

79/11133  
Monday, August 05, 2024  
5:13 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 13124 दिनांक: 05/08/2024

गावाचे नाव: वालीव  
दस्तावेजाचा अनुक्रमांक: वसई-1-11133-2024  
दस्तावेजाचा प्रकार: करारनामा  
मादर करणान्याचे नाव: नोहर शिवप्रसाद सिंग -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 170

रु. 30000.00  
रु. 3400.00

एकूण:

रु. 33400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
5:33 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

सह. दुय्यम निबंधक, वसई-२  
वर्ग-२

बाजार मूल्य: रु. 2542000/-  
मोबदला रु. 4900000/-  
भरलेले मुद्रांक शुल्क: रु. 343000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1400/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824052813689 दिनांक: 05/08/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824052213654 दिनांक: 05/08/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006314474202425E दिनांक: 05/08/2024  
बँकेचे नाव व पत्ता:

Nehar Singh  
मुळ दस्त परत दिला

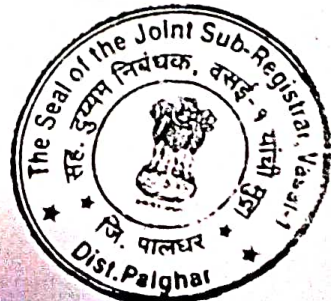


CHALLAN  
MTR Form Number-6



MH006314474202425E		BARCODE	Date	05/08/2024-15:51:08	Form ID	25-2
Department		Inspector General Of Registration		वसई-१		
Type of Payment		Stamp Duty Registration Fee		पुस्तक		
Registration No.		VSI1_VASAI NO 1 SUB REGISTRAR		99932 3 9600		
Location		PALGHAR		PAN No.(If Applicable)		
Account Head Details		2024-2025 One Time		१ २०२४		
Full Name		NOHAR SHIVPRASAD SINGH				
Flat/Block No.		Flat No. 101, 1st Floor, Rajlaxmi Towers				
Premises/Building		Village Waliv				
Road/Street		Vasai				
Area/Locality		PIN				
Town/City/District		4 0 1 2 0 8				
PIN		Remarks (If Any)				
Amount In		SecondPartyName=PIYUSH VALLABBHJI DEDHIAA-				
Words		Three Lakh Seventy Three Thousand Rupees Only				
Amount		3,73,000.00				
Payment Details		BANK OF MAHARASHTRA				
FOR USE IN RECEIVING BANK		Cheque-DD Details				
Bank CIN		Ref. No.		02300042024090572052		017791512
Bank Date		RBI Date		05/08/2024-15:52:20		Not Verified with RBI
Name of Bank		BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date				
		Not Verified with Scroll				

Department ID : JTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
 दूर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



वसई-१			
पुस्तक:	पृष्ठ सं.		
	१११३३	६०	१६००
१	२०२४		

## AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this ०५ day of ८ in the Christian year Two Thousand २५ BETWEEN MR. PIYUSH VALLABBHJI DEDHIAA, age about ५३ Yrs, Proprietor of M/s. DEDHIA HOMES, having their address at Ambawadi Bunglow Scheme, Village-Waliv, Near Vitthal Mandir, Vasai (E), Dist. Palghar-401208 (Previously it was known as M/S Dedhia & Associates Partnership Firm as well as Proprietorship having their office at Kirti Vijay & Luv Kush, Sevri Naka, Bombay-400015.) Hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) and the PURCHASER/S

the FIRST PART :-

A N D



PVD Jigshah  
Authorised Signatory

Neharisingh  
Purchaser/s

मि. पातघर  
Purchaser/s



पत्रांक - १		
पुस्तक	११११३	८ ११६०

1) MR. NOHAR SHIVPRASAD SINGH, Age 61 years,  
 2) MRS. MANJU NOHAR SING, Age 49 years, residing  
 at ROOM NO. 2, TUNGARESWAR ROAD, OPP,  
 AAYAMA IND, SATIVALI, VASAI EAST- 401208,  
 hereinafter called "THE PURCHASER/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  
**SECOND PART :-**

A N D

**M/s. RAJLAXMI DEVELOPERS**, a Partnership firm, duly  
 registered under Indian Partnership Act, 1932, through its  
 Partner Mr. Jigar Jawaharlal Shah, having its office at  
 Ambawadi Bunglow Scheme, Waliv, Near Vitthal Mandir,  
 Vasai (East), Taluka Vasai, District Palghar- 401208,  
 hereinafter called "THE CONFIRMING PARTY" (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 **THIRD PART :-**

**WHEREAS :-**

a) Smt. Yashoda Narayan Bhoir was the owner of Land  
 bearing Survey No. 29, 74, 75, 76, 77, 78, 79, 80, 81, 82,  
 Square measuring 13680 Sq. Mts. lying being and situate at Village WALIV.



Pvd Jigar  
 Authorized Signatory

Nehar Singh  
 Purchaser/s

मंजू सिंह  
 Purchaser/s



FORM - 9			
Year	9773A	C	9600
9	FORM		

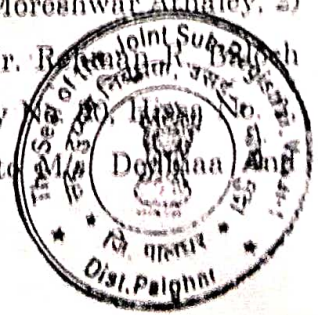
Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar).

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

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 31<sup>st</sup> May 1984 Mr. Yakub Haji Adam Kantharia AND 1) Mr. Ashok Moreashwar Athaley, 2) Mrs. Mangala Balasaheb Patil, 3) Mr. R. ... sold and conveyed the land of Survey No. ... admeasuring 14260 Square meters to ... Associates.



