



23/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 1036/2023

नोंदणी :

Regn.63m

गावाचे नाव : तळेगाव बुद्रुक

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	1781605.65
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नाशिक इतर वर्णन : इतर माहिती: मौजे तळेगांव बुद्रुक ता इगतपुरी जि नाशिक येथील नगरपरिषद हद्दीतील गट नंबर 291 यातील प्लॉट नंबर 1 ते 6 यांसी एकुण क्षेत्र 22398.5 चौ मी यापैकी प्लॉट नंबर 6 वरील फॉगसिटी प्रकल्पातील बिल्डींग टाइटप ई-3 या इमारतीमधील तिस-या मजल्यावरील फ्लॅट नंबर 19 व 20 यांसी एकुण चटई क्षेत्र 56.73 चौ मी ((GAT NUMBER : 291 ;))
(5) क्षेत्रफळ	1) 56.73 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे न्यु स्टेप व्हेचर्स तर्फे भागीदार विरेंद्र विजयसिंग परदेशी यांचे वि मु म्हणुन तुपार यशवंत पाटील वय:-42; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: कमल निवास भंडारदरा रोड घोटी बु ता इगतपुरी जि नाशिक, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, णास्:ईक्र. पिन कोड:-422402 पॅन नं:-AAGFN5707R 2): नाव:- मे सृष्टी सॅण्डमार्क अँड रिसॉर्ट प्रा लि तर्फे डायरेक्टर गोपाळ बाबुराव पाटील यांचे ज मु म्हणुन विरेंद्र विजयसिंग परदेशी यांचे वि मु म्हणुन तुपार यशवंत पाटील वय:-42; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: कमल निवास भंडारदरा रोड घोटी बु ता इगतपुरी जि नाशिक, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, णास्:ईक्र. पिन कोड:-422402 पॅन नं:-AAOCS0618M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- धर्मेंद्र बाबुराम जिंदाल वय:-49; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ए-3, फ्लॅट नंबर 102 बिल्डींग नंबर 10 फ्लॉवर व्हेली, खोपट ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AFBPJ1724J 2): नाव:- सरला धर्मेंद्र जिंदाल वय:-45; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ए-3, फ्लॅट नंबर 102 बिल्डींग नंबर 10 फ्लॉवर व्हेली, खोपट ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AFYPJ5914K
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1036/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14) येरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



नोंदणी नंतरची प्रथम प्रत

दुय्यम निबंधक श्रेणी-१
इगतपुरी

दस्त क्र. (9038/2023)
E / 50



M/s. NEW STEP VENTURES

A partnership firm carrying on business of building construction and land development having office at: Kamal Niwas, Bhandardara Road, A/P- Ghoti, Tal-Igatpuri, Dist-Nashik through its partner-

- 1] Mr. Virendra Vijaysingh Pardeshi,
Age - 42 years, Occupation- Business,
Contact No. 9822350150 PAN: AAGFN5707R
Resident at- Kamal Niwas, Bhandardara Road,
A/P- Ghoti, Tal-Igatpuri, Dist-Nashik.

Hereinafter referred to as **THE VENDORS/DEVELOPERS**, (which expression shall unless repugnant to the context, mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE ONE PART;**

A N D

- 1] Mr. Dharmendra Baburam Jindal

Age: - 49 Years, Occupation: - Business
Contact No: -9321626330 PAN: - AFBPJ1724J

- 2] Mrs. Sarla Dharmendra Jindal

Age: - 45 Years, Occupation: - Housewife
Contact No: - 8169777231 PAN: - AFYPJ5914K

Address: - S/O Baburam Jindal, A/3, Flat no 102 bldg no 10, Flamingo Valley, Eastern Express Highway Road, Khopat, near K. K. Compant, Thane - 400602

Hereinafter referred to as **THE PURCHASERS**, (which expression shall unless repugnant to the context, mean and include their heirs, executors, administrators, and assigns) **THE PARTY OF THE SECOND PART;**

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"SHREE"

Zone : 3.9
Market Value: Rs. 17, 81,610/-
Agreed Value: Rs. 18, 00,000/-
Stamp Rs. : Rs. 1, 08,000/-
Reg fee : Rs. 18,000/-

AGREEMENT TO SALE

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दस्ता क्र. 1903E/13000
6/1/20



Pardeshi was admitted as a new partner in the said firm by virtue of Deed of admission cum retirement dated 01.04.2015.

