

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



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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/678/2022-23

Date 31/03/2023

- To,
1. Shri Devendra R. Ladhani (P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.
 2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: Revised Development Permission for the proposed Residential with Shopline Building no. 8, Wings I to Q in Sector-I on land bearing S.No.275, H.No.1, S.No.276, H.No.1, S.No. 277, H.No.1&2 out of larger layout of S.No.62, H.No.1,2/Pt., 3,4,5,7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S. No. 68, H.No.1,2&3, S. No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1,2/1, 2/2, 3,4,5,7, S.No.76, S. No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.1,2,4, 5, 6, 8, 9, 10, 12,13,14,15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/3,4,5,6,7, 8/1, 9,10, S.No. 83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B,6, 7, 9, 10 & 12, S.No.87, H. No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, 4&5, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1,2,3, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.1,2&3, S.No. 278, H.No.1,2,3,4 S.No.279, H.No.1&2, S.No. 280, H.No.1,2,3,4,5, Amalgamation with land bearing S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.



- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
- 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
- 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
- 4) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
- 5) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
- 6) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
- 7) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
- 8) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
- 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
- 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
- 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
- 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
- 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
- 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.

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- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 34) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 35) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 36) N.A.Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.
- 37) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt.20/09/2019.
- 38) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
- 39) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
- 40) Receipt No. MH006254101, MH006254219, dt.15/09/2021.
- 41) Certificate u/s 42B of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/NAP/KAVI/5405/SR-687/2021dt.20/09/2021.
- 42) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
- 43) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.
- 44) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
- 45) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
- 46) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/120/2015-16 dt.20/07/2015.



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- 47) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/123/2018-19 dt.12/10/2018.
- 48) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20 dt.18/11/2019.
- 49) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/367/2019-20 dt.23/03/2020.
- 50) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dt.28/10/2020.
- 51) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dt.31/05/2021.
- 52) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dt.12/08/2021.
- 53) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dt.13/10/2021.
- 54) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dt.03/01/2022.
- 55) Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&0509/241/2022-23 dt. 29/07/2022.
- 56) Environment Clearance No. SEAC 2016/CR 366/TC1 dt. 06/01/2017
- 57) NOC from MCZMA No. CRZ 2015/CR 244/ TC 4 dt. 02/11/2019.
- 58) Minutes of 143rd Meeting of the State Level Expert Appraisal Committee-II dt. 25th & 26th February 2021.
- 59) Environment Clearance No. SIA/MH/MIS/50545/2019 dt. 09/12/2021 (EC Identification No. - EC21B039MH165230).
- 60) Consent to 2nd Operate (Part-II) - Format1.0/CAC-CELL/UAN No.0000110807/CO/2302001904 dt. 27/02/2023
- 61) Your Licensed Engineer letter dated 29/06/2022.



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-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. 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, ArnalaKilla, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala&Kalam, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTTP Act 1966.

Revised Development Permission with amalgamation is hereby granted for the proposed Residential with Shopline Building no.8, Wings I to Q in Sector-I under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shri Devendra R. Ladhani (P.A. Holder).

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-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-

Sr.No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A.Holder	: Shri Devendra R. Ladhani (P.A. Holder)
2	Location	: Gokhiware

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3	Land Use (Predominant)	:	Residential, Residential with Shopline Buildings, Office, R.O.S., Common Area, Commercial building, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.1 (Hospital-1), Community Center building no.1 (School), Community Center building no.1 (Cafeteria), Community Center Building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	:	
	(a) As per ownership document (7/12, CTS extract)	:	4,74,185.00
	(a1) CRZ IA	:	24,069.90
	(a2) CRZ II	:	77,215.30
	(a3) NON CRZ	:	3,72,899.80
	(b) as per measurement sheet	:	-----
	(c) as per site	:	-----
5	Deductions for	:	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	:	71,995.27
	(b) Any D.P. Reservation area	:	1,13,251.58
	(Total a+b)	:	1,85,246.85
6	Balance area of plot (4-5)	:	2,88,938.15
6a	CRZ IA	:	7,903.31
6b	CRZ II	:	40,593.89
		:	2,40,440.95
7	Amenity Space (if applicable)	:	
	(a1) Required CRZ II	:	2,029.69
	(a2) Required NON CRZ	:	12,022.05
	(a) Required Total	:	14,051.74
	(b) Adjustment of 5(b), if any -	:	0.00
	(c) Balance Proposed -	:	14,051.74
8	Net Plot Area (6-7 (a2))	:	2,28,418.90
9	Recreational Open space (if applicable)	:	
	(a1) Required - (CRZ II)	:	8118.78
	(a2) Required - (NON CRZ)	:	22,841.89
	(a) Required Total	:	30960.67
	(b) Proposed	:	0.00
10	Internal Road area	:	0.00
11	Plotable area (if applicable)	:	0.00
12 a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI) (CRZ II)	:	34,504.81
12 b	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI) (NON CRZ)	:	2,51,260.79
13	Addition of FSI on payment of premium	:	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	:	
	(b) Proposed FSI on payment of premium.	:	17,262.92