Pud Jigshah  
Authorized Signatory

Nobarsingh  
Purchaser/s

मठ सिंह  
Purchaser/s

नसई-१			
पुराक	१११३३	१०	१५०
१	२०	२४	

1) 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-627, 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.

h) 1) Mr. Vallabbhji D. Dedhiaa, 2) Mr. Dhanji Karamsi Chheda, 3) Jethalal Khimji Dedhiaa, 4) Khimji Dharamsi Dedhiaa, 5) Mr. Piyush Vallabhji Dedhiaa, 6)Mr. Madan Vallabhji were the Partners of the partnership known as M/s. Dedhiaa And Associates. The said Firm acquired the said land in the name of the partnership firm. The said M/s. Dedhiaa And Associates dissolved by Deed of Dissolution dated 22/07/2009 and as per the said Deed of Dissolution 1) Mr. Dhanji Karamsi Chheda, 2) Jethalal Khimji Dedhiaa, 3) Khimji Dharamsi Dedhiaa, 4) Mr. Piyush Vallabhji Dedhiaa, 5) Mr. Madan Vallabhji released and transferred their rights to Mr. Vallabbhji D. Dedhiaa.

i) सदर बिनोती जमीनीची मोजणी मा. तालुका निरिक्षक भूमी अभिलेख वसई यांनी दिनांक-३०/१०/१९८९ रोजी केली असून मोजणी नकाशा व क.जा.प.कमांक ३/१९८८ प्रमाणे तसेच वर्दी अर्ज व मा. तालुका निरिक्षक यांचे कडील क.जा.प.क. ३/१९८८ व दु. ट.नं. ३/१९८९ अन्वये सर्व्हे नं. २९, हिस्सा



PUD  
J. D. Dedhiaa  
Authorised Signatory

Nehansingh  
Purchaser/s

मंजूर सिंह  
Purchaser/s

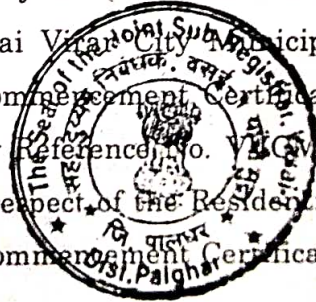


समवेत-१			
पुस्तक	१११३३	११	१६००
१	२०२४		

नं. २ चे क्षेत्रामध्ये क.जा.प. प्रमाणे प्लॉट नं. १ ते २९ व ८७ नोंद करून सर्व्हे नं. ३०, हिस्सा नं. २ पैकी चे क्षेत्रामध्ये क.जा.प. अन्वये प्लॉट नं. ३० ते ७८ रेकॉर्ड कागदी दुरुस्ती करून सर्व्हे नं. २९/२ व ३०/२ पैकी या सर्व्हे नंबरचे क्षेत्र क.जा.प. ने एकत्रीत करून सर्व्हे नं. २९ व ३० व प्लॉट नं. १ ते ७८ अ ि नोंद करणेत आली.

j) As Mr. Vallabbhji D. Dedhiaa (herein called "The Vendor") is the owner of and well and sufficiently entitled to 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 WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar), more particularly described in the First Schedule hereunder written. (Hereinafter referred to as "Larger Land").

k) In or about the year 2014, the Vendor herein had submitted a proposal for the development to Vasai Virar City Municipal Corporation ("VVCMC") and the said Authority has issued Commencement Certificate dated 6<sup>th</sup> February, 2014, bearing Reference No. VVCMC/TP/CC/ VP-0151/3102/2013-14, for the said Larger Layout ("Commencement Certificate"). Thereafter, the Vasai Virar City Municipal Corporation ("VVCMC") issued Commencement Certificate dated 6<sup>th</sup> February, 2014, bearing Reference No. VVCMC/TP/CC/VP-0151/3103/2013-14, in respect of the Residential Building No. 1 having Stilt+7 & Commencement Certificate



PUD Jigshah  
Authorised Signatory

Nehar Singh  
Purchaser/s

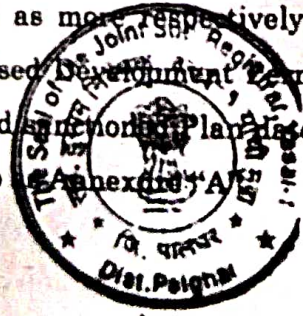
मंजर सिंह  
Purchaser/s

पुस्तक-१			
पुस्तक	पृ. नं.	पृ. नं.	पृ. नं.
११११३	११	११	११००
३०१४			

dated 30/12/2013, bearing Reference No. VVCMC/TP/2013-14, in respect of the Residential Building No. 2 having Stilt+1 for development of the Plot Nos. 73, 74 & 76, out of Survey No. 29B, in the Larger Layout.

l) By and under Development Agreement 30<sup>th</sup> December 2013 and registered in the office of Sub-Registrar Vasai No. IV, under Serial No. 5721-2013, dated 30/12/2013, Mr. Vallabbhji Dharamshi Dedhiaa (therein called "The Owner") of the First Part, and herein after called "The Vendor" and M/s. Rajlaxmi Developers (therein called "The Developers") of the Second Part, and herein after called "The Confirming Party" the said Mr. Vallabbhji Dharamshi Dedhiaa have agreed to grant development right in respect of FSI admeasuring 51000 square feet built-up or thereabout, out of Plot Nos. 73, 74 & 76, out of Survey No. 29B, in the said larger layout to M/s. Rajlaxmi Developers, as per the terms and condition contained in the said Development Agreement.

m) The Vasai Virar City Municipal Corporation ("VVCMC") has issued Revised development permission dated 07<sup>th</sup> March, 2019 bearing Ref.No.VVCMC/TP/RDP/VP-0151/250/2018-19 in respect of Residential Building No. 2, Wing A, B, C, D, E, having Stilt+12(Pt), out of the said larger layout as more respectively detailed in the said premises ("Revised Development Permission"). A copy of the further revised sanctioned plan dated 07<sup>th</sup> March, 2019 is annexed hereto as Annexure 'A'.