The land owner has also executed deed of understanding and confirmation in favor of the Vendor firm dated on 13/5/2008 and the said deed has been registered before the Sub Resistor of Igatpuri vide it registration no. 1200/2008. As per the said deed of understanding and confirmation the land owner has admitted the entire right of development of the Vendor and also confirm the area and premises belongs to Vendor and land owner lay out plan has been attached with the said deed of understanding and confirmation shown area belong to Vendor and area allotted to the land owner against the consideration of the Development Agreement both the parties shall have right to transfer/said the premises allotted as per the layout plan in favor of any intending purchasers.

As mentioned above the Developer had agreed to give Constructed premises to the land owner against the consideration of the said Development Agreement & the developer has already handed over the constructed premises as agreed, as per the terms & conditions of the development agreement. The Occupancy certificate has been issued by the Town Planning Authority of Igatpuri Municipal Council vide its letter no. 924/14 DT. 09/01/2014. No premises remain pending to transfer in the name of land owner i.e. M/S. Shrushti Landmark & resort pvt. Ltd.

After completion of entire construction work, the land owner & the developer finalized their accounts & handed over the constructed premises to the concern parties. The developer & land owner mutually agreed to add fsi available as per the rules of town planning authority and as per the mutual terms new revised plan submitted by the developer before the competent authority & the said new revised plan sanctioned by the concerned authority vide its commencement certificate no. RBP/03/2015 Dated-29/07/2015. After getting sanction of new revised plan both the parties entered into deed of understanding & confirmation. The said deed has been registered before the sub registrar of Igatpuri vide its registration no. 1679/2016 dated-24/06/2016. As per the clause no. B & C of the said deed of understanding & confirmation the vendor has right to construct non- utilized fsi i.e, 37492 sq.ft. & their share in newly added fsi i.e. 38939 sq.ft. Accumulating to a total of 76431 sq.ft. The vendor expressly agreed that they shall construct the said newly added fsi themselves & all the expenses for the same shall be borne by themselves individually.

As per the settlement regarding the distribution of newly constructed premises between vendor & the owner. The said premises comes into the share of vendor. Hence the vendor has entire rights title & interest in the said premises & have right to sale / transfer the said premises.

AND WHEREAS The Chief Officer, Igatpuri Municipal Council has issued Sanction of Building Permit and Commencement Certificate

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७ / १०



- 1] Mr. Virendra Vijaysingh Pardeshi,
Age - 42 years, Occupation- Business,
Resident at- Kamal Niwas, Bhandardara Road,
A/P- Ghoti, Tal-Igatpuri, Dist.-Nashik

Hereinafter referred to as **THE OWNER & CONFIRMING PARTY**,
(which expression shall unless repugnant to the context, mean
and include their heirs, executors, administrators and assigns)
THE PARTY OF THE ANOTHER PART;

WHEREAS The Vendor are seized and possessed of and otherwise
entitled to and has been the absolute power to develop the
property situate within the limits of Revenue Village Talegaon (B),
Taluka - Igatpuri, District Nashik bearing Plot No. 1 to 6 out of
Revenue Gat No. 291 admeasuring 22398 sq. mtrs. More
particularly described in the schedule written herein below and
hereinafter referred to as "the said property".

AND WHEREAS The aforesaid property is the non-agricultural land
and the Assignors have been enjoying the actual, physical and
vacant possession of the said property as the developer thereof.