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14	In-situ FSI / TDR loading	:	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 5 (a)], if any	:	Not claimed
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b) and /or (c)],	:	
	(c) TDR area	:	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	:	0.00
15	a) Permissible Additional FSI area under Chapter No. 7 [(4e*1.90)-(13b+14d)]	:	6,91,246.70
	b) Proposed Additional FSI area under Chapter No. 7	:	3,93,000.00
16	Total entitlement of FSI in the proposal	:	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	:	6,96,028.52
	(a1) Existing BUA	:	1,19,759.32
	(a2) Balance FSI	:	5,76,269.20
	(b) Common area FSI upto 60% or 80% with payment of charges.	:	3,45,761.52
	(c1) Additional BUA	:	9,22,030.72
	(c) Total entitlement (a+b)	:	10,41,790.04
	(d) Approved BUA	:	10,21,251.42
	(e) Now Proposed BUA	:	19,976.43
	(f) Total Proposed BUA	:	10,41,227.85

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 Unified Development Control and Promotion Regulations-2020).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Building no.8, Wings I to Q in Sector-I on land bearing S.No.275, H.No.1, S.No.276, H.No.1, S.No. 277, H.No.1&2 out of larger layout of S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No. 68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S. No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1,2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3,2,3,4,5,6,7, 8/1, 9,10, S.No.83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 7, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, 4&5, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1,2,3, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.1,2&3, S.No. 278, H.No.1,2,3,4 S.No.279, H.No.1&2, S.No.280, H.No.1,2,3,4,5, Amalgamation with land bearing S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

as per the following details:-

Predominant Building	Bldg No.	Wings	No. of Floors	No. of Flats	No. of Shop/ Off./ Store/ Hall	Approved Existing BUA (Sq.mt.)	FSI Area
Sector-I							
Residential	8	I	G+23	150	Nil	0.00	5430.04
Residential		J	G+23	128	Nil	0.00	4304.99
Residential		K	G+23	131	Nil	0.00	5256.98
Residential		L	G+23	131	Nil	0.00	5256.98
Resi with shop		M	G+23	128	10	0.00	4483.48
Resi with shop		N	G+23	150	14	0.00	5624.54
Resi with shop		O	G+23	150	1	0.00	5995.81

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Resi with shop	P	G+23	150	12	0.00	5717.57
Resi with shop	Q	G+23	150	12	0.00	5717.07

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVC MC office letter No. CIDCO/VVSR/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 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 grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) 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.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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 Consultants empanelled by VVC MC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVC MC.
- 8) 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.
- 9) You shall transport all vthe construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVC MC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.



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



दुरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/678/2022-23

Date 31/03/2023

- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) 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 Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 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.
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 and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) 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, NOC from Eco Sensitive Zone, TWLS, 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.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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 actions by Concerned Authority as per their statutory provisions. Vasai Virar City 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.
- 25) 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
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.



VVCMC/TP/RDP/VP-0329, 0815 & 0509/678/2022-23

Date 31/03/2023

- 27) 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.
- 28) 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.
- 29) 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 Swachh 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.
- 30) 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.
- 31) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 32) 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.
- 33) You shall provide Grey Water recycling plant for said layout, if applicable.
- 34) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 35) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 36) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 37) You shall developed balance reservation (Garden Site No.545, PS Site No.544, PG Site No.546, LWC Site No.542, H.S Site No.543) as per the affidavit submitted by you which is intended to be developed by you.
- 38) As per undertaking given by you vide undertaking dated. 23/06/2022 the result of the Economic Offences Wing (EOW) matters on land bearing S.No. 62, H. No.1 is binding on you. Vasai virar city Municipal corporation is not responsible for any of the matter as related to Economic Offences Wing (EOW) of Mumbai.
- 39) You shall obtain Fire NOC from CFO/ Director of Fire Services before commencement of work above 24mt. height, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 40) You shall obtain Revised Tree NOC for additional plot area before taking Commencement certificate for additional Land, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 41) You shall submit Revised Environment Clearance from MoEF and Consent to establish from MPCB for additional area including amalgamated parcel of the land without which no construction can be started, If this condition is violated the said permission stands cancelled without giving the notice even under natural justice and opportunity of being heard.



