

340/6509  
Thursday, July 07, 2022  
12:03 PM

Tb

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8224 दिनांक: 07/07/2022

गावाचे नाव: मखमलाबाद - 2  
दस्तावेजाचा अनुक्रमांक: मसन3-6509-2022  
दस्तावेजाचा प्रकार : खरेदीखत  
मादर करणाऱ्याचे नाव: मयूर देवीदास सूर्यवंशी

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 440.00  
पृष्ठांची संख्या: 22

एकूण: रु. 30440.00

आपणाम मुळ दस्त , थंबनेन प्रिंट, सूची-२ अंदाजे  
12:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 3  
सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

बाजार मूल्य: रु. 2781000 /-  
मोबदला रु. 3000000 /-  
भरनेचे मुद्रांक शुल्क : रु. 180000 /-

- 1) देयकाचा प्रकार: DHC रकम: रु. 440 /-  
टीडी/घनादेश/प ऑर्डर क्रमांक: 0607202205798 दिनांक: 07/07/2022  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000 /-  
टीडी/घनादेश/प ऑर्डर क्रमांक: MH004602725202223E दिनांक: 07/07/2022  
बँकेचे नाव व पत्ता:

DJK

मुळ दस्त परत केला  
व सही घेतली.



<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN 0607202205798	Date 06/07/2022
Received from Self, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name BARB	Date 06/07/2022
Bank CIN 10004152022070605425	REF No. 1310291358
This is computer generated receipt, hence no signature is required.	

नसिन-३
क्र. ५५०८ (२०२२)
२-२९



सर्व्हे नंबर	=	४२१/२/अ
विभाग क्रमांक	=	१४.६
बांधकामाचे दर प्रति चौ. मी.	=	२४,२००/-
प्लॉटचे दर प्रति चौ. मी.	=	८,७००/-
रो हाउसचे कार्पेट क्षेत्र	=	७०.२२ चौ. मी.
तळ जागेचे (प्लॉटचे) क्षेत्र	=	८५.२० चौ. मी.
सरकारी मुल्यांकन रकम रूपये	=	२७,८१,०००/-
व्यवहार मुल्य रकम रूपये	=	३०,००,०००/-
स्टॅम्प ड्युटी रूपये	=	१,८०,०००/-
नोंदणी फी	=	३०,०००/-

**!! श्री !!**

**खरेदीखत**

सदर रो हाउसचे खरेदीखत आज दिनांक ०७ माहे जुलै इसवी सन २०२२ रोज गुरूवार ते दिवशी नाशिक मुक्कामी..



नसन-३



(०३)

दस्तावेज (2022)  
3-29

- १) श्री. मयूर देवीदास सूर्यवंशी, }  
(PAN No - ONFPS 7930 K) }  
उमर वय : २२ वर्षे, व्यवसाय : नोकरी, }  
२) निर्मला देवीदास सूर्यवंशी, } लिहुन घेणार  
(PAN No - HKZPS 0925 L) }  
उमर वय : ४२ वर्षे, व्यवसाय : गृहिणी, }  
दोधेही रा. महाले निवास, मानकर गल्ली, राम मंदिर }  
समोर, मखमलाबाद, नाशिक - ४२२००३. }  
यांसी.. }  
श्री. पंकजभाई बाबुभाई बडूस, }  
(PAN No. - ALJPP 3870 D) }  
वय : ४० वर्षे, व्यवसाय : व्यापार, } लिहुन देणार  
रा. ०८, वेदांत हाईट्स, काकासाहेब देवधर शाळेसमोर, }  
विनायक नगर, दिंडोरी रोड, म्हसखळ, नाशिक. }

कारणे रो हाउस खरेदीखत लिहुन देतो ऐसा जे की,

प्रस्तुतचे दस्तऐवजात लिहुन घेणार यांचा उल्लेख तुम्ही, तुम्हाला, तुमचे व लिहुन देणार यांचा उल्लेख आम्ही, आम्हाला, आमचे असा केलेला आहे. या दोन्ही संज्ञामध्ये त्या प्रत्येकांचे वालीवारस, असाईनीज, एक्जिक्युटर्स, अॅडमिनिस्ट्रेटर्स, लिगल रिप्रेजेंटेटिव्ह या सर्वांचा समावेश आहे.

०१) अ. प्लॉट मिळकतीचे वर्णन :

तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी, कसबे शहर नाशिक येथील नाशिक महानगर पालिका हद्दीतील मौजे मखमलाबाद-२ गांवचे शिवारातील सर्व्हे नंबर ४२१/२/अ च्या मंजुर ले-आउट मधील बिनशेती प्लॉट नं. १० यांसी एकुण क्षेत्र १६६.५० चौ. मी. त्यामधुन रस्ता रूंदिकरणाचे क्षेत्र वजा करून येणारे उर्वरित क्षेत्र १५९.७५ चौ. मी. यांसी चतुःसीमा पुढील प्रमाणे :-

पुर्वेस : कॉलनी रोड  
पश्चिमेस : प्लॉट नंबर ०५  
दक्षिणेस : प्लॉट नंबर ०९





# BUILDING OCCUPANCY CERTIFICATE

## Full Regular



- Ref:-1) Government of Maharashtra Director No.TPBI-4317/109/CR-11/2017/UD-11, Dated:-22/08/2017  
2) Hon.Comm. Order vide letter No.158/ Dt:-23/05/2019.  
3) Your application for Occupancy Certificate Inward No.-C1/OC/800 Dt:03/12/2021.  
4) Er. Manish Navaparia self Declaration affidavit Dtd.15/01/2021.

