

Mukund/R. Odhekar

B. Com. LL.B. ADVOCATE

RESI : " Shivdurga ", S. No. 575, Plot No. 3, Dr. Homi Bhabha Nagar, Nashik 422 011  
OFF : 19, Shivrām Sankul, Near CBS, Kanhera Wadi, Nashik 422 001. Mobile 93256 68069

Ref. No. Project Approval File/July/2023

Date: - 25/07/2023

**PROJECT APPROVAL REPORT**

**"ASHOK VRINDAVAN"**

01.	Date of receipt Original Title Deeds/Documents from the Branch	Name and designation of the official who delivered the Original Title Deeds/ Documents.	Date of receipt Original Title Deeds/Documents along with the Search Report	Name and designation of the official to whom the Original Title Deeds/Documents along with the Search Report is delivered.
	Date - 15/07/2023	Union Bank of India, RLP, Nashik. (SL Team - Kunal Wagh)	Date - 25/07/2023	Union Bank of India, RLP, Nashik. (SL Team - Kunal Wagh)
02.	Name of the Account and details of the Borrower/s	Future Purchaser of the Flat/Unit in the project known as "ASHOK VRINDAVAN"		
03.	Full Description of Property			
3.1	Nature of the Immovable Property		All the piece and parcel of Project known as "ASHOK VRINDAVAN" constructed over the Plot No. 23, area adm. 378.7 Sq. Mtrs., (out of the same area adm. 17.20 Sq. Mtrs., acquired by NMC for road widening) i.e. remaining area adm. 361.50 Sq. Mtrs., out of Gat No. 58/3 (As per Computerized 7/12 Extract Gat No. 58/3/Plot/23) situated at village - Gangapur, Tal. Nashik, Dist. Nashik. And the same is bounded as follows - East - Plot No. 24 West - 30 Ft., Colony Road South - 25 Ft Colony Road. North - Plot No. 01 and Open Space.	
3.2	i) Survey No. ii) Hissa No. iii) Ghat No. vi) Town Survey No. v) Khasra No. vi) Patta No. vii) Khata No.		As above.	



	viii) Plot No. Local name of the filed as applicable including sub - division should be mentioned.	
3.3	Number / Identification details as per Building map/ plan.	Project known as " <b>ASHOK VRINDAVAN</b> " constructed over the <b>Plot No. 23, area adm. 378.7 Sq. Mtrs.</b> , (out of the same area adm. 17.20 Sq. Mtrs., acquired by NMC for road widening) <b>i.e. remaining area adm. 361.50 Sq. Mtrs.</b> , out of <b>Gat No. 58/3 (As per Computerized 7/12 Extract Gat No. 58/3/Plot/23)</b> situated at <b>village - Gangapur, Tal. Nashik, Dist. Nashik</b>
3.4	Extent of Property	Project known as " <b>ASHOK VRINDAVAN</b> " constructed over the <b>Plot No. 23, area adm. 378.7 Sq. Mtrs.</b> , (out of the same area adm. 17.20 Sq. Mtrs., acquired by NMC for road widening) <b>i.e. remaining area adm. 361.50 Sq. Mtrs.</b> , out of <b>Gat No. 58/3 (As per Computerized 7/12 Extract Gat No. 58/3/Plot/23)</b> situated at <b>village - Gangapur, Tal. Nashik, Dist. Nashik</b>
3.5	- Name/s of the Owner/s (full description of the owner/s should be given)  - Name/s of Flat Purchaser (full description of the owner/s should be given)	<b>SAGAR B PAWAR BUILDERS AND DEVELOPERS THROUGH MR. SAGAR BHAGWAT PAWAR.</b>  <b>Nil - As the file is for Project Approval Report.</b>
3.6	Nature of ownership <input type="checkbox"/> Freehold <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided Interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/Grantee of Govt. <input type="checkbox"/> Cultivating tenant <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) <input type="checkbox"/> As a Member/share holder of	Freehold property.  Not Applicable. Not Applicable.  Not Applicable.  Not Applicable. Not Applicable. Not Applicable.  Not Applicable.



	society <input type="checkbox"/> As a mortgagee <input type="checkbox"/> As a servant owner of easement right Any other (Please mention the nature of ownership here)	Not Applicable. Not Applicable. Not Applicable.
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**04. Tracing of title:-**

The advocate submitting the opinion should give a flow chart of 30 years title ordinarily. In the event it is not possible, it should be at least for a period of 13 years giving reasons why 30 years is not possible in terms of circular IC No. 6118 dated 15<sup>th</sup> November 2000. The Flow chart ideally should be as follows -

This is to certify that, I have investigated the title of the property described above & for that purpose I have caused to inspect the Revenue Records & searches from the available records from the year 1992 to 2022.