Poo Jigslah  
Authorized Signatory

Neharsingh  
Purchaser/s

महेश रते  
Purchaser/s

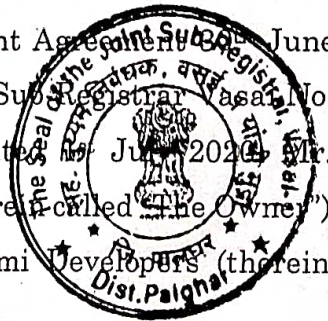


वसई-१			
पुस्तक	पृ. नं.	पृ. नं.	पृ. नं.
१	१११३३	१३	१६०
२०२४			

n) By Supplementary Development Agreement 2<sup>nd</sup> August 2019 and registered in the office of Sub-Registrar Vasai No. III, under Serial No. 5721-2013, dated 30/12/2013, Mr. Vallabbhji Dharamshi Dedhiaa (therein called "The Owner") of the First Part and M/s. Rajlaxmi Developers (therein called "The Developers") of the Second Part, the said Mr. Vallabbhji Dharamshi Dedhiaa have agreed to grant development right in respect of additional FSI admeasuring 5553.77 square meters built-up or thereabout, received as per Order No. VVCMC/TP/RDP/VP-0151/250/2018-19, dated 07/03/2019, out of Plot Nos. 73, 74 & 76, out of Survey No. 29B, in the said larger layout to M/s. Rajlaxmi Developers, as per the terms and condition contained in the said Deed.

o) The F.S.I. of Residential Building No. 2, Wing A, B, C, D, E, having Stilt+12(Pt), has been increased therefore the Vasai Virar City Municipal Corporation ("VVCMC") has issued the Revised development permission dated 28<sup>th</sup> February 2020, bearing Ref. No. VVCMC/TP/ RDP/VP-0151/315/2019-20, in respect of said Residential Building No. 2, Wing A, B, C, D, E, having stilt + 14 out of the said larger layout as more respectively detailed in the said premises ("Revised Development Permission"). A copy of the further revised sanctioned Plan dated 28<sup>th</sup> February 2020, is annexed hereto as annexure "A".

p) By Supplementary Development Agreement dated June 2020 and registered in the office of Sub-Registrar Vasai No. 4, under Serial No. 2110-2020, dated 17/06/2020, Mr. Vallabbhji Dharamshi Dedhiaa (therein called "The Owner") of the First Part and M/s. Rajlaxmi Developers (therein



PVD Jigshah  
Authorised Signatory

Nehar Singh  
Purchaser/s

मल्ल सिंघे  
Purchaser/s

नसई-१		
पुस्तक	१११३३	५६१६०
१	THE SECOND SCHEDULE ABOVE REFERRED TO	

(Description of the said Property)  
 All that piece and parcels of Land admeasuring 1114.07 Square meters, out of Plot No. 73, admeasuring 3730.00 Square meters, Plot No. 74, admeasuring 1440.00 Square 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. II (Virar).

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
 (Description of the said Flat")

Flat No. 101, admeasuring 51.45 square meters (Carpet area), on the First Floor, C 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. II (Virar).

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
 (List of amenities and facilities in the said Flat)

**WINDOWS :**

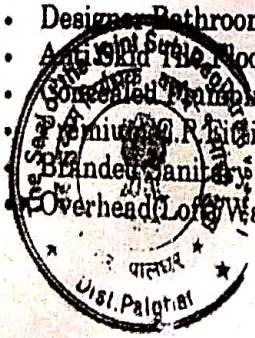
- Good Quality Powder Coated sliding windows
- Granite Sills
- Grill

**PAINTING :**

- Superior Quality Paint for Internal & External Walls

**WASHROOM:**

- Designer Bathrooms tiles
- Anti-Slip Tile Flooring
- Concealed Plumbing
- Premium P.F. Fixings
- Branded Sanitary Ware
- Overhead/Loft Water Tank



PUD. J  
 Authorised Signatory

Nehar Singh  
 Purchaser/s

मंजु रिडे  
 Purchaser/s



पुस्तक	क्र. नं.	पृ. नं.
99933	96	960

SIGNED AND DELIVERED by the  
 Within named, "THE PURCHASER/S"

*Nohar Singh*


1) MR. NOHAR SHIVPRASAD SINGH

2) MRS. MANJU NOHAR SING

*मि. सि. शि.*

in the presence of .....

1. *Ketkar motiye*

2. 



SIGNED AND DELIVERED by the )  
 Within named "THE CONFIRMING )  
 PARTY" )

MR. JIGAR JAWAHARLAL SHAH )

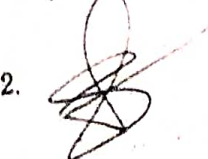
M/s. RAJLAXMI DEVELOPERS )  
 a partnership firm, )

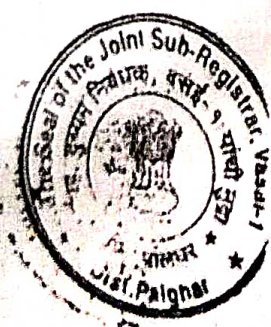
in the presence of .....



*Jigshah*

1. *Ketkar motiye*

2. 



# ANNEXURE - A

वसई-१			
पुस्तक	११११३	६०	१७००
१	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. बसई, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०१/०  
फॅक्स : ०२५०-२५२५२०६  
ई-मेल : vasalvirarcorporation@gmail.com

जा.क्र. : व.वि.रा.म./म.र./  
दिनांक :

०६/२/२०१४

WCMC/TP/CC/VP-0151/3104/2013-14

To,  
Mr. Vallabhji D. Dedhia,  
C/o. Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasal,  
DIST:THANE.

Sub: Commencement Certificate for proposed Layout of Residential Building on land bearing S.No.29 B, H.No.1,2,3,5 to 21,43,56,57,58,64,73 to 77, Village-waly Taluka Vasal, Dist Thane.

- Ref :
1. N.A Order No. Rev.Desk.I.T.VII NAP.SR-621/02/02/1984.
  2. N.A Order No. Rev.Desk.I. NAP/VII/SR-590/05/06/1985.
  3. TLR M.R. No. 1312/07, dated-09/02/2007 for measurement.
  4. Your Licensed Surveyor's letter dated 24/01/2014.

Sir/ Madam,  
Development Permission is hereby granted for the proposed Residential Building on land bearing S.No.29 B, H.No.1,2,3,5 to 21,43,56,57,58,64,73 to 77, Village-waly Taluka Vasal, Dist Thane, in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Vallabhji D. Dedhia,

The conditions mentioned in the letter No.WCMC/TP/CC/VP-0151/3104/2013-14 dated 06/02/2014 are binding on you. The details of the layout is given below:

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area (In sq. mt.)
1.	Residential	2	Stilt+1	8	415.35 sq.m

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 45 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulation).