AND WHEREAS M/s. New Step Ventures' is the partnership firm,
(hereinafter referred as 'the said firm'). The Vendor is one of the
partners of the said firm. The said firm acquired the entire
development rights in the said property by virtue of Development
Agreement and Powers Of Attorney dated 5/4/2007 vide its
registration no. 647 and 648. The said documents has been
executed by the M/s. Shruti Landmark and Resorts Pvt. Ltd
(herein after referred as the land owners) the land owner of the
said property in favor of the said firm .The land owners also
handover the physical, vacant and peaceful possession of the said
property to the said firm. The Vendor is the partner of the said firm
having entire rights, title and interest in the said property. As per
the said Development Agreement the Vendor acquired the entire
right to develop and construct various premises upon the said
property. The Vendors have exclusive rights to erect structure
upon the said property as per the sanctioned Building Plan.

Initially there were nine partners in the said firm, out of the
said nine partners Mr. Ravindra K. Parekh & 6 were retired from
the said firm by virtue of agreement of retirement of admission
executed on 29th January 2008 and thereafter the retire partners
transfer there properties

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- b) Then the plan was revised vide commencement certificate no. INP/PWD/RBP/003/2015-16. According to this revised plan THIS E3 Building consisted of 16 units.
- c) Again this plan has been revised vide Commencement Certificate NO. CCNIM/RB/2020/APL/00013 Dated 20/11/2020. Now this E3 Building consists of 28 Units. Accordingly the declaration of apartment was registered before the sub registrar of Igatpuri vide reg no. 1386/2021. on dated 23/03/2021.
- d) The specifications of the building / Flats/Units/Studio Apartments given herein below are at present final and without any alterations of amendments and to that extent, the Developer/s shall not use any portions or desecrations and they will abide by the present approved plans.

THIRD:-That the Developer/s constructed Flats/Units known as "FOG CITY- E-3 TYPE BUILDING" (Hereinafter referred to as the 'E-3 type BUILDING') on the said property, i.e. on the Plot No. 6, as per the approved building plans which has been duly approved by the Chief Officer of Igatpuri Municipal Council under the Commencement Certificate NO. CCNIM/RB/2020/APL/00013 Dated 20/11/2020.

FOURTH:-That the said constructed structure consists of 28 Flats/Units. All the Flats/Units are all capable of Individual Utilization on the account of having their own exit to a Common Area and the facilities of the said Flats/Units sold /shall be sold to one or more owner/s, each owner obtaining particular and exclusive property rights thereto and each Flats/Units constituting a heritable and transferable immoveable property within the meaning of any Law for the time being in force in the state of Maharashtra, (Hereinafter referred to as the Residential Unit having undivided interest in the general and/or restricted common

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for the various types of premises in the aforesaid property by the Vendor as the Developer of the said property.

AND WHEREAS The Collector of Nashik had already issued non-Agricultural permission vide its order no. RBD/III/LNA/SR.447/85 dated 10/2/1986. The title of aforesaid property is clear and marketable.

AND WHEREAS As per the approved Building Plan and specification and standard norms, the Vendor has started the construction of work of Building. The Vendor decided to sell the said premises and enter into agreement of sale to the prospective purchaser at such price & the terms & conditions as the vendor may deem fit & sell the various premises (hereinafter referred to as 'the said premises') & to appropriate sale proceeds thereof.

AND WHEREAS The purchaser herein contacted the vendor and shown their interest in purchasing the said premises. There were talks and negotiations between the Vendor and the purchaser in respect of the said premises and which were successful and in pursuance whereof the Vendor agreed to sell the said premises to the purchaser and the purchaser agreed to purchase from the vendor, the said premises.

AND WHEREAS All the papers relating to the property has been given to the Purchaser and the Purchaser verified all these documents and satisfied about the same. The Purchaser has seen the building plans & also the particulars of the specifications, in accordance, with which the said building is being constructed.

The Developer/s constructed the building known as 'FOG CITY E-3 TYPE BUILDING' with its Postal address as,

"FOG CITY- E- 3

Add. Plot No. 6, out of Gat No. 291, Talegaon (BK),

Tal- Igatpuri, Dist. - Nashik.

