa/-
Commissioner

Vasai Virar City Municipal Corporation

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

**Deputy Director,
VVCMC, Virar.**

मुख्य कार्यालय, विरार

विरार (पूर्व),

वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र.: य.वि.श.म.

दिनांक :

WCMC/TP/O.C/NP-0151/21/2022-23

Dated 29/03/2023

15) Legal opinion of Advocate Umanath K. Moolya dt. 28/02/2023 states that "

A. "In respected of writ petition No. 12499 of 2022, is concerned there is no any restrained order passed by the Hon'ble high court to direct the concerned authority to withholding process of their project documents if any further.

B. In respect of state consumer disputes redressal commission appeal No. A/19/902 and Appeal No. A/19/899 is concerned the said Appeals are filed by the flat owners against M/s. Dedhia , challenging order passed by the said state consumer court, to direct the concerned authority to withholding process of their project documents if any further.

The querist M/s. Dedhia & Associated Builders and developers, Through proprietors Mr. Vallabh B. Dedhia, has approached me to take the legal opinion that whether the aforesaid proceedings in present situations are likely to impact withholding any their above mentioned project documents in progress by the Concerned authority.

Upon perusing the above mentioned pending proceedings of Writ petition and state consumer Appeals, the present status on the ground, I am of the opinion that in the present situation there is no any restrained order passed by the Hon'ble high court in the writ petition No. 12499 of 2022, and also Appeals filed before the state consumer court, to direct the concerned authority for withholding process of their project document if any further in respect of above referred survey nos of Querist M/s. Dedhia & Associated Builders and Developers, Through proprietors Mr. Vallabh B. Dedhia " And in the event of any adverse orders in Writ Petition No. 12499/2022 and appeal in consumer court the same shall be binding upon the Applicant." The same is binding on applicant.



16) This order is applicable for Plot Area 13850.00 Sq.m. belonging to M/s. Vallabhaji Dedhia and Area of Bungalows are...

VVCMC/TP/O.C/VP-0151/211/2022-23

Dated 29/03/2023

- 5) This certificate of occupancy is issued in respect of 324 Flats (Stilt+15) 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) 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.
- 13) 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 stands cancelled without giving opportunity to be heard.
- 14) You Shall Handed Over D.P Road Within one month from date of Issue, if not the said permission stands cancelled without giving opportunity to be heard.



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



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फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र.: य.वि.श.म.

दिनांक :

VVCMC/TP/O.C/VP-0151/211/2022-23

Dated 29/03/2023

OCCUPANCY CERTIFICATE

I hereby certify that the development of for Residential Building (Stilt+15) P-Line area 13261.75 sq.mt land bearing S. No. 29B, H.No. 3, 5, 73, 74 & 76 Vill: Waliv, Tal: Vasai, Dist: Palghar. Completed under the supervision of M/s. M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) and has been inspected dated 08/02/2023 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-0151/3102/2013-14, dated 06/02/2014. issued by the VVCMC 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/Garages 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.

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/O.C/VP-0151/211/2022-23

Dated 29/03/2023

Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential building No.2, Wing A to E (Stilt + 15) on land bearing S. No. 29B,H.No. 3, 5, 73, 74 & 76 Vill: Waliv, Tal: Vasai, Dist: Palghar. Along with as built drawings completed under the supervision of M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) 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, UCD
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, विरार
विरार (पूर्व),
गा. वसई, जि. पालघर - ४०१ ३०५.



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ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.
दिनांक :

WCMC/TP/O.C/VP-0151/211/2022-23

Dated 29/03/2023

To,

1. Mr. Vallabbhji D. Dedhiaa,
2nd Floor Building No.2,
Ambawadi Bunglow Scheme,
Waliv, Tal- Vasai.
Dist- Palghar
2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivalli (W),
Mumbai - 400 092.

Sub: As Built Occupancy Certificate for Residential building No.2, Wing A to E (Stilt + 15) on land bearing S. No. 29B,H.No. 3, 5, 73, 74 & 76 Vill: Waliv, Tal: Vasai, Dist: Palghar.