1. That the Lay - out of Gat No. 58/3, the same is approved by Assistant Director Town Planning Department, Scheme Vide No. DV/NSK/1649 dated 19/07/1978. Thereby the said land has been divided into various Plots and subject matter of present title i.e. Plot No. 23 came into existence.
2. The use of said land has been converted into Non - Agricultural Purpose as per the order passed by collector Nashik vide No. LNA/SR/207/1978 dated 10/10/1978.
3. Originally Plot No. 23 out of Gat No. 58/3 owned and possessed by Mr. Vasudeo Dattatray Dhamane before the year 1979.
4. Mr. Murlidhar Govind Metkar purchased Plot No. 23 from the owner Mr. Vasudeo D. Dhamane by way of Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Nashik, Reg. No. 4048 dated 15/06/1988. Thereby the purchaser acquired ownership rights of said property and accordingly his name has been mutated to the property extract vide Mutation Entry No. 6401 dated 12/12/1997.
5. Mr. Yogesh Namdeo Nemade purchased Plot No. 23 from the owner Mr. Murlidhar Govind Metkar by way of Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Nashik, Reg. No. 926 dated 31/01/2007. Thereby the purchaser acquired ownership rights of said property and accordingly his name has been mutated to the property extract vide Mutation Entry No. 9928 dated 03/02/2007.
6. Mr. Pradeep Ambadas Girase purchased Plot No. 23 from the owner Mr. Yogesh Namdeo Nemade by way of Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Nashik, Reg. No. 9063 dated 17/09/2008. Thereby the purchaser acquired ownership rights of said property and accordingly his name has been mutated to the property extract vide Mutation Entry No. 11317 dated 18/09/2008.
7. Mutation Entry No. 17042 is in respect of computerization of revenue record.
8. **SAGAR B PAWAR BUILDERS AND DEVELOPERS THROUGH MR. SAGAR BHAGWAT PAWAR** purchased Plot No. 23 from the owner Mr. Pradeep Ambadas Girase by way of Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Nashik, Reg. No. 1080 dated 30/01/2023. Thereby the purchaser