The amount of Rs.114000/- (Rupees One lack Fourteen thousand on) deposited with receipt No.170005 dated 30/01/2014 & Receipt No.170021 dated 04/02/2014 with Vasai-Virar City Municipal Corporation as interest free security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation.

*Handwritten signature*



दस्तावे-१			
पुस्तक	क्र.	पृ.	पृ.
१	१११३३	६९	१७०
२०२४			

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. बसार्ड, जि. ठाणे, पिन ४०१ १०५.



दूरधनी : ०२५०-२५२५१०१/०२/०१/०४/०६  
फॅक्स : ०२५०-२५२५१००  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./  
दिनांक :

VCMC/TP/CC/VP-0151/3104/2013-14

= 6 / 2 / 2014

& Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasal-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasal-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D,C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.
- 14) You shall construct the compound wall before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural Rain water Harvesting purpose before Plinth Completion Certificate.



समाह-१		
पुस्तक	१११३३	६१ १००
	१०२४	



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. बसार्ड, वि. झणे, विन ४०१ ३०५.

दूरध्वनी : ०२५०-२५२५१०१/०२/०१/१५५  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasalvirarcorporation@jhu

ना.क्र. : व.वि.सा.म./न.र./  
दिनांक :

VCMC/TP/CC/ २-०१५१/ ३१०४/ २०१३-१४

०६/२/२०१४

- 16) You shall obtained approval of C.F.C. Building also handed over the D.P.Road area Vasai-Virar City Municipal Corporation before applying for Occupancy Certificate.
- 17) You are responsible for the disputes that may arise due to Title/ Access matter Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.
- 19) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation.
- 20) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC Vasai-Virar City Municipal Corporation & shall plant the same as will be directed by DMC VCMC under intimation to this office
- 23) You shall demolish the existing structure.

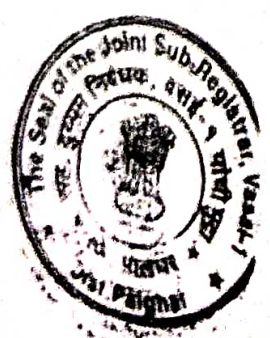
Yours faithfully,

Dy. Director of Town Planning  
Vasai-Virar City Municipal Corporation



End.: a/a.  
c.c. to:

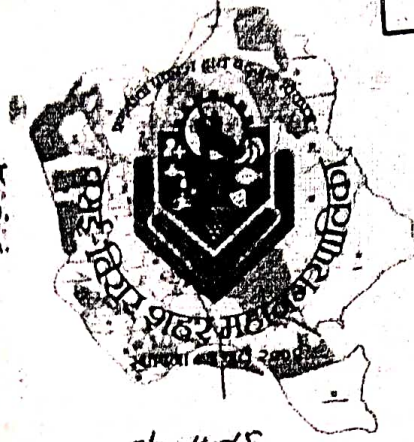
Powie & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasal,  
**DIST:THANE.**





त्रसई-१			
पुस्तक	१११३३	६३	१६००
१	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, वि. ठाणे, पिन ४०१ १०५.



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

भा.क्र. : व.वि.रा.म./न.र.सुविधा/०५६/२०१४-१५  
दिनांक : २०/०४/२०१४

28/4/2014

VVCMC/TP/RDP/VP-0151/025/2014-15

To,  
Mr. Vallabhji D. Dedhiaa,  
C/o. Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasai,

**DIST:THANE.**

Sub: Revised Development Permission for proposed Residential Building on land bearing S.No.29 B, H.No.73, 74 & 76 of Village- waiiv Taluka Vasai, Dist Thane.

Ref :  
1. Commencement Certificate granted vide letter no. VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014.  
2. Your Licensed Surveyor's letter dated 05/04/2014.

Sir/ Madam,  
Revised Development Permission is hereby granted for the proposed Residential with Shopline Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Vallabhji D. Dedhiaa,

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. The details of the layout is given below:-

1	Name of assess owner / P.A. Holder	Mr. Vallabhji D. Dedhiaa,
2	Location	Waiiv
3	Land use (Predominant)	Residential Building
4	Gross plot area (As per 7/12 Area)	26160.00 sq.m
5	Deduction	
	a) H.No.1,2,3,5 to 21,43 56, 57,58, 64,75,77	18272.00 sq.m
6	Balance plot area	7888.00 sq.m
7	Less: Encroachment Area	1417.63 sq.m
8	Area under 12 mt. D.P.road	6.60 sq.m
9	Net plot Area	6470.37 sq.m
10	RG @ 20% (Non-Deductable)	1292.75 sq.m
11	CFC 5%	323.19 sq.m
12	Buildable Plot Area	5494.20 sq.m
13	Permissible F.S.I	1.00
14	Permissible Built-Up-Area	5494.20 sq.m





99933	68	9600
१	२०२४	

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
हा. बसार्ड, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/१५५६  
फैक्स : ०२५०-२५२५१०६  
ई-मेल : vasalvirarcorporation@v

आ.क्र. : व.वि.शा.म./न.र.शि/प्र/५०४  
दिनांक : २८/०८/२०१४

VVCMC/TP/RDP/VP-0151/026/2014-15

15 Proposed Built-Up-Area

The commencement certificate shall remain valid for a period of one year for particular building under reference from the date of its issue (As per Section 44 of MRTP Act, 1966 and Claus. 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.114000/- (Rupees One lack Fourteen thousand only) deposited vide receipt No.170005 dated 30/01/2014 & Receipt No.170021 dated -04/02/2014 with Vasal-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation in case of breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building on land bearing S.No.29-B, H.No.73, 74 & 76 of Villalwadi, as per the following details:-

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area ( in sq. mt.)
1.	Residential	1	Stilt+7	42	1455.40 sq.m
2.	Residential	2	Stilt+1	8	415.35 sq.m

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. Stands applicable to approval of amended plans along with the following conditions:

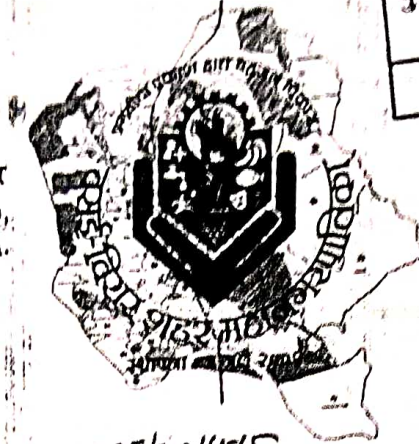
- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate conditions shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant within a specific time.
- 4) You are required 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-degradable & bio-degradable waste respectively.