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



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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/678/2022-23

Date 31/03/2023

- 42) You shall submit Revised / Consolidated TILR within the period of three months from the date of issue, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 43) You shall submit N.A. Receipt for additional land parcel prior to commencement of work on additional land, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 44) You shall obtain NOC from DFCCL & MAHSR for concerned buildings, if found any then said permission stands cancelled without giving prior notice or opportunity being heard.
- 45) You shall obtained legal advisor Remark for additional land parcel prior to commencement of work on newly added plot, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 46) 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.
- 47) Any breach of above condition will lead to cancellation of this order without giving opportunity to be heard by following natural justice.



Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.





महाराष्ट्र MAHARASHTRA

2021

BF 560738



Sub-Treasury Officer,
Vasai.

15 MAR 2022

Sub-Treasury Officer,
Vasai.

15/3/2022



JAY PRAKASH MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA

POWER OF ATTORNEY

TO ALL TO WHOM PRESENCE SHALL COME I/We, **MR. VIKRANT SUDHAKAR BAGWE**, aged about 47 years and **MRS. VIBHA VIKRANT BAGWE**, aged about 38 years both Indian Inhabitants of Mumbai both residing at 508, Franjipani Co-operative Housing Society Ltd., Nahar Amrit Shakti, Chandivall, Andheri (East), Mumbai - 400 072, do hereby **SEND GREETINGS: WHEREAS: -**

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2' A. We say that, (a) Shri. GANESH NAMDEV PATIL and others are joint owners of all that piece and parcel of plot of land admeasuring about 2-11-40 H.R. equivalent to 21140 Sq. mtrs. or thereabouts bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar (hereinafter referred to as "the said property" and more particularly described in the Schedule hereunder written).

B. SHRI. GANESH NAMDEV PATIL and others have executed Power of attorney of the said Property in Favour of MR. VIKRANT SUDHAKAR BAGWE & MRS. VIBHA VIKRANT BAGWE on the Registered Notarized Power of attorney Vide Document No.120/2022 on dated 20th March 2022.

C. We say that, the aforesaid original owners are intend to develop the said Property along with us in joint development.

D. We say that, we have to effectively submit the said property for development, however, we are busy in our personal commitments and hence we hereby appoint **MR. DEVENDRA RAJANIKANT LADHANI**, aged about 49 years Indian Inhabitant of Mumbai residing at Om Bangalow, Runwal Complex, Agashi Road, Behind Sahakari Bhandar Super Market, Bolinj, Virar West, Palghar - 401 303, to effectively submit part of the said property for development being all that piece and parcel of undivided share of land bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar and to do all acts, deeds, matters and things more specifically set out in this Power.

NOW KNOW YE AND BY THESE PRESENT WITNESSETH that We, **MR. VIKRANT SUDHAKAR BAGWE**, and **MRS. VIBHA VIKRANT BAGWE** do hereby nominate, constitute and appoint, **MR. DEVENDRA RAJANIKANT LADHANI**, aged about 49 years Indian Inhabitant of Mumbai residing at Om Bangalow, Runwal Complex, Agashi Road, Behind Sahakari Bhandar Super Market, Bolinj, Virar West, Palghar - 401 303 (hereinafter referred to as 'Said Liasioning Consultant') to be true and lawful Attorney of us and to act in our names and on our behalf to do, execute and perform all or any of the following acts, deeds, matters and things with respect to obtaining NOC's, Permissions etc for Commencement Certificate of the said property.

1. To enter upon the said property for the purpose of Commencement Certificate work on the said property.
2. To appear, plead and represent us before the VVCMC including all its departments and officers or any other officer, authority or authorities including the Competent Authority and all its officers and members and/or the state Government and/or the Central Government and its departments and officers including the Aviation Department in connection with or relating to consumption of plot potential FSI on the said property as may be available and in particular the following:-



- (a) To get the building plans sanctioned and/or to modify/alter the plans, from time to time to approach VVCMC and other Public authorities for getting the plans and alterations / amendments approved and sanctioned by the concerned authorities as may be required from time to time.
- (b) To apply for obtain NOC and all other permissions, Sanctions, consents, certificates etc. from VVCMC, Environment Commission, or other concerned authority or officer for the construction of building as per plan they may be sanctioned by VVCMC.
- (c) To apply for and obtain sanction of plans or the revision or amendment of plans sanctioned or to be sanctioned with the alternations and additions as the VVCMC may require.
- (d) To represent us before the Revenue Commissioner, Collector, Additional Collector, Deputy Collector, Tahsildar, Circle Inspector, Sub-Divisional Officer, Talati and other Revenue Authorities, Commissioners, and other Authorities, Director, Deputy Secretary, Under Secretary, General Administrative, Revenue Urban Development and Tourisms Departments and other Departments of Government of Maharashtra, CRZ Authority and Director, Deputy Director and other officers and Authorities of Civil Aviation and Airport Authorities and other authorities and to generally to represent us before all concerned authorities for the purpose of obtaining all necessary Orders and Permissions for development of said property;

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(e) To apply for and obtain Commencement Certificate, occupation certificate, Building Completion Certificate in respect of the development of said property.