- acquired ownership rights of said property and accordingly his/its name has been mutated to the property extract vide Mutation Entry No. 23755 dated 02/02/2023.
9. The area adm. 17.20 Sq. Mtrs., out of Plot No. 23 has been acquired by NMC for road widening as per the letter issued by NMC vide No. 515 dated 27/07/2018 and order vide No. Javak No./Na.Ni.Vi/Washi/3124/2023 dated 21/02/2023. Thereby the name of NMC has been mutated to the property extract vide Mutation Entry No. 23858 dated 24/02/2023.
10. **SAGAR B PAWAR BUILDERS AND DEVELOPERS THROUGH MR. SAGAR BHAGWAT PAWAR** purchased TDR area adm. 10.41 Sq. Mtrs., out of S. No. 680/7 from the owner Mr. Sunil Mohanlal Chopda by way of TDR Sale Deed. The said TDR Sale Deed is registered in the office of Sub - Registrar Nashik, Reg. No. 4095 dated 28/03/2023.
11. Further the owner /developer prepared a building plan for construction of Building over the Plot No. 23, the same has been approved by Nashik Municipal Corporation Nashik vide Letter No. NMCB/B/2023/APL/06803 dated 28/03/2023.
12. The owner /developer obtained Certificate of RERA Registration in respect of the project "**ASHOK VRINDAVAN**" constructed over the **Plot No. 23**, which is numbered as P51600051524 on 23/06/2023.
13. I hereby certify that I have searched and verified the information furnished in this report and the title of the said property i.e. "**ASHOK VRINDAVAN**" constructed over the **Plot No. 23, area adm. 378.7 Sq. Mtrs.**, (out of the same area adm. 17.20 Sq. Mtrs., acquired by NMC for road widening) i.e. **remaining area adm. 361.50 Sq. Mtrs.**, out of **Gat No. 58/3 (As per Computerized 7/12 Extract Gat No. 58/3/Plot/23)** situated at **village - Gangapur, Tal. Nashik, Dist. Nashik, is free, clear and marketable, and free from all encumbrances.**
14. I have taken search of Index II Register of last 30 years the registers from **1992 to 2023** in the office of Sub-Registrar, and also on internet. The records of Sub-Registrar, Nasik 6 & 7 are not available nor the online record available. No adverse entry has been found during the search. Receipt issued by the Sub-Registrar, Nasik is attached herewith.
15. After Equitable Mortgage by Deposit of Title Deeds is created, the Mortgagor has to file a Notice of intimation of such mortgage within 30 days from the date of mortgage with the office of Sub-Registrar under whose jurisdiction the mortgaged property is situated. This should be complied with scrupulously as non-compliance of the provision would create complications in creation of mortgage.
16. The subject matter of the present title i.e. "**ASHOK VRINDAVAN**" constructed over the "**ASHOK VRINDAVAN**" constructed over the **Plot No. 23, area adm. 378.7 Sq. Mtrs.**, (out of the same area adm. 17.20 Sq. Mtrs., acquired by NMC for road widening) i.e. **remaining area adm. 361.50 Sq. Mtrs.**, out of **Gat No. 58/3 (As per Computerized 7/12 Extract Gat No. 58/3/Plot/23)** situated at **village -**