Handwritten signature



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



पुस्तक	१११३२	६५	१६०
?	२०२४		

दृश्यनी : ०२५०-२५२५०१/०२/०३/०४/०५/०६  
फैक्स : ०२५०-२५२५०१९  
ई.मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.प.न.र./०३/०४/२०२४  
दिनांक : २०/०४/२०२४

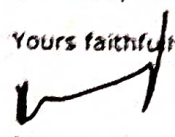
VVCMC/TP/RDP/VP-0151/ 025/20/14-15

28/04/2024

- 5) The 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.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 13) You shall demolish existing structure before applying for Plinth Completion Certificate.



Yours faithfully,

  
Dy. Director of Town Planning  
Vasal Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasal-Virar city Municipal Corporation,  
Ward office .....D..... 03
2. M/s.Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasai,  
**DIST:THANE.**





वसई-१			
पुस्तक	क्र.सं.	पृ.सं.	दिनांक
	१११३३	६६	१६/०३/१९
			२०२४

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. चवर्ग, वि. वातपा - ४०१ १०५.



दफ्तरी : ०१५० - १५१५०१ / ०१/०३/२०१९  
फोन : ०१५० - १५१५००  
ई-मेल : vasaircorporation@yahoo.com

जायक क्र. : व.वि.वा.प.  
दिनांक :

WCMC/TP/RDP/VP-0151/250/2018/19

07/03/2019

To  
✓ Mr. Vallabhji D. Dedhia.  
2<sup>nd</sup> floor, Bldg. no.2,  
Ambawadi Bungalow Scheme,  
Waliy, Tal-Vasai,  
Dist - Palghar.

Sub: Revised Development Permission for proposed Residential Buildings & Bungalows on land bearing S.No: 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliy, Taluka Vasai, Dist Palghar.

- Ref: -
1. Commencement Certificate No. WCMC/ TP/ CC/ VP-0151/3102/2013-14 dated 06/02/2014.
  2. Revised Development Permission WCMC/ TP/ RDP/ VP-0151/025/2014-15 dated 28/04/2014.
  3. Your Licensed Engineer letter dated 05/03/2019.

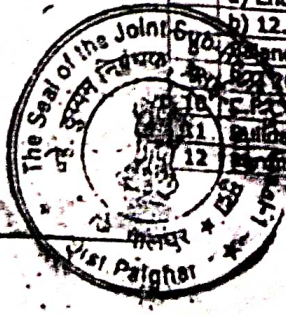
*मिटर*

Sir / Madam,  
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochhwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpali & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015 In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WCMC is functioning as per MRTP Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No. WCMC/ TP/ CC/ VP-0151/3102/2013-14 dated 06/02/2014. The details of the layout is given below :-



1	Name of Assessee owner / P.A. Holder	Mr. Vallabhji D. Dedhia.
2	Location	Waliy
3	Land use (Predominant)	Residential Buildings & Bungalows
4	Gross plot area (As per 7/12)	26160.00 sq.m
5	Less:H.No.1, 2, 4, 6 to 21, 43, 56, 57, 58, 64, 75 & 77	12325.00 sq.m
6	Balance Plot Area	13835.00 sq.m
7	Less	
	a) Encroachment Area	1417.63 sq.m
	b) 12.00 Mt. wide D.P. Road	6.60 sq.m
	Balance Plot Area	12410.77 sq.m
	70 %	2482.15 sq.m
	35 %	620.54 sq.m
11	Balance Plot Area	10549.15 sq.m
12	Permissible FSI	1.00





पुस्तक-१			
पुस्तक	१११२३	६६०	१६००
१	२०२४		

WCMC/TP/RDP/VP-0151/250/2018-19

07/03/2019

13	Permissible Built-Up-Area	10549.15 sq.m
14	Add: Inclusive Housing (20%)	2109.83 sq.m
15	Now Permissible Built-Up-Area	12658.98 sq.m
16	Proposed Built-Up-Area	10774.78 sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.3,68,500/- (Rupees Three Lac Sixty Eight Thousand Five Hundred only) deposited vide Receipt No.170005 dated.30/01/2014, Receipt No.170021 dated.04/02/2014, Receipt No.713276 dated.04/02/2019, Receipt No.744832 dated.05/03/2019 with Vasal Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential Buildings & Bungalows on land bearing S.No: 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliv, Taluka Vasal, Dist Palghar, as per the following details:-

Sr. No	Predominant Building	No of Bldg.	No of Wings	No Floors	No. of Shops	No. of Flats	Built Up Area (In sq. mt.)	Remark
1.	Residential Building	1	---	Stilt + 7	NII	42	1460.54	OC Granted
2.	Residential Building	2	A & B	Stilt+12(pt)	NII	79	2830.98	Now Amended
			C	Stilt+12(pt)	NII	63	2403.33	Now Amended
			D & E	Stilt+12(pt)	NII	83	3598.40	Now Amended
	Bungalow-B1	--	--	--	--	--	310.41	No Change
	Bungalow-B2 & B3	--	--	--	--	--	171.12	No Change
<b>Total</b>						<b>267</b>	<b>10774.78</b>	

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate No. WCMC/ TP/ CC/ VP/ 0151/3102/2013-14 dated 06/02/2014, stands applicable to this approval of amended plans, along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this Regulation at any specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for the purpose of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.





प्लान - ?		
प्लान नं.	१११३३	ए. १६०
?	२०२४	

07/03/2019

VVCMC/TP/RDP/VP-0151/250/2018-19

- you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
  - 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
  - 19) 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.
  - 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
  - 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
  - 22) 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.
  - 23) 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.