(f) And generally to do all other acts and matters in connection with getting the plans approved from VVCMC with respect to development of said property.

(g) To make applications and submit the plans duly signed by us to the VVCMC or any other authorities, to get the plans sanctioned, obtain Commencement Certificate, and to give such other applications, writings, declarations, affidavits, undertakings, that may be required for the purpose of getting the plan sanctioned.

(h) To apply for and obtain necessary D.P. Remark, Certified Copy of the T.I.L.R. Record and all other Remarks/Records from the concerned local authority.

(i) To appear and represent us before the Talathi/Tehsildar or such other authorities and make application on our behalf for the survey and demarcation of the said property and for that purposes to sign all documents, deeds, affidavits authority letters and writings as maybe necessary and to say necessary charges for the same.

(j) To get the said property surveyed by any Surveyors Architects or T.I.L.R. / D.I.L.R. or any other concerned Authorities and upon such survey being done if there is variation in area then to execute Deed of Rectification, Supplemental Agreement or any other writing or writings and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the rectified area accordingly with TILR, Revenue Department, Sub - Registrar or any other concerned authorities.

3. We hereby agree and undertake that this Power of Attorney is valid till 3 months and/or obtaining CC from the VVCMC and/or concerned authority whichever is earlier and thereupon it shall automatically come to an end.

4. To do all other acts, deeds, matters and things, which may be necessary to be done for rendering theses presents valid and effectual to all intents and purpose according to prevailing Laws.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT piece and parcel of undivided share of land bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar.

IN WITNESS WHEREOF We, **MR. VIKRANT SUDHAKAR BAGWE**, and **MRS. VIBHA VIKRANT BAGWE**, have set and subscribed our respective signature hereto at Mumbai this 20th day of March, 2022.

SIGNED SEALED AND DELIVERED by
The within named
MR. VIKRANT SUDHAKAR BAGWE,

and MRS. VIBHA VIKRANT BAGWE
In the presence of

1.

2.

I agree to work as Attorney

MR. DEVENDRA RAJANIKANT LADHANI

BEFORE ME



WITNESS AS TO SIGNATURE ONLY
Documents not prepared reviewed
of advised upon

ATTESTED BY ME
JAY PRAKASH MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA

Sr. No. U-122
DATE: 20/03/22



DATED THIS ____ DAY OF ____, 2022

**

FROM

MR. VIKRANT SUDHAKAR BAGWE
MRS. VIBHA VIKRANT BAGWE

..... Donors

TO °

MR. DEVENDRA RAJANIKANT LADHANI

.... Attorney

POWER OF ATTORNEY



भारतीय गैर न्यायिक
भारत INDIA

500



FIVE HUNDRED
RUPEES

पाँच



महाराष्ट्र MAHARASHTRA

2021

BF 560737



Sub-Treasury Officer,
Vasai.
15 MAR 2022
Sub-Treasury Officer,
Vasai.
15/3/2022



TESTED BY ME
JAY PRAKASH MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT WE, (a)

SHRI GANESH NAMDEV PATIL, aged about 52 years, (b) SMT. LAXMIBAI NAMDEV PATIL, aged about 86 years, (c) SHRI HARI ARJUN PATIL, aged about 86 years, (d) SMT. NIRMALA MAHADEV PATIL W/O. MAHADEV PATIL, aged about 71 years, (e) SHRI SUNIL MAHADEV PATIL, aged about 53 years, (f) SHRI DEEPAK MAHADEV PATIL, aged about 51 years, (g) SHRI MAHENDRA MAHADEV PATIL, aged about 47 years, (h) SHRI BABAN ARJUN PATIL aged about 73 years, All (a) to (h) residing at Patil Wadi, Gokhivare, Near J.B. lundhani School, Evershine City, Vasai (East), District - Palghar, Pin- 401208 do hereby **SEND GREETINGS:-**



Patil

Patil



WHEREAS: -

A) We say that, we alongwith other owners are joint owners of all that piece and parcel of plot of land admeasuring about 2-11-40 H.R. equivalent to 21140 Sq. mtrs. or thereabouts bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar (hereinafter referred to as **"the said Larger Property"**).