- a) The Developer/s constructed the said building / Flats/Units/Studio Apartments as per the plans sanctioned by the Chief Officer of Igatpuri Municipal Council under commencement certificate no. INP/PWD/B.P/45/10 Dated- 12/02/2010. This E3 building consisted of 12 units. It was completed & occupancy certificate was issued vide no.924/14 dated 09/01/2014.

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areas and facilities of the 'said building' as listed hereinafter necessary for their adequate use and enjoyments and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

AND WHEREAS, The Purchasers has decided to purchase a flat at Fog City Project in building no E-3 constructed on plot no.06 bearing premises No.19 and 20 on the Third Floor admeasuring total Carpet Area 56.73 sq.mtrs as described in the Schedule Second herein under at or for Rs.18,00,000/- (In Words Rs.Eighteen Lakh Only). Agreement, final conveyance, excluding registration fees, stamps and other incidental charges shall be incurred and borne by the Purchasers only.

AND WHEREAS The terms & conditions are settled by and between the parties and the Purchaser has agreed and admitted to abide by the restrictions, terms and conditions. The parties have decided to reduce into writing the agreed terms and conditions.

HENCE THIS CONVEYANCE.

NOW THESE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

The Vendor and the Purchaser hereby covenant with each other -

1) **CONCLUDED CONTRACT:** That the Vendor has agreed and hereby agrees to sell, transfer, assign, alienate and convey Vendors' entire rights, title and interest in the aforesaid premises unto and in favor of the Purchasers or his nominees and the Purchasers has agreed to acquire (Vendors') aforesaid rights, title and interest and possession in the aforesaid premises.

2) **CONSIDERATION:** That the total consideration for the aforesaid premises is agreed at for Rs.18, 00,000/- (In Words Rs. Eighteen Lakh Only) out of which the Purchasers has paid to the Vendor the following amounts -

Amount

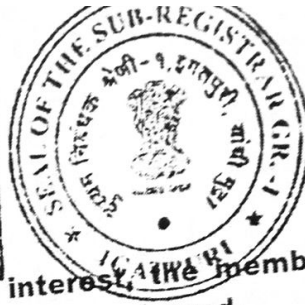
Particulars

Rs.5, 00,000/- Paid by Trf in SBI Ghoti, Date 20/10/2022.

Thus the Purchasers has paid to the Vendor the total amount of Rs 5, 00,000/- (Rs. Five Lakh Only) the receipt where of the Vendor acknowledges, Subject to realization of cheques.

The Purchasers has agreed to pay the balance consideration of

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deposit amount along with interest, the membership of the club shall be suspended till the dues are cleared.

12) **ARBITRATION:** Any dispute or question which may arise in connection with any matter between the Vendor and the Purchaser and their heirs, successors or legal representatives relating to or arising out of the transaction recorded herein, unless decided by mutual agreement of the parties, shall be referred to Adv. Pradeep Bhutada, 1, Maruti Chambers, District Court Compound, Nashik, Maharashtra and his award shall be binding on the parties to the dispute.

13] **CONFIRMING PARTY:** As mentioned above the confirming party is the owner of the said property. The confirming party authorize to the vendor to develop the said property and also authorize the vendor to construct buildings on the aforesaid property. The vendor have full powers and rights to sell out the constructed premises in favor of intending purchasers the confirming party hereby confirm the transaction between the vendor and purchaser.

