MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

"Housefin Bhavan", Plot No. C-21, 'E'- Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

Additional Plot Area Fees

Receipt No.6009

Date : 21/04/2025

Received with thanks From M/s. /Shri/Smt. Mangalmurti Estate Developers LLP.

REA90001682S9 the sum of Rs. Nineteen Thousand Six Hundred Ten Only

(Rs. 19,610/-) on account of Fee/Fines/Penalty/Certified copy charges/RTI/E.M.D./

others _____ vide ~~Cash~~/DD No. 025895 Date 21/04/2025

Rs. 19,610/-

Cashier/~~H.C./A.A.O./A.O.~~

MANGALMURTI
ESTATE DEVELOPERS LLP
LLP Id. No. : ABC-2490

To Whomsoever It May Concern

This is in with reference to our MahaRERA Application No. REA99000168259 dated. 15-03-2025 with respect to proposed project "Super Homez-Padmavati Paradise". We would like to state that we have earlier mentioned our plot area as 664.97 Sq. mtrs. but as per the pro-rata basis calculation mentioned by RERA, the land area sums upto 2960.59 sq. mtrs., we accept this and we do not have any objection in the same. Please consider our request to change the land area to 2960.59 sq. mtrs. and accept our payment for the difference of land area via D.D. bearing number 025895 of amount Rs.19610/- of Dated :- 11/04/2025.

Your's faithfully,

MANGALMURTI ESTATE DEVELOPERS LLP VIRAR

Date:11/04/2025

Place : Virar

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-0333/35/2024-25

12/07/2024

To

1. M/s. Prasadam Associates through P. A,
   Holder Shri. Sugandha N. Soparkar and
   M/s. Pandav Associates through P. A.
   Holder Shri. Ashish K. Choudhari,
   D-1, D-2, Akanksha Commercial Complex,
   Achole Road, Nallasopara (E), Tal: Vasai,
   DIST: PALGHAR

2. M/s. Shree Consultants
   B-203, Akanksha Tower,
   Near Railway Station,
   Nallasopara (E), Taluka-Vasai,
   DIST.: PALGHAR

Sub: **Revised Development Permission for Residential With Shopline and Commercial Building No. 1, 2 (EWS Scheme) & Bungalow No.1, 2, 3 on land bearing S.No.-350E, S.No. 350/1/D, S.No. 350/A/16/3, S.No. 350/1/A/3/C, S.No.350/A/1/2, S.No. 350/1/A/3/7, S.No. 350/A/1/A/3/B, S.No. 19/B/9, S.No. 18/3, S.No. 19/A/14, S.No. 19/10/C, S.No. 19/13, S.No. 19/A/21, S.No. 19/17 of Vill. Virar, Tal. Vasai, Dist. Palghar.**

Ref :

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-4607/E/180/Dated 23/04/2010.
2. Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0333/156/2018-19, Dated 05/11/2018, 16/06/2003, 01/10/2013, 10/06/2015, 20/04/2017, 19/07/2021 & 29/06/2022.
3. Environment clearance letter dtd.21/07/2023
4. Consent to establish letter dtd.04/01/2024
5. Your Architect's letter dated 10/07/2024

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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 vided 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, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/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:

VVCMC/TP/RDP/VP-0333/35/2024-25 12/07/2024

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No CIDCO/VVSR/CC/BP-4607/E/180/Dated 23/04/2010. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. Prasadam Associates through, Shri. Sugandha N. Soparkar and M/s. Pandav Associates through Shri. Ashish K. Choudhari
2	Location	Virar
3	Land use (Predominant)	Residential With Shopline and Commercial Building & Bungalow. (EWS Scheme)
4	Area of plot	7518.81 sq.mt
5	Gross plot area (As per 7/12)	7559.97 sq.mt
6	Area under existing road	34.54 sq.mt
7	Area Under 20 M. D. P. Road	215.00 sq.mt
8	Balance plot area	7269.27 sq.mt
9	CFC (Amenity)	360.91 sq.mt
10	Net plot area	6908.36 sq.mt
11	RG Proposed	1051.30 sq.mt
12	Basic FSI	7599.19 sq.mt
13	Balance Basic FSI	1732.04 sq.mt
14	Permissible Premium FSI	3759.40 Sq.Mt.
15	Permissible TDR FSI (Premium)	6766.92 Sq.Mt.
16	Permissible Incentive FSI	1605.00 Sq.Mt.
17	Permissible Ancillary	8509.71 Sq.Mt.
18	Approved Area	5867.15 Sq.Mt.
19	Total permissible BUA (Including Basic, Premium, TDR and Ancillary area) Maximum Limit	28240.22 Sq.Mt.
20	Total Proposed BUA in proposal	
	a) Existing Area	5867.15 sq.mt
	b) Proposed P line area	22218.93 sq.mt
	c) Total	28086.08 sq.mt