B) We say that, under Deed of Release Dt.05/01/2021 executed by and between Shri Kamlakar Balkrushna Vaiti, Shri Shatrughan Balkrushna Vaiti, Shri Dinesh Balkrushna Vaiti, Smt. Chandrakala Ramesh Patil, therein referred to as "the Releasers" and Shri Hari Arjun Patil, Shri Baban Arjun Patil, therein referred to as "the Releasees"; the Releasers therein released and transferred to the Releasees therein undivided share right, title and interest in all that piece and parcel of plot of land bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar; on the terms and conditions mentioned in the said Deed of Release Dt.02/03/2022. The said Deed of Release is duly registered with Sub-Registrar of Assurance, Vasai Taluka, under Sr. No. VSI-6/94/2021 on 05/01/2021.

C) We say that, under Deed of Release Dt.02/03/2022 executed by and between Smt. Balibai Bhalchandra Kimi nee Balibai Damodar Patil, therein referred to as "the Releaser" and Shri Hari Arjun Patil, Shri Baban Arjun Patil, Shri, Ganesh Namdev Patil, Shri Sunil Mahadev Patil, therein referred to as "the Releasees"; the Releaser therein released and transferred to the Releasee therein undivided share right, title and interest in all that piece and parcel of plot of land bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar; on the terms and conditions mentioned in the said Deed of Release Dt.02/03/2022. The said Deed of Release is duly registered with Sub-Registrar of Assurance, Vasai Taluka, under Sr. No. VSI-6/922/2022 on 02/03/2022.

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D) In view of the aforesaid, (a) SMT. SITABAI HARISHCHANDRA PATIL NEE SITABAI NAMDEV PATIL (b) SMT. SAKHUBAI MORESHWAR PATIL W/O. MORESHWAR DAMODAR PATIL (c) SMT. BHARTI DEEPAK MHATRE NEE BHARTI MORESHWAR PATIL, (d) SMT. CHARUSHEELA NANDKUMAR KINI NEE CHARUSHEELA MORESHWAR PATIL (e) SMT. LAXMIBAI NAMDEV PATIL (f) SMT. SHAILA VITTHAL PATIL NEE SHAILA NAMDEV PATIL (g) SMT. CHANDRABHAGA SADANAND PATIL NEE CHADRABHAGA NAMDEV PATIL, (h) SMT. KESARIBAI NEELKANTH PATIL W/O. NEELKANTH NAMDEV PATIL, (i) SHRI PRADEEP NEELKANTH PATIL, (j) SMT. BHARTI MAHESH KINI NEE BHARTI NEELKANTH PATIL (k) SMT. KOMAL DEEPAK VAITI NEE KOMAL NEELKANTH PATIL, (l) SMT. GEETA SHARAD KOLI NEE GEETA NAMDEV PATIL, (m) SHRI GANESH NAMDEV PATIL, (n) SHRI HARI ARJUN PATIL, (o) SMT. NIRMALA MAHADEV PATIL W/O. MAHADEV PATIL, (p) SHRI SUNIL MAHADEV PATIL, (q) SHRI DEEPAK MAHADEV PATIL, (r) SHRI MAHENDRA MAHADEV PATIL (s) SHRI BABAN ARJUN PATIL become joint owners of the aforesaid property being all that piece and parcel of plot of land admeasuring about 2-11-40 H.R. equivalent to 21140 Sq. mtrs. or thereabouts bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar.

E) We intend to develop all that piece and parcel of undivided share of land bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar (hereinafter referred to as "the said property" and more particularly described in the Schedule hereunder written).

F) In view thereof we hereby appoint **MR. VIKRANT SUDHAKAR BAGWE**, aged about 47 years and **MRS. VIBHA VIKRANT BAGWE**, aged about 38 years both Indian Inhabitants of Mumbai both residing at 508, Franjipani Co-operative Housing Society Ltd., Nahar Amrit Shakti, Chandivali, Andheri (East), Mumbai - 400 072, to effectively submit the said property for development and to enable them to develop the said property and to do all acts, deeds, matters and things more specifically set out in this Power.

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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, WE (a) SHRI GANESH NAMDEV PATIL, (b) SMT. LAXMIBAI NAMDEV PATIL, (c) SHRI HARI ARJUN PATIL, (d) SMT. NIRMALA MAHADEV PATIL W/O. MAHADEV PATIL, (e) SHRI SUNIL MAHADEV PATIL, (f) SHRI DEEPAK MAHADEV PATIL, (g) SHRI MAHENDRA MAHADEV PATIL (h) SHRI BABAN ARJUN PATIL constitute, nominate and appoint **MR. VIKRANT SUDHAKAR BAGWE**, aged about 47 years and **MRS. VIBHA VIKRANT BAGWE**, aged about 38 years both Indian Inhabitants of Mumbai both residing at 508, Frangipani Co-operative Housing Society Ltd., Nahar Amrit Shakti, Chandraivali, Andheri (East), Mumbai - 400 072, to be our true and lawful Attorney in our name and on our behalf to do **JOINTLY AND/OR SEVERALLY** all or any of the following acts, deeds, matters and things in respect of the Development of the said property at their own risks and costs viz.