FIRST SCHEDULE OF THE SAID PROPERTY

The non Agricultural land situate within the limits of Revenue Village Talegaon (B), Taluka Igatpuri, District Nashik having Plot No. 1 to 6 out of Gat No. 291 admeasuring 22398.5 sq. mtrs. As per sanctioned Lay our plan and bounded as under -

On East	-	Gat No. 292
On West	-	Gat No. 293
On North	-	Remaining area of Gat No. 293
On South	-	New Bombay Agra Road

SECOND SCHEDULE OF THE SAID PROPERTY

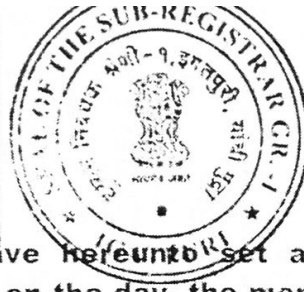
The Flat in Building no. E-3 constructed in plot no.06 bearing premises No. 19 and 20 on the Third Floor admeasuring total Carpet Area 56.73 sq.mtr as described in the Schedule Second demarked on the layout plan attached with the said document erected on Plot no. 6 out of the non Agricultural land situate within the limits of Revenue Village Talegaon (B), Taluka Igatpuri, District Nashik having Plot No. 1 to 6 out of Gat No. 291 admeasuring 22398.5 sq. mtrs. As per sanctioned Lay out plan and bounded as under

On East	-	Flat no 17&18
On West	-	Gat no 293
On North	-	Flat no 13&14
On South	-	E2 building

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In witness whereof the ~~parties hereto~~ have hereunto set and subscribed their respective hands and seals on the day, the month and the year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED)

BY THE ABOVE MENTIONED)

M/s. NEW STEP VENTURES)
A partnership firm through it's
Partner -)

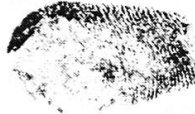


Vijayji

1] Mr. Virendra Vijaysingh Pardeshi

SIGNED SEALED AND DELIVERED)

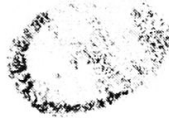
BY THE ABOVE MENTIONED)



Dhamendra

(PURCHASERS)

1] Mr. Dhamendra Baburam Jindal



Sarla Jindal

2] Mr. Sarla Dhamendra Jindal

SIGNED SEALED AND DELIVERED)

BY THE ABOVE MENTIONED)

(THE CONFIRMING PARTY)



Vijayji

1] Mr. Virendra Vijaysingh Pardeshi

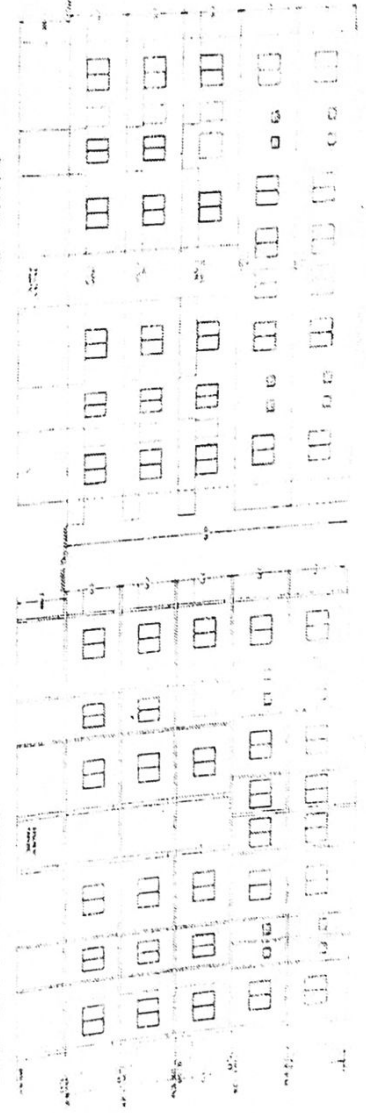
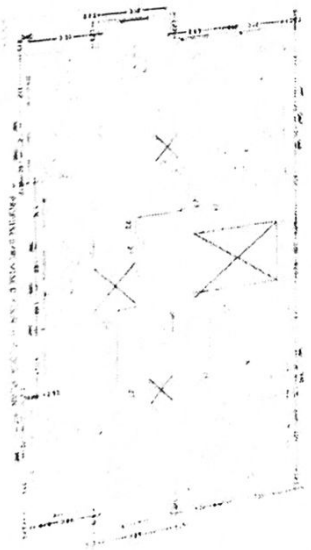
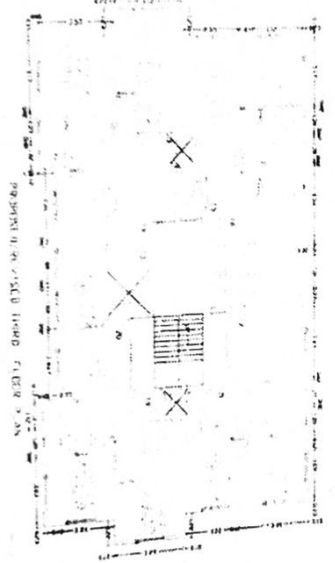
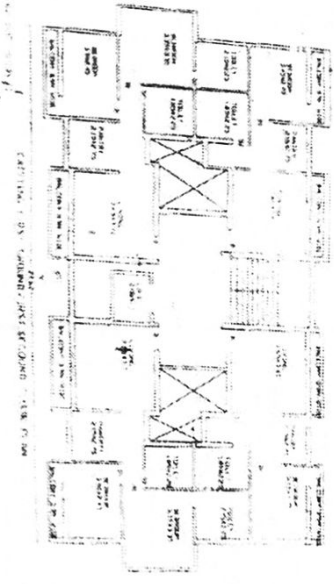
In witness of:

1. *[Signature]*

Usman Shaikh Rafik Muniyur
Purna petrol pump, Malegaon

2. *[Signature]*

Dashrath Pusaram Gore
At. Ambhada (K) Tal. Manthra



Digitally signed by WAD
 NIKMAL
 Date: 2023.11.22 22:58:18
 Reason: A Drawing Plan
 Location: Iga
 Municipal Council

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IGATPURI MUNICIPAL COUNCIL, IGATPURI DIST. NASHIK.

igatpurimun@gmail.com / www.org.igatpurinagarparishad

मुख्याधिकारी कार्यालय दुरुधवनी क्र.244398 02553, कार्यालय दुरुधवनी क्र. 244010 02553, फॅक्स क्र. - 244399 02553

UNIFIED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS

APPENDIX "H"

OCCUPANCY CERTIFICATE. (भोगवटा प्रमाणपत्र)

दिनांक: 17/02/2023

जा.क्र./इन्प/नगर रचना/भोगवटा प्रमाणपत्र/ 75 /2023

प्रति,

श्री. वीरेन्द्र विजयसिंग परदेशी,
तळेगाव, इगतपुरी.

विषय : इगतपुरी नगरपरिषद वाढीव हद्दीतील मौजे तळेगाव इगतपुरी येथील गट नंबर: २९१ भूखंड क्र.०६ मधील E-3 इमारतीचे बांधकाम पुर्ण झाले असल्याने, त्यास भोगवटा प्रमाणपत्र देणे बाबत.

संदर्भ : आपला दिनांक: १७/०१/२०२३ रोजीचा न.प.कडील आवक क्रमांक: ४५३९ चा विनंती अर्ज.

उपरोक्त विषयांवये आपणास भोगवटा प्रमाणपत्र देण्यात येते की, इगतपुरी नगरपरिषद हद्दीतील मौजे तळेगाव येथील गट नंबर: २९१ भूखंड क्र.०६ मधील E-3 मधील इमारतीचे बांधकामे पुर्ण झालेले असल्याने, सदरच्या इमारतीचा वापर करणेसाठी भोगवटा प्रमाण पत्र मिळणेसाठीची मागणी आपण नगरपरिषदेत दिनांक: १७/०१/२०२३ रोजीचा न.प.कडील आवक क्रमांक: १८८ अन्वये केली आहे.