Ref:


1. Commencement Certificate No. WCMC/TP/CC/VP-0151/3102/2013-14, dated 06/02/2012.
2. Revised Development Permission, dated 28/04/2014, 07/03/2019, 28/02/2020, 28/12/2021.
3. Development completion Certificate dated 28/12/2022 from the Licensed Engineer.
4. Structural stability certificate from your Structural Engineer vide letter dated 16/11/2022.
5. Plumbing certificate dated 07/11/2022.
6. Receipt No.1700 dated 03/01/2023 for potable water supply from Vasai Virar City Municipal Corporation.
7. Rain water harvesting letter dated 17/11/2022.
8. NOC from Lift Inspector 24/05/2022 & 30/05/2022.
9. NOC from Chief Fire Officer letter dt.06/12/2022.
10. NOC from tree Plantation Department of WCMC dated 27/12/2022.
11. Report from Composting Consultant dated 22/12/2022.
12. Legal Opinion from Advocate Dt. 28/02/2023.
13. Undertaking Dt. 27/03/2023.
14. Licensed Engineer's letter dated 28/12/2022.



09/03/2022

गावाचे नाव : वालीव

(1) विवेकाचा प्रकार	करारनामा
(2) मोचदना	3546000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1580000
(4) भू-मापन, पोट्रिन्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पालघर इतर वर्णन : सदनिका नं: 604, ए बिंग, माळा नं: महाबा मजला, इमारतीचे नाव: राजलक्ष्मी टॉवर, बिन्हीग नं. 2, रोड : वालीव, इतर माहिती: सदनिकेचे क्षेत्र 31.71 चौ.मी. कार्पेट + 1.74 चौ.मी. बाल्कनी, एकूण क्षेत्र 33.44 चौ. मी. कार्पेट, गाव मोजे वालीव, विभाग क्र. 5 ((Survey Number : 29वी ;))
(5) क्षेत्रफळ	1) 36.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेन ठेव्हा.	
(7) दम्नोवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. राजलक्ष्मी डेव्हलपर्स चे भागीदार जिंगर जवाहरलाल शाह तर्फे कु. सु. सीरुभ गावकर - वय:-23; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अंबावाडी बंगला स्कीम, ब्लॉक नं:-, रोड नं: वालीव, विट्टन मंदिर जवळ, वर्ग 4 पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAQFR5309F
(8) दम्नोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-हनुमान जगमलराम विशनोई - वय:-36; पत्ता:-प्लॉट नं: रुम नं. 34, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: अबधुत इंडस्ट्रीयल, पोस्ट पेल्हार नॅशनल हायवे, वर्ग 4 पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- BBDPV1959E 2): नाव:-मुनीता कुमारी - - वय:-22; पत्ता:-प्लॉट नं: रुम नं. 34, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: अबधुत इंडस्ट्रीयल, पोस्ट पेल्हार नॅशनल हायवे, वर्ग 4 पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- LMGPK6283G
9) दम्नोवज करून दिल्याचा दिनांक	09/03/2022
10) दम्न नोंदणी केल्याचा दिनांक	09/03/2022
11) अनुक्रमांक, खड व पृष्ठ	2958/2022
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	212800
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेंग	


 प्र.सह. दुय्यम निबंधक वर्ग-२
 वर्ग क्र. ४

न्यायिकनामाठी विचारान घेतलेला तपशील:-

द्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

meters, Out of Survey No. 29B, lying, being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.1 to 6.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Flat")

Flat No. 604, admeasuring 33.44 square meters (Carpet area), on the Sixth Floor, A Wing, in the Building No. 2, known as "Raajlaxmi Towers" constructed on land admeasuring 1114.07 Square meters, out of Plot No. 73 & 74, Out of Survey No. 29B, lying, being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.1 to 6.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(List of amenities and facilities in the said Flat)

WINDOWS :

- Good Quality Powder Coated sliding windows
- Granite Sills
- Grill

PAINTING :

- Superior Quality Paint for Internal & External Walls

WASHROOM:

- Designer Bathrooms tiles
- Anti Skid Tile Flooring
- Concealed Plumbing
- Premium C.P.Fittings
- Branded Sanitary Ware
- Overhead(Loft) Water Tank

DOORS:

- Wooden Doors with Quality Fittings
- Granite/Wooden Door Frame
- Laminate Doors for Bathroom/Toilet



[Signature]

Authorized signatory

[Signature]

Purchaser/s

[Signature]