1. To enter upon the said property for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structures standing on the said property.
2. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the VVCMC, Civil Aviation Authority and other Concerned Authorities for Obtaining approvals to the same and to submit proposals from time to time for the amendments/revalidation of such Building Plans to the VVCMC and other Concerned Authorities for the purpose of obtaining approval to such amendments.
3. To get the said property surveyed by any Surveyors Architects or T.I.L.R. / D.I.L.R. or any other concerned Authorities and upon such survey being done if there is variation in area then to execute Deed of Rectification, Supplemental Agreement or any other writing or writings and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the rectified area accordingly with TILR, Revenue Department, Sub - Registrar or any other concerned authorities.

Asfaki

Sunil

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4. To carry-on the development work in respect of construction of new Building on the said property and to carry out and/or to get carried out through Contractors, Sub-Contractors and/or Departmentally and/or in such manner as may be determined by the said Attorneys, construction of the new Building on the said property in accordance with the plans and specifications sanctioned by the VVCMC and other Concerned Authorities and in accordance with all the applicable rules and regulations made by the Government of Maharashtra, VVCMC, Town Planning Authorities, Police Authorities, Civil Aviation Authority, Fire Fighting Authorities and/or other Concerned Authorities, in that behalf for the time being.

5. To appear and represent us before any and all concerned statutory and/or local authorities and parties as may be necessary, required or advisable for or in connection with the development of the said property, to make such agreement and arrive at such arrangements as may be conducive to the Development of the said property.

6. To pay to VVCMC and other concerned authorities, the security charges, I.O.A./IOD deposits and other amounts required by them or in relation to development of the said property in our names or in the name of our said Attorney and to ask for refund thereof, and to apply for and obtain from the concerned departments of VVCMC necessary permission or N.O.C. for drainage connections, water connections, completion certificate and other N.O.C. for the building to be constructed and completed and for the purpose aforesaid, to sign and execute in our names all necessary plans, applications, undertakings, affidavits, etc.

To pay the deposits required to be paid as deposits to VVCMC, the Government and other concerned authorities including MSEB in the name of our said Attorneys and to apply for and obtain refund of such deposits and upon receipt of such deposits to sign and execute necessary plans applications, undertakings, affidavits, and documents and papers and as may be required.

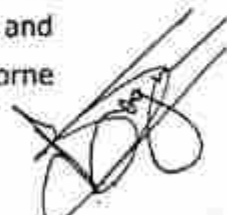
Subrata

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8. To make applications to VVCMC and/or MSEB and other concerned authorities for obtaining the water/electricity/power, drainages and other incidental requirements and services and connections during the course of development of the said property and also for constructions and/or for permanent connection and completion of the buildings on the said land including erection and installations of sub-stations on the portion of the said property and for the purposes aforesaid to sign and execute all plans, papers, applications, specifications, undertakings, writings and documents, in favour of such company or other concerned authorities for such portion of the said land and incur all the expenses in getting electric installation and meters etc.
9. To appear in any Court or Courts of Justice in India or any other court whatsoever in which any action suit prosecution or complaint that may be instituted against us or wherein we shall be party in connection with any matter relating to the said property and/or structures standing thereon or any part thereof and to compromise or settle such action, suit prosecution or complaint and to obtain decree or suffer any judgment in any such suit, proceedings or complaint as our said Attorney shall be advised or think proper and for that purpose to sign and execute all plaints, written statements, affidavits, undertakings or other deeds and documents as in the opinion of our said Attorney shall be necessary in any such suit, proceedings or complaints concerning the aforesaid matters.
10. To ask, for, demand, sue for, recover and receive of and from persons bodies politic or corporate, liable to pay and deliver in relation to the said property or in respect of the Development of the said property and for the construction and completion of building thereon and for non-payment or non-delivery to adopt suitable legal proceedings and to sign and execute plaints, written statements, applications, affidavits and other documents as may be deemed fit by the said attorneys and to engage solicitors and advocates and to settle and pay their fees which would be borne and paid by our said Attorney only.






11. To appear and represent us before the collector or the collector of land revenue the Assessor of VVCMC rates and taxes or any of their assistants or Government officers in respect of the said property and development of said property and the buildings to be constructed thereon as also for property taxes and to her taxes or levies payable to the Concerned Authorities and in respect of the application before the said authorities or officers for the assessment of the said property and the buildings to be constructed thereon for property taxes and other taxes, and also to appear and represent us before the commissioner of police or any above mentioned authorities for renewal or grant of License or permit or for any purpose as may be necessary under any local Act or rules.