	<p><b>Gangapur, Tal. Nashik, Dist. Nashik.</b> The Undertaking from owners is to be obtained in respect of above project that, they have not created any type of rights / interest/ charge of any person / individual/ or institution over the said property and also not alienate/transfer or agreed to transfer the subject matter property in favor of any person / institution. The developers further undertake that, the title of the said property is clear and marketable and the property is unencumbered.</p>		
<p><b>05.</b></p>	<p><b>Title deeds/document details under which ownership is acquired</b></p> <ul style="list-style-type: none"> <li>• Sale Deed dated 15/06/1988 (NSK, Reg. No. 4047).</li> <li>• Sale Deed dated 31/01/2007 (NSK-1, Reg. No. 926).</li> <li>• Sale Deed dated 17/09/2008 (NSK-1, Reg. No. 9063).</li> <li>• Sale Deed dated 30/01/2023 (NSK-1, Reg. No. 1080).</li> <li>• TDR Sale Deed dated 28/03/2023 (NSK-5, Reg. No. 4095).</li> </ul>		
<p><b>06.</b></p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>List of encumbrances</b></p> <p>1) Nature of Encumbrance :</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Charge under Contract</li> <li><input type="checkbox"/> Mortgage</li> <li><input type="checkbox"/> Negative Lien</li> <li><input type="checkbox"/> Lease/Tenancy</li> <li><input type="checkbox"/> Right of Maintenance/reversion</li> <li><input type="checkbox"/> Charge by operation of Law</li> <li><input type="checkbox"/> Preemption rights</li> <li><input type="checkbox"/> Right to specific performance under an agreement to sell</li> <li><input type="checkbox"/> Liens/First Charge under laws</li> <li><input type="checkbox"/> Right of reversion to Government</li> <li><input type="checkbox"/> Lis Pendens</li> </ul> <p>2) Name of the person in whose favor encumbrance is subsisting</p> <p>3) Date on which encumbrance has come into existence.</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>No Encumbrances.</b></p> </td> </tr> </table>	<p><b>List of encumbrances</b></p> <p>1) Nature of Encumbrance :</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Charge under Contract</li> <li><input type="checkbox"/> Mortgage</li> <li><input type="checkbox"/> Negative Lien</li> <li><input type="checkbox"/> Lease/Tenancy</li> <li><input type="checkbox"/> Right of Maintenance/reversion</li> <li><input type="checkbox"/> Charge by operation of Law</li> <li><input type="checkbox"/> Preemption rights</li> <li><input type="checkbox"/> Right to specific performance under an agreement to sell</li> <li><input type="checkbox"/> Liens/First Charge under laws</li> <li><input type="checkbox"/> Right of reversion to Government</li> <li><input type="checkbox"/> Lis Pendens</li> </ul> <p>2) Name of the person in whose favor encumbrance is subsisting</p> <p>3) Date on which encumbrance has come into existence.</p>	<p><b>No Encumbrances.</b></p>
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<p><b>08.</b></p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Regulatory Issues:</b></p> <p>Clearly provide the following details :</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Whether the property is affected by Land Ceiling Law</li> <li><input type="checkbox"/> Whether the property is affected by Land fragmentation Law</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>No.</p> <p>No.</p> </td> </tr> </table>	<p><b>Regulatory Issues:</b></p> <p>Clearly provide the following details :</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Whether the property is affected by Land Ceiling Law</li> <li><input type="checkbox"/> Whether the property is affected by Land fragmentation Law</li> </ul>	<p>No.</p> <p>No.</p>
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<p><input type="checkbox"/> Whether the property is affected by forest law</p> <p><input type="checkbox"/> Whether the property is affected by Planning Law</p> <p><input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law</p> <p><input type="checkbox"/> Whether the property is affected by rent restriction/control Law</p> <p><input type="checkbox"/> Whether the property is affected by Environment Law</p> <p><input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law</p> <p><input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to Industrial Parks</p> <p><b><u>Advocate has to give a report clearly that property is not subject any regulatory issues, if nothing above is applicable</u></b></p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>
<p><b>09. Views on regulatory hurdles</b></p> <p>If the property is affected by regulatory issues, the Advocate has to give a clear view, as to :</p> <p><input type="checkbox"/> How far such an encumbrance would affect the value of the property.</p> <p><input type="checkbox"/> Any permission/approvals are required for the Bank to create security</p> <p><input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance</p> <p><input type="checkbox"/> Manner and cost of removal of encumbrance</p>	<p>No.</p>
<p><b>10. List of documents/deeds provided to the Advocate and perused by him</b></p>	<ul style="list-style-type: none"> <li>• Copy of 30 years Revenue Record i.e. 7/12 extracts and 6D Mutation Entries.</li> <li>• Copy of N.A. Order dated 19/07/1978.</li> <li>• Copy of Sale Deed dated 15/06/1988 (NSK, Reg. No. 4047).</li> <li>• Original Sale Deed dated 31/01/2007 (NSK-1, Reg. No. 926).</li> <li>• Certified Copy of Sale Deed dated 17/09/2008 (NSK-1, Reg. No. 9063).</li> <li>• Original Sale Deed dated 30/01/2023 (NSK-1, Reg. No. 1080).</li> </ul>



		<ul style="list-style-type: none"><li>• Original TDR Sale Deed dated 28/03/2023 (NSK-5, Reg. No. 4095).</li><li>• Copy of Approved Building Plan.</li><li>• Copy of Commencement Certificate dated 28/03/2023.</li><li>• Copy of RERA Registration Certificate dated 23/06/2023.</li></ul>
11.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined	NA
12.	List of further documents called for, examined and perused	NA
13.	Whether the documents examined are duly stamped as per the Stamp Act	Yes.
14.	Whether the Registration endorsements are in order	Yes.
15.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transaction under the documents sham and fictitious'.
16.	Certificate of title	"This is to certify that the title to the property of the borrower is clear and marketable and without any further act on the part of borrower" OR "This is to certify that the title to the property of the borrower is clear and marketable, and if the following acts/deeds are done or caused to be done : N.A.
17.	List of documents to be deposited for creating the mortgage by deposit of title deeds	<ul style="list-style-type: none"><li>• Copy of 30 years Revenue Record i.e. 7/12 extracts and 6D Mutation Entries.</li><li>• Copy of N.A. Order dated 19/07/1978.</li><li>• Copy of Sale Deed dated 15/06/1988 (NSK, Reg. No. 4047).</li><li>• Copy of Sale Deed dated 31/01/2007 (NSK-1, Reg. No. 926).</li><li>• Copy of Sale Deed dated 17/09/2008 (NSK-1, Reg. No. 9063).</li></ul>