Res. Sir,

A	Name for the Owner/Developer	Shri. Pankajbhai Babubhai Badus		
B	Location of the proposed site- Makhmalabad shiwar Nashik			
	1-PLOT NO.	10	2) Survey No.	421/2/A
	3-Village	Makhmalabad	4) Town/City	Nashik
Arch/	Er. Manish Navaparia		Str.Eng.	Er. Manish Navaparia

C	Details of Building			
	1- Building Permission No.	C2/783/2021	2-Building permission Date	20/01/2021

The. Er. Manish Navaparia have given the building completion along self declaration certificate that the building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects that to the requirement of the building regulations.

This is to certify that the building has been inspected by Er. Manish Navaparia and is completed according to approved drawing and is fit for occupancy.

D	Building Data			
1	Name of Floor			
	a) As per Sanction Plan	0	Ground +First Floor	
	b) As per completed building	0	Ground +First Floor	
2	Use of Building			Ground +First Floor
	a) As Per Sanctioned Plan			Residential
	b) As Per Completed Building			Residential
3	Floor Area ( m2)			Residential
	a) As Per Sanctioned Plan			156.65 Sq.mt
	b) As Per Completed Building			156.65 Sq.mt.
4	Carpet Area ( m2)			140.44 Sqm
	a) As Per Sanctioned Plan			140.44 Sqm
	b) As Per Completed Building			140.44 Sqm
5	Setbacks (m)	Approved (a) As Per Sanctioned Plan		Actual (b) As Per Completed Building
		Front	3.50	3.50
		Rear	1.50	1.50
		Side	1.50,0.90	1.50,0.90
Open Plots Index No.				31903908

### Details of Fees

Details	Amount	Receipt No.	Book No.	Date
Security Fee	800/-	59	1549	07/12/2021
Renewal Charges	2700/-	59	1549	07/12/2021

Approved

As per the accoupaning Occupancy Certificate.No.  
e110ci957/2021 Date:- 10/12/2021



MANISH NAVAPARIA  
Consulting Engineer & Building Planner

SECTIONAL ENGINEER  
TOWN PLANING DEPARTMENT  
NASHIK MUNICIPAL CORPORETION, NAS





## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ C21783/2021

DATE :- 20/01/2021

### SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Shri. Pankajbhai Babubhai Badus.**

**C/o. Er.Manish R. Navaparia & Stru.Engg. Manish R. Navaparia of Nashik**

**Sub :-** Sanction of Building Permit & Commencement Certificate in Plot No.- 10 of S.No. 421/2/A of Makhmalabad Shiwar.

**Ref :-** Your Application & Building Permission/ Revised Building permission/ Extension of Structure Plan dated: 13/01/2021 Inward No. C2/BP/1042

Sanction of building permit & commencement certificate is hereby as per (Moderate Risk) order No. 158 Dt:23/05/2019 granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Maharashtra Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in — subject to the following conditions.

### CONDITIONS (1 to 40)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
3. The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act.1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.



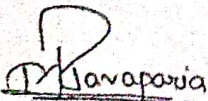
- TOWN PLANNING DEPT.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.  
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity. In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.  
The size of soak pit should be properly worked out on the basis of tenements% a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
  12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
  13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
  14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
  15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.
  16. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
  17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
  18. Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
  19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
  20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.
  21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/Government GRs.
  22. As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/PRA.KRA.217/2017/ud-9 Dated-7/8/2015 for all building following condition shall apply.
    - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
      - a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
      - b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
      - c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
      - d] F.S.I. permitted.
      - e] Number of Residential/Commercial flats with their areas.
      - f] Address where copies of detailed approved plans shall be available for inspection.
    - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22(A) action shall be taken by NMC.
  23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
  24. This permission is given on the basis of Title search report submitted by owner /developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
  25. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./tp/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 500 sq.m.

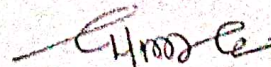


TOWN PLANNING DEPT.

C.C. for Plot. 10 of S.No. 421/2/A of Makhmalabad Shiwar.

26. The Building Permission is granted on the strength of "Labour code on occupational safety, health and working conditions, 2018" Therefore all the conditions mentioned therein are applicable to this commencement and shall be followed strictly. Nashik Municipal Corporation shall not be responsible for breach of any conditions mentioned therein.
27. NMC shall not supply water for construction purpose.
28. N.A. order No.54/1992 dt:17/03/1992 submitted with the application.
29. A) Rs.23900/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.39/8938 Dt:18/01/2021
30. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.1000/- Deposited vide R.No./B.No.35/3060 Dt:18/01/2021
31. Drainage connection charges Rs.5000/- is paid vide R.No./B.No. 39/8938 Dt:18/01/2021
32. Welfare cess charges Rs.36800/- is paid vide R.No./B.No. 39/8938 Dt:18/01/2021
33. This Risk Based (Moderate Risk) Building permission is granted on the basis of Self Declaration given by architect dated 15/01/2021 as per order No. 158 Dt:23/05/2019.
34. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
35. NMC Tax for Vacant plot shall be paid before Completion.
36. Plinth Completion Certificate Is Compulsory before Commencing Work above plinth.
37. All safety measures and precaution shall be taken on site during construction with necessary signage/display board on site.
38. It is necessary to cover the Construction site with green net/shed net & Garbage shoot to avoid air pollution & Geo tag photo should be produce before Occupancy Certificate.
39. It is necessary to provide set of dry and wet dust bins for segregation of waste.
40. This permission is given on the strength of conditions mentioned in the notification issued by the ministry of environment, forest & climate changes, New Delhi vide No G.S.R. 317 (E) Dt: 29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposite Rs. 3650/- is paid vide R.No./B.No. 39/8938 Dt:18/01/2021

  
MANISH NAVAPARIA  
Consulting Engineer & Drafting

  
Sectional Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik.

No. LND / BP / C 21783/2021  
Nashik, Dt: 20 / 01 / 2021