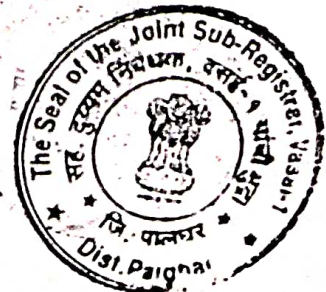
Yours faithfully,

(Issued as per approved by the Commissioner)

  
Dy. Director of Town Planning (U/C)  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office ..... ६ .....
2. M/s. Powle & Hatode Associates.  
18, Munisuvrat, Achole,  
Near Jain Mandir, Nallasopara (E).  
Tal:Vasai, Dist:Palghar





समूह-१			
मुस्तक	१११३३	६०	१००
१	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
म. न.स. वि. वा.स. १०१



फ़ोन : २२५ १५५५१ / २२५१०१ / २२५१०२  
फ़ैक्स : २२५ २५५०५  
ई-मेल : vasalvirarcorporation@yahoo.co.in

जन्म म. : म. वि. ११ म  
दिनांक :

28/02/2020

VVCMC/TP/RDP/VP-0151/315/2019-20

✓  
Mr. Vallabhji D. Dedhia  
2<sup>nd</sup> Floor, Bldg No.2,  
Amba wadi, Bungalow Scheme,  
Waliv, Tal: Vasal,  
**DIST. PALGHAR**

**Sub: Revised Development Permission for proposed Residential Building on la bearing S.No. 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliv, Tal: Vasal D Palghar.**

- Ref: -
1. Commencement Certificate No. VVCMC/TP/CC/VP-0151/3102/2013-14 dt 06/02/2014.
  2. Revised Development permission No. VVCMC/TP/RDP/VP-0151/025/2014-15 dt 28/04/2014.
  3. Revised Development permission No. VVCMC/TP/RDP/VP-0151/250/2018-19 dt 07/03/2019.
  4. Your Licensed Engineer letter dated 23/12/2019 & dt.30/01/2020.

Sir/ Madam,  
The Development Plan of Vasal Virar Sub Region is sanctioned by Government Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2005 Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS 1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS 1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipality Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010 Further Vasal Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Temb, Kolhapur, Chandrapada, Tokri, Khalpada, Vasal, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Malipada, Setpala & Kalamb, notification no. TPS-1214/UDR-54/CR-17/15/UD-12 dtd. 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:-



The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0151/3102/2013-14 dt. 06/02/2014. The details of the layout is given below :-

1	Name of assess owner/P.A. Holder	Mr. Vallabhji D. Dedhia
2	Location	Waliv
3	Land use (predominant)	Residential building
4	Gross plot area (As per 7/12)	26160.00 sq.mt
5	Deduction for: H.No.1, 2, 4, 6 to 21, 43, 56, 57, 58, 64, 75, 77	12325.00 sq.mt
	Gross plot area	13835.00 sq.mt
	Area under 12m D.P. Road	6.60 sq.mt
	Area under Land not in possession	1417.83 sq.mt
	Net plot area	12410.77 sq.mt
	20%	2482.15 sq.mt





कमंड- १			
पुस्तक	१११३३	७०९	१६००
१	२०२४		

VCMC/TP/RDP/VP-0151/315/2019-20

28/02/2020

11	CFC @ 5%	620.54 sq.mt
12	Bulldable plot area	10549.15 sq.mt
13	Permissble FSI	1.00
14	Permissble BUA	10549.15 sq.mt
15	Add: TDR from DRC No.104	1269.71 sq.mt
16	Add: Inclusive Housing (20%) (MHADA)	2109.83 sq.mt
17	Permissble BUA	13928.69 sq.mt
18	Total proposed BUA	13928.11 sq.mt

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.114000/- (Rupees One lakhs Fourteen Thousand only) deposited vide Receipt No. 170005 dated. 30/01/2014 & Receipt No 170021 dated. 04/02/2014, Rs. 210000/- (Rupees Two lakhs Ten Thousand only) deposited vide Receipt No. 713276 dated. 04/02/2019, Rs.44500/- (Rupees Forty Four Thousand Five Hundred only) deposited vide Receipt No. 744832 dated. 05/03/2019 & Rs.68000/- (Rupees Sixty Eight Thousand only) deposited vide Receipt No. 842576 dated. 30/01/2020 with Vasai Virar City Municipal Corporation as Interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing S.No. 29B, H.No.3, 5, 73, 74 & 76 of Village: Walli as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	Wing No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)	Remarks
1	Residential bldg	1		Stilt+7	42	Nil	1460.54 sq.mt	OC granted
2	Residential bldg	2	A & B	Stilt+14	110	Nil	3971.62 sq.mt	Now Amended
	Residential bldg	2	C	Stilt+14	82	Nil	3210.66 sq.mt	Now Amended
	Residential	2	D & E	Stilt+14	110	Nil	4803.76 sq.mt	Now Amended
	Bungalow-B1	--	--	--	--	--	310.41 sq.mt	No Change
	Bungalow B2 & B3	--	--	--	--	--	171.12 sq.mt	No Change
							13928.11 sq.mt	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VCMC office letter No. VCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. Stands applicable to this approval of amended plans along with the following conditions:

- This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.





पत्रांक - १		
पत्रांक	१११३३	७३ १६०
१	२०२४	

वासल वि. कार्यालय, वासल  
 वासल (पु.वि.)  
 वा. कार्या. वि. कार्यालय - ४०१ १०४



दूरध्वनी : ०२० - २५५००१ / २५५००२  
 फॅक्स : ०२० - २५५००३  
 ई-मेल : vasalvirarcorporation@yahoo.com

वाचक क्र. : व.वि.१.१.  
 दिनांक :

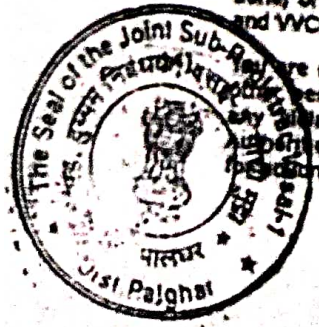
WCMC/TP/RDP/VP-0151/216/2019-20

28/12/20

- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate conditions, it shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant within the stipulated time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection and maintenance of infrastructure facilities during reasonable hours of the day and after giving prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treatment and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matters. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Revised Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal Virar City Municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m. BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to government tree act also. You shall submit revised tree NOC prior to applying for Plinth Completion Certificate.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Harvesting Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

*mtt*

*mtt*



You are responsible for complying with all conditions of N.A. order/sale permission/permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other authorities, only you shall be responsible for the said violation and the same may call for action by Concerned Authority as per their statutory provisions. Vasal Virar City



वसई-१			
पुस्तक	१११३३	७३	१७०
१	२०२४		

28/02/2020

VVCMC/TP/RDP/VP-0151/315/2019-20

Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

- 15) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area .....sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs, you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) 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.
- 23) You will be liable to pay any charges/areas with applicable cesses for your proposal as and directed by VVCMC/any other competent authority.





मसई-९			
ब्लॉक	९९९३३	६७	९६००
९	२०२४:०८		

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 वा. बसार्ड, वि. वासवा - ४०१ २०५.



दुरध्वनी : ०२२ - २५५१०१ / ०२/०१/०१/०१/०१  
 फॅक्स : ०२२ - २५५१०५  
 ई-मेल: vasavirarcorporation@vasavirar.com

प्राधान्य क्र. : व.वि.वा.म.  
 दिनांक :

WCMC/TP/RDP/VP-0151/815/2019-20

28/02/20

24) You shall provide temporary toilet Blocks at site for labours/ Workers for the construction activity. The temporary constructed toilets blocks shall be demarcated before final Occupancy Certificate.

Yours faithfully

(Issued as per approved by the Commissioner)

*[Signature]*  
 Dy. Director of Town Planning  
 Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
 Vasai-Virar city Municipal Corporation.  
 Ward office .....G.....
2. Sanat Mehta & Asso.,  
 103, Rameshwar Tower 'A'  
 Shimpoli road,, Borivall (W),  
 MUMBAI-400092.



वाराई-१			
पुस्तक	१	९९९३३	९९९१००
१	२०२४		

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaiVirarcorporation@yahoo.com

जायक क्र. : घ.वि.श.म.

दिनांक :

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

Dated 29/03/2023

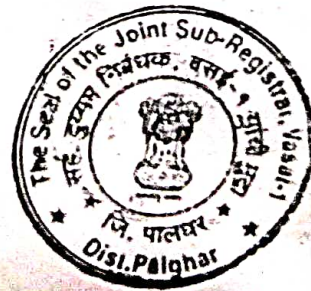
**OCCUPANCY CERTIFICATE**

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 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/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.

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.





वसई-१			
१	१	१	१
१११३३	१००	१००	
-२०२४			

VVCMC/TP/O.C/NP-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 C.C. 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),  
वसई, जि. पालघर - ४०१ ३०५.



वसई-१			
पुस्तक	१	१११३३१०९	१६००
१	२०२४		

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

जायक क्र.: य.वि.श.म.  
दिनांक :

VCMC/TP/O.C/VP-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.

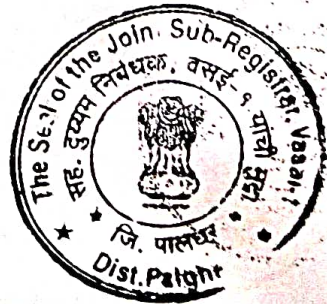
The queriest M/s. Dedhia & Associated Builders and developers, Through proprietors Mr. Vallabh B. Dedhia, has approached me to take the legal opinion that whether the aforesaid proceedings in present situations are likely to impact withholding any their above mentioned project documents in progress by 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 Queriest 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 appraisal 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 Mr. Vallabhaji Dedhia and Area of Bunglows are not included in this proposal as per letter submitted by you dt.10/03/2023.

17) Undertaking submitted by you regarding court case dt. 27/03/2023 is binding on you.





चसई-१			
पुस्तक	१	१९९३३	१०२ १६०
१	२०२४		

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

Dated 29/03/2023

- 18) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.
- 17) 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.

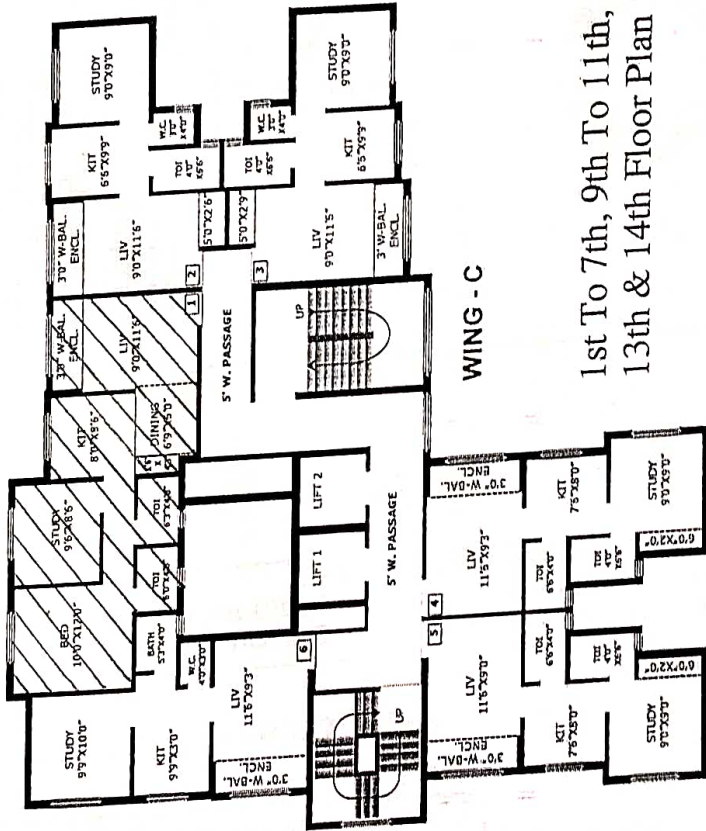
One set of completion plan duly certified is returned herewith.



ba/-  
Commissioner

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

Deputy Director,  
VVCMC, Virar.