12. To represent us before all statutory authorities including VVCMC authorities in connection with the development of the said property and constructions and completion of buildings thereon and to do and execute all deeds, writings and matters and things and to sign and execute agreements, contracts, deeds, documents, writings, plans, specifications which ought to be done, executed, signed, and/or delivered in carrying on any of the purposes aforesaid and also to do and execute all applications, deeds, matters and things and to carry on correspondence for any of the purposes aforesaid for or in relation to all the matters in connection with the said property and construction and completion of building thereon.

13. To represent us before town planning authority in respect of and in connection with any proceedings pertaining to the said property and for the purpose of development of the said property to do correspondence with Town Planning Authorities and to pay betterment charges and other expenses and to comply with all other requirements required to be complied with by the holders of the said property under the Town Planning Scheme.

To commence, prosecute, institute, defend, oppose negotiate for settlement and settle and appear and represent us in all actions and legal proceedings and also to represent us in appeal, original side or Appellate side and in all applications or petitions in any

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court of law in India in any proceedings pertaining to the said property as also in proceedings before Revenue Authorities and/or any proceedings before VVCMC, police public works, postal authorities and also before all Magistrates, Judicial and Revenue officers or other officer of officers and to issue or accept services or writs, Process or summons and to do all acts, deeds, matters and things, as may be necessary to protect our interest and also if thought fit, refer any dispute to Arbitration under the Arbitration and Conciliation Act, 1996 submit to Judgment or decree or become Non-suited in any action or proceedings and without prejudice to the generality of the foregoing contents to prefer the all court proceedings and defend all matters before Officers of court or other Government or Semi-Government authorities pertaining to the matters mentioned above and to see that our interest is fully protected and/or safeguarded.

15. To nominate, appoint, engage and authorize solicitors, advocates, architects, surveyors, Engineers and other professional agents and to sign and give warrants or Vakalatnama or other necessary documents in their favour and such other authorities as may be necessary from time to time and to revoke their appointments and by their appointments and pay their remunerations including fees and charges for carrying out work as mentioned herein which remuneration fees or charges would be borne and paid by our said Attorney only.
16. To apply to the controller of cement and steel for procuring cement and steel for the purpose of the building to be constructed and in developing the said property.
17. To make necessary applications, declarations, affidavits, if necessary under the authorities for exemption, transfer or otherwise of the said property and for development and/or re-development thereof and for that purpose to submit such applications writings, undertakings, as may be required and to prefer appeal from the Order of the Competent Authority, if necessary.

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18. To proceed with the development and/or re-development of the said property including putting up of layout plans by constructing of boundary walls and to comply with all the terms and conditions of the sanction and/or approval of layout, sub-division, amalgamation plan as well as building plans, I.O.D. commencement certificate, etc. and for that purpose, if required to handover and/or to surrender and/or to transfer any portion of the said property falling in the setback line or reserved for public purposes and/or required for widening road and/or other purposes mentioned in the development plan of the VVCMC or any other authorities concerned and to apply for and obtain in lieu thereof the compensation and /or F.S.I. on the remaining developable portions of the said property by constructing building/buildings thereon.
19. To apply to the requisite authority or authorities for either subdividing the said property or for amalgamating the said property or for adjoining property and for that purpose to sign such papers and documents declarations and affidavits as may be necessary.
20. To apply for and seek modification in all the records of rights, revenue records, VVCMC records and other records of land of the said property and apply for copies of property register cards and 7/12 extracts of the said property or such other records. Plans and certificates as our Attorney may deem fit and proper and for that purpose make and file such application and writings and affidavits and represent us before such authority or authorities as our Attorney may think fit and proper.
21. To receive, give, change, modify and/or realize the right of way of/to the said property to any other party and/or to take from the adjoining property owner's right of way for or to the said property on such terms as our Attorney may deem fit and proper.
22. To form one or more Co-operative Society or societies of the occupants and/or purchasers of the flats/premises to be constructed on the said property and to make necessary applications/declarations for the said purpose and to make representation before the Registrar of Co-operative Societies and/or such authority or authorities as may be appointed under

the Maharashtra Co-operative Societies Act and rules framed there under.