Purchaser/s

to the said Building and the contents. terms and conditions of the same and the Allotee/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and seal to this Agreement on the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that piece and parcels of Land bearing Plot No. 3, admeasuring 122.00 Square meters, Plot No. 5, admeasuring 5825.00 Square meters, Plot No. 73, admeasuring 3730.00 Square meters, Plot No. 74, admeasuring 1440.00 Square meters, Plot No. 76, admeasuring 2448.00 Square meters, Out of Survey No. 29B, lying, being and situate at Village WALLIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. 1 to 6.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

That piece and parcels of Land admeasuring 1114.07 Square meters, out of Plot No. 73, admeasuring 3730.00 meters, Plot No. 74, admeasuring 1440.00 Square



Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

c) Due to error and mistake Land area conveyed to M/s. Dedhiaa And Associates was wrongly written as 13680 Square meters instead the land admeasuring 12280 Square meters. After the registration of the said Conveyance Deed dated 21/12/1984 the Parties found that there are errors and mistakes of the description in the said Land area, which has been rectified by Correction Deed Dated 13/08/1986.

d) Mr. Yakub Haji Adam Kantharia was the owner of Land bearing Survey No.30, Hissa No.2, admeasuring 14260 Square meters lying being and situate at Village WALIV, Taluka Vasai. District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar).

e) By Conveyance Deed dated 31st May 1984 Mr. Yakub Haji Adam Kantharia AND 1) Mr. Ashok Moreshwar Athaley, 2) Mrs. Mangala Balasaheb Patil, 3) Mr. Rehman R. Baloch sold and conveyed the land of Survey No. 30, Hissa No.2, admeasuring 14260 Square meters to M/s. Dedhiaa And Associates.

f) The said land bearing Survey No. 29, Hissa No.2, AND Survey No.30, Hissa No.2, has been converted into N.A. by the office of the Office of Collector Thane vide its Order bearing No. REV/DESK.1/ /T-VII/NAP/ SR-625 dated 02/02/1984, and has been sub-divided into various plots.

g) The said land bearing Survey No. 29, Hissa No. 2, AND Survey No. 30, Hissa No. 2, amalgamated and converted for Non-Agriculture (NA) use From the Office of Collector Thane by its order No.REV/DESK.1/ /NAP/VII/ SR-590, dated 05/06/1985.



Jigshah

Authorized Signatory
of the Developer

दुर्गा कृष्णानंद

Purchaser/s

सुनिता कुमारी

Purchaser/s

MR. HANUMAN JAGAMALARAM VISHNOI,
MRS. SUNITA KUMARI.

Residing at ROOM NO. 34, AVDHUT INDUSTRIAL,
POST PELHAR NATIONAL HIGHWAY, VASAI EAST,
PALGHAR, MAHARASHTRA- 401208.

Herein after called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART:-

The Promoter and the Allottee(s) are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties and individually as 'Party'.

WHEREAS:

a) Smt. Yashoda Narayan Bhoir was the owner of Land bearing Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters lying being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar).

b) By Conveyance Deed dated 21st December 1984 Smt. Yashoda Narayan Bhoir AND (1) Mr. Shashikant Dattatray Walimbe, 2) Mr. Narendra Purushottam Mehta, 3) Mr. Yallabhji Dharamshi Dedhia sold and conveyed the land admeasuring 12280 Square meters, out of Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters to M/s. [Name] And Associates.



Jigshah

हस्ताक्षरित मनीषा कुमारी

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement")
made at NSP on this 9th day of
March, Two Thousand Twenty Two
BETWEEN M/s. RAJLAXMI DEVELOPERS, a
partnership firm, duly registered under Indian Partnership
Act, 1932, having its office at Ambawadi Bungalow Scheme,
Waliv, Near Vitthal Mandir, Vasai (East), Taluka Vasai,
District Palghar-401208, hereinafter referred to as "THE
PROMOTER" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to
include the partner or partners for the time being of the said
firm, their survivor or survivors or the heirs, executors,
administrators and assigns of the other partners) of the
ONE PART:-

A N D



Jigshah

हनुमान रेडिमाकेड

सुमिता कुमारी

Joint Sub-Registrar,
Palghar

Purchaser/s

Purchaser/s