ANNEXURE - D

पुस्तक	क्र.सं.	१११३३	८५१००
१		२०२४	

1st To 7th, 9th To 11th,  
13th & 14th Floor Plan

FOR M/S. DEDHIA HOMES

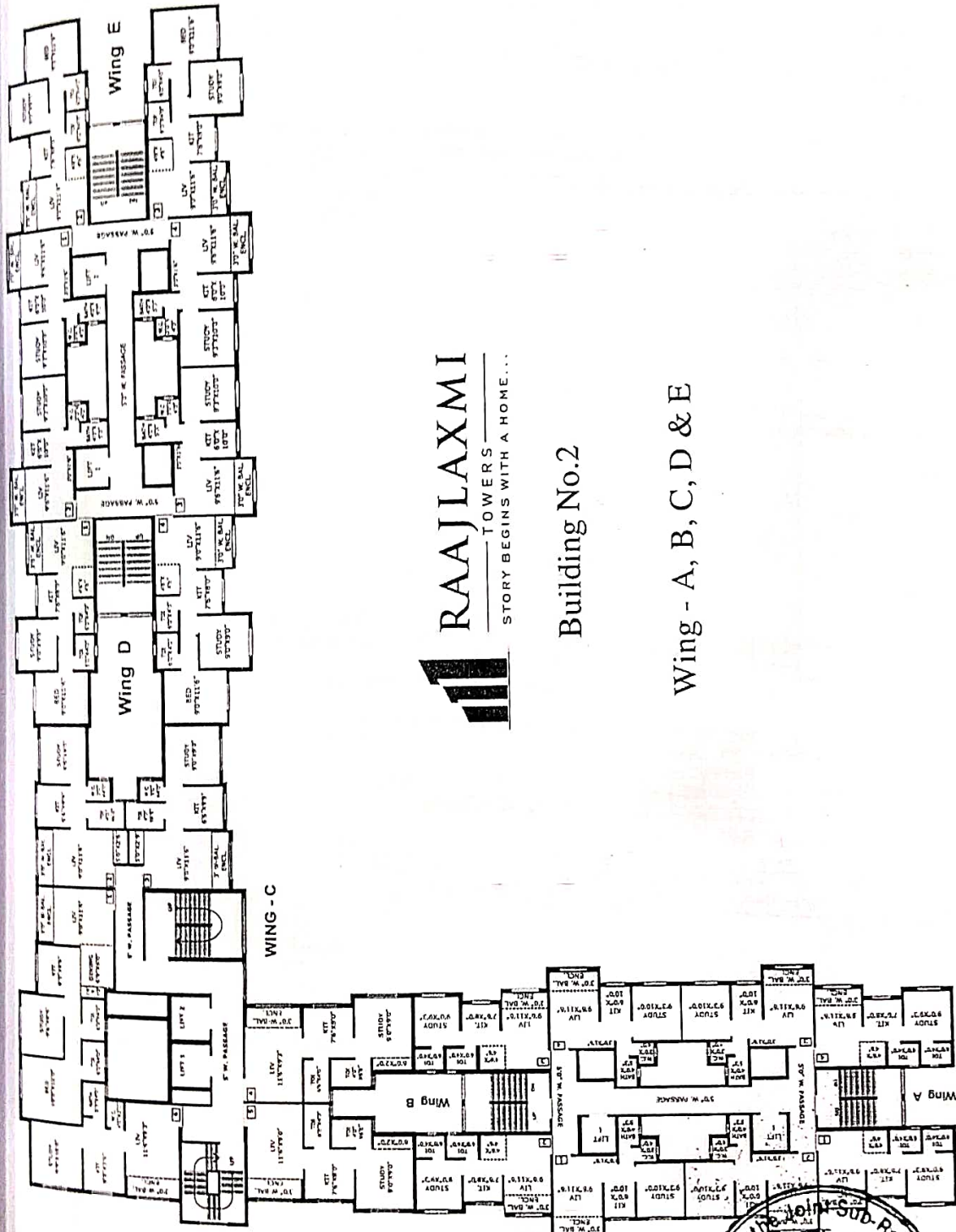
No. 101 on FIRST Floor in "C" Wing  
Building No. 2 known as "RAAJLAXMI TOWERS"  
Net Area of the Flat 51.45 Square Meters



Authorized Signatory *P. D. ...* Purchaser/s  
Authorized Signatory *Neha Singh ...* Purchaser/s



वसई-१			
पुस्तक	हाज. क्र.	६६	१६०
१	२०२४		



**RAAJ LAXMI**  
 TOWERS  
 STORY BEGINS WITH A HOME...

Building No.2

Wing - A, B, C, D & E

*Jigshah*



सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 11133/2024

नोंदणी :

Regn:63m

गावाचे नाव : वालीव

कगरनामा  
4900000  
टटयाच्या  
2542000  
नगणी वेतो की पट्टेदार ने

गा व घरक्रमांक(अमल्यास)

1) पायिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गाव मौजे वालीव ता.वसई जि.पालघर येथील स.नं. 29व,प्लॉट नं. 73 आणि 74 या जमीन मिळकती बगील गजलक्ष्मी टॉवर्स या इमारतीमधील मदतिका क्र. 101,पहिला मजना,सी-बिंग,बिल्डिंग नं. 2,क्षेत्र 51.45 चौ.मी. कार्पेट हि मिळकत.(( Survey Number : 29B ;))

1) 51.45 चौ.मीटर

डी देण्यात असेल नेव्हा.

गा-या/निहून ठेवणा-या  
दिवाणी न्यायालयाचा  
अमल्यास,प्रतिवादिचे

1): नाव:-पियुष बल्लभजी देहिया प्रोप्रायटर ऑफ देहिया हौस - वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अंबावाडी बंगलो स्कीम, विठ्ठल मंदिर जवळ, वालीव वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-AABPD8707A  
2): नाव:-मान्यता देणार- मेमर्स राजलक्ष्मी डेव्हलपर्स तर्फे भागीदार जिगर जवाहरलाल शाह तर्फे कु. मु. आशिष व्ही मराठे - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अंबावाडी बंगलो स्कीम, विठ्ठल मंदिर जवळ, वालीव वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAQFR5309F

गा-या पक्षकाराचे व किंवा  
हकुमनामा किंवा आदेश  
नाव व पत्ता

1): नाव:-नोहर शिवप्रसाद सिंग - वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 2, तुंगारेश्वर रोड, आयमा इंडस्ट्रीज, सातिवली, वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-GEBPS9448F  
2): नाव:-मंजु नोहर सिंग - वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 2, तुंगारेश्वर रोड, आयमा इंडस्ट्रीज, सातिवली, वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-EADPS1005N

ल्याचा दिनांक

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चा दिनांक

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दुय्यम निबंधक, वसई-१  
वसई-१

न घेतलेला तपशील:-

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