23. To enter upon the said property either alone or through contractors or workers for the purpose of commencing the construction work on the said property and for that purpose to demolish the existing structures standing on the said property and to erect new structures thereon.
24. To supervise the development work in respect of the buildings on the said property and to get the said development carried out through contractors, sub-contractors and/or departmentally or in any other manner as determined by the said Attorney.
25. To make necessary applications under the Land Acquisition Act for in respect of the said property for release from the acquisition and/or any reservation and for the purpose of such application sign or execute such writings or undertakings as may be required.
26. To make applications to various departments, VVCMC and/or statutory authorities for getting the building plans for the said proposed development approved and for the purpose of getting IOD and Commencement certificate sanctioned and/or re-validated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said property.
27. To execute such agreement or Agreements as may be required to admit execution of such documents before the Registrar or Sub-Registrar of Assurances and to lodge such documents for registration under the Indian Registration Act.
28. For the purpose of carrying out constructions and developments work in respect of the said property, to approach concerned authorities both statutory and VVCMC and obtain from them whatever permissions and exemptions or amendments of permissions as may be found necessary from time to time and also to make such submissions before them and appear before them as necessary.

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29. To appear and represent us before the Talathi/Tehsildar or such other authorities and make application on our behalf for the survey and demarcation of the said property and for that purposes to sign all documents, deeds, affidavits authority letters and writings as may be necessary and to say necessary charges for the same.
30. To correspond, make applications and to deal with the Civil Aviation Authorities (if necessary) in connection with any of the matters or things relating to the said property and/or the buildings to be constructed thereon.
31. To correspond with all bodies corporate or otherwise, including Government bodies and the VVCMC Authorities to make applications etc. in respect of any of the matters pertaining to the said property and the aforesaid Agreement.
32. To make applications to District Inspector of Land Records for surveying the said property and to get and receive the survey and measurement of the said property or any part thereof from the District Inspector of Land Records and for that purpose to sign such papers, writings and documents on our behalf and pay such charges and fees as may be required.
33. To pay all outgoings in respect of the said property to public bodies/authorities and to obtain and receive proper discharges for the same.
34. To apply for and obtain commencement certificate, occupation certificate and completion certificate in respect of the buildings to be constructed on the said property.
35. For any of the purposes mentioned herein, to sign all applications, papers, undertakings, terms and conditions as may from time to time be required by the VVCMC, thought to be necessary or as may be required from time to time at his own costs and to make applications or to correspond or deal with any other local/statutory authority in connection with the said property or the building/buildings to be constructed thereon or in connection with any other matter or things pertaining to the development of the said property.

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36. To appoint Architects, R.C.C. Specialists and Advocates, Agents, Clerks and servants to represent us in respect of the said property before the VVCMC and local Authorities for the purpose of submitting plans and getting them passed for obtaining occupation and completion certificates in respect of building/s to be constructed hereafter on the said property to sign undertakings, applications and any other writings and to carry on any correspondence as may be necessary in respect of the said property.
37. For the better performing and executing all the matters and things aforesaid, we hereby further grant unto the said Attorneys full power and absolute authority to substitute and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or other in place of such Attorney as the said Attorneys shall from time to time think fit and proper.
38. To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to prevailing Laws.
39. AND WE HEREBY DECLARE that this power of Attorneys is given in favour of the said Attorneys jointly and severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the power conferred upon them.
40. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that we shall not cancel this power of Attorney AND We hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed and as per rules and regulations of VVCMC.

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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

ALL THAT piece and parcel of plot of land admeasuring about _____ H.R. equivalent to _____ Sq. mtrs. or thereabouts bearing Survey No. 277/1 and 275/3 of Village - Gokhivare, Taluka - Vasai, District - Palghar.

IN WITNESS WHEREOF we have hereunto set our respective hands and signatures at _____ as aforesaid on this the 20th day of March, 2022.

SIGNED SEALED AND DELIVERED by)

The within named)

(a) SHRI GANESH NAMDEV PATIL)

(b) SMT. LAXMIBAI NAMDEV PATIL)

(c) SHRI HARI ARJUN PATIL)

(d) SMT. NIRMALA MAHADEV PATIL)

W/O. MAHADEV PATIL,)

(e) SHRI SUNIL MAHADEV PATIL)

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(f) SHRI DEEPAK MAHADEV PATIL)

(g) SHRI MAHENDRA MAHADEV PATIL)

(h) SHRI BABAN ARJUN PATIL)

In the presence of)

Witness:)

1.

2.

We agree to work as Attorney)

MR. VIKRANT SUDHAKAR BAGWE)

MRS. VIBHA VIKRANT BAGWE)



BEFORE ME)

JAY PRAKASH MISHRA
ADVOCATE & NOTARY
GOVT OF INDIA

SR. No. V-120
DATE: 20/03/22



DATED THIS ____ DAY OF ____, 2022

FROM

SHRI. GANESH NAMDEV PATIL & ORS.

..... Donors

TO

MR. VIKRANT SUDHAKAR BAGWE
MRS. VIBHA VIKRANT BAGWE

.... Attorney

POWER OF ATTORNEY