आपल्या दिनांक: १७/०१/२०२३ रोजीच्या विनंती अर्जासह इमारतीचे सबधीत अभियंता तुषार शर्मा यांच्या इमारत पुर्णत्वाचा दाखले जोडले असून, सदरच्या दाखल्यात, इमारतीचे बांधकाम हे नगरपरिषदेचे कार्यालयीन पत्र क्रमांक:-CCNIM/RB/2020/APL/00013 दिनांक:-२०/११/२०२० अन्वये मंजूर केलेल्या इमारतीच्या बांधकाम नकाशा व बांधकाम परवानगीतील अटी व शर्तीनुसार पुर्ण केले असल्याचे स्थळनिरीक्षणात आढळून आले असल्याने, वर नमुद भूखंड क्रमांक: ०६ मधील इमारतीचा वापर करण्यास खालील अटी व शर्तीवर भोगवटा करणेस भोगवटा प्रमाणपत्र देणेत येत आहे.

1. गट नंबर: २९१ भूखंड क्र.०६ मधील E-3 मधील चौथ्या मजल्याच्या स्लैबवर पडणारे पावसाचे पाणी सदरच्या जागेत असलेल्या सोकपिट मध्ये पो व्ही. सी. पाईपद्वारे सोडण्याची व्यवस्था ठेवणे आपल्यावर बंधनकारक असून त्याची कायम स्वरुपी अंमलबजावणी करणे आपल्यावर बंधनकारक राहिल.

इगत
दस्त क्र. (9036/2023)
26 / 30



Igatpuri Municipal Council

APPENDIX D-1

SANCTION OF REVISED BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Approval No.: CCNIM/RB/2020/APL/00013
Date: 20/11/2020

To: VIRENDRA V PARDESI,
CUT NO 291 PLOT NO 6 FOG CITY IGATPURI

Reference:- Building Permission No. : CCNIM/B/2018/APL/00046
Approval date : 29/07/2015

Sir/Madam,

With reference to your application No RCCNIM201900203, dated 15-11-2019 for the grant of sanction of Revised Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work Building on Plot No 6, Revenue Survey No 291, City Survey No NIL, mauja TALEGOAN, situated at Road / Street AGRA ROAD, Society FOG CITY the Revised Commencement Certificate / Revised Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

- 1) Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.
- 2) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
- 3) The place where the building plan has been sanctioned. Do not make cattle siege in it.
- 4) The construction carried out by owner shall be according to the sanctioned plans.
- 5) The Construction should be completed as per commencement certificate.
- 6) If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.
- 7) Ok

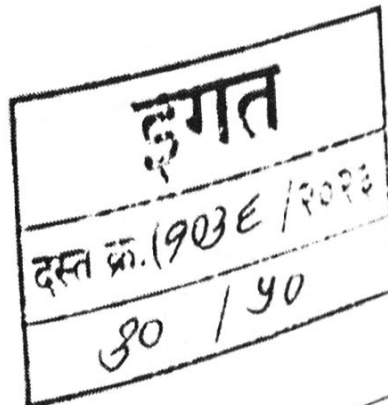
Signature valid

Digitally signed by NIRMALA
Date: 2020.11.20 21:45:57
Reason:
Location:

Yours faithfully,
Chief Officer
Igatpuri Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Igatpuri Municipal Council
Revised Building Permit No - 46351
Date - 20/11/2020
SANCTIONED.



M/S. NEW STEP VENTURES

PLOT NO. 2, PARK VIEW, D'SOUZA COLONY, NASHIK.

● GST NO. 27AAGFN5707R1ZM ● MAHARERA REG. NO. P51600001046

Receipt

No. 289

Date: 22/10/22

RECEIVED with thanks from

Mr./Mrs. Dharmendra B. Jindal & Mrs. Sarla D. Jindal

Place: Fog City

For Booking of E3 - Flat No - 19 & 20

By Cash/D.D.No./Cheque No. RTGS Bank: 20/10/22

Rs. In words Five Lakhs Only

Rs. 5,00,000/-

This receipt is valid subject to realisation of cheque.

For M/S.NI

ENTURES

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