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential With Shopline and Commercial Building & Bungalow on land bearing S.No.-350E, S.No. 350/1/D, S.No. 350/A/16/3, S.No. 350/1/A/3/C, S.No. 350/A/1/2, S.No. 350/1/A/3/7, S.No. 350/A/1/A/3/B, S.No. 19/B/9, S.No. 18/3, S.No. 19/A/14, S.No. 19/10/C, S.No. 19/13, S.No. 19/A/21, S.No. 19/17 of Vill. Virar, Tal. Vasai, Dist. Palghar as per the following Details:-

Sr. No.	Predominant Building	Building No.	Wing	No. of Floors	No. of Flats	No. of Shops/ Office	Built Up Area (in sq. mt.)	Remarks
1.	Residential with Shopline & Commercial Building	1	A & B	Stilt+Gr +12	124	29 Shops 54 Office	8937.53	No Change
			C	Gr+22	88	10 Shops 16 Office	6032.95	Now Amended
2.	Residential Building	2	----	Stilt+21 pt	239	-----	12036.34	Now Amended

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ई-मेल : vasaivirarcorporation@yahoo.com

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3.	Bungalow	1	-----	Stilt+4	-----	-----	472.12	No Change
4.	Bungalow	2	-----	Stilt+4	-----	-----	432.19	O. C. Granted
5.	Bungalow	3	-----	Gr+Stilt +2	-----	-----	174.95	No Change
Total					**451**	**39 Shops 70 Office**	**28086.08**	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No CIDCO/VVSR/CC/BP-4607/E/180/Dated 23/04/2010. 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).

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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 VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

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 the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.

10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

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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.

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 submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion 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) You shall provide flush tanks in all W.C/Toilets with dual valve system.

19) 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.

20) 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.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

21) 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.

22) 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.

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VVCMC/TP/RDP/VP-0333/35/2024-25 12/07/2024

23) 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

24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

25) 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.

26) 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

27) 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.

VASAI VIRAR CITY MUNICIPAL CORPORATION * Town Planning * DIST. PALGHAR *

28) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.

29) 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

30) You shall provide Solar Assited water heating SWH system to said layout if applicable.

31) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

32) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.

33) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

34) You shall dispose of the debris/Material generated by demolition of the existing structures to the appropriate locations as specified by VVCMC and shall submit the Geo tagged photos regarding the same before Commencement of work at site, failure to do so if not will compel us to impose fine as per the directive of Hon'ble High Court in PIL 3/2023.

35) You shall provide Grey Water recycling as per clause 13.4 of UDCPR failure to provide Grey Water recycling as per caluse 13.4 of UDCPR will compell us to take necessary actions including refusal of Occupancy to the buildings

36) As you shall provide STP as per MPCB letter dtd. 19/12/2023 if the Sewage generation is above 10 CMD. If the same is not provided Occupancy Ceritifcate will not be granted to the buildings

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37) You shall provide safety Grill for windows and other opening of habitable or non habitable rooms and other rooms in non Residential users also, in case of any mishap you shall face the Civil and Criminal cases arising out of this eventuality.

38) You shall ensure that the metal sheets around the construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over

39) All the buildings under construction shall be compulsorily enclosed by wet green cloth/wet jute sheet/tarpaulin from all sides.

40) All structures under demolition shall be covered with tarpaulin/wet green cloth/wet jute sheet from top to bottom. There shall be continuous sprinkling/spraying of water during the process of demolishing the structure.

41) You shall also ensure that storage piles at construction site are properly covered and cleared in terms of the guidelines issued by the State Government, local authority and also by the CPCB.

42) 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.

43) 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.

44) The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.

45) You shall be held Responsible for any future disputes arising regarding the Access Road to the plot, if any disputes arises in future it is to be purely delt by you and VVCMC shall not be responsible for the same

46) You shall handover DP road before final OC if not the said order stands cancelled without giving opportunity to be heard

47) You shall submit revised Fire NOC with 3 months, from the date of issue if not the said order stands cancelled without giving opportunity to be heard

48) Any breach of any condition mentioned above and not complied in given timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.

VASAI VIRAR CITY MUNICIPAL CORPORATION * Town Planning * DIST. PALGHAR *

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

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