**Mukund R. Odhekar**  
Advocate

Continuation Sheet No. 8

	<ul style="list-style-type: none"><li>• Copy of Sale Deed dated 30/01/2023 (NSK-1, Reg. No. 1080).</li><li>• Copy of TDR Sale Deed dated 28/03/2023 (NSK-5, Reg. No. 4095).</li><li>• Copy of Approved Building Plan.</li><li>• Copy of Commencement Certificate dated 28/03/2023.</li><li>• Copy of RERA Registration Certificate dated 23/06/2023.</li><li>• Original Undertaking from owner/developer in respect of Non - Encumbrances.</li></ul> <p><b>In case of Mortgage of Individual Flats/ Units.</b></p> <ul style="list-style-type: none"><li>• Fresh 7/ 12 Extract.</li><li>• Original Agreement /Deed of Apartment along with the receipt of registration.</li><li>• NOC from owners/developer for mortgage.</li><li>• Original Payment Receipts.</li></ul>
18. Any other suggestion or Advise to protect the security interest of the Bank.	Nil - as the file is for Project Approval Report
19. Whether the provision of Securitization Act is applicable	The Provision of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 are applicable on the said property.

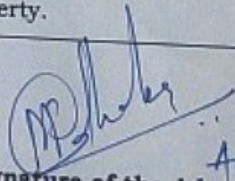
Place: Nashik.

Date: 12/07/2023.



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Signature of the Advocate

**Adv. Mukund R. Odhekar**

B.Com. LL.B.  
Off.: 19, Shivram Sankul, Kanhere Wadi  
Near C.B.S, Nasik - 422 002.  
Mobile : 93256 68069





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600051524**

Project: **ASHOK VRINDAVAN** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 23, Survey No. 58/3, Gangapur Shiwar at Nashik, Nashik, Nashik, 422007;**

1. Mr./Ms. **Sagar Bhagwat Pawar** son/daughter of Mr./Ms. **Bhagwat Kashinath Pawar** Tehsil: **Nashik, District: Nashik, Pin: 422012**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - ◊ The Registration shall be valid for a period commencing from **23/06/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 23/06/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 23-06-2023 10:53:20

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



Nashik Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 178627  
Proposal Code : NMCB-23-26384

Permit No. : NMCB/B/2023/APL/06803  
Date : 28/03/2023

Building Name : ASHOK  
VRINDAVAN(Residential) Floors : GROUND FLOOR, TYPICAL 1ST TO 7TH FLOOR

To,

- i) SAGAR B PAWAR BUILDERS AND DEVELOPERS THROUGH MR SAGAR B PAWAR,  
P. NO. 23, S. NO. 58/3, GANGAPUR SHIWAR, NASHIK.  
ii) Asad Khan (Architect)

Sir/Madam,

With reference to your application No NMCB202301446, dated 26-03-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Land Revenue Code, 1966, to carry out development work / Building on Plot No 23, Revenue S.No. / Khasra no. / Gut no 58/3, City Survey No., Mouje Gangapur situated at Road / Street 9.00, Society NA. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. LIR Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. This permission is given on the strength of DRC No:79 Dt:31/07/2001 and  $125 \times 250 / 3000 = 10.41$  Sq.mt. TDR area utilized from the same. Total TDR Loaded  $125 \times 250 / 3000 = 10.41$  Sq.mt. which is utilised from DRC No:79 Dt:31/07/2001 vide formula  $125 \times 250 / 3000 = 10.41$  Sq.mt. TDR area utilized from the same.
16. VACANT PLOT TAX TO BE PAID BEFORE OCCUPANCY. PROVIDE AFFIDAVIT REGARDING DISPOSAL OF CONSTRUCTION WASTE. CORRECTED 7/12 EXTRACT AFTER DEDUCTON FOR ROAD WIDENING FROM PLOT BEFORE OCCUPANCY

Signature valid

Digitally signed by SANJAY LALCHAND  
AGRAWAL  
Date: 2023.03.28 02:43 PDT  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation