

34	1	1201	235.2	3544.37	Unsold				
35	1	1202	179.45	2704.24	Sold	Sonali Shah	01-09-2020	01-09-2020	1,23,53,600.00
36	1	1203	179.45	2704.24	Sold	Sonali Shah	01-09-2020	01-09-2020	1,23,53,600.00
37	1	1301	235.82	3553.71	Unsold				
38	1	1302	173.2	2610.05	Unsold				
39	1	1303	173.2	2610.05	Unsold				
40	1	1401	235.2	3544.37	Unsold				
41	1	1402	179.45	2704.24	Unsold				
42	1	1403	179.45	2704.24	Sold	Sonali Kothari	05-01-2021	30-03-2021	1,27,39,500.00
43	1	1501	235.82	3553.71	Unsold				
44	1	1502	173.2	2610.05	Unsold				
45	1	1503	173.2	2610.05	Unsold				
46	1	1601	235.2	3544.37	Sold	Dr. Shripal Shah	09-02-2021	09-02-2021	1,35,00,000.00
47	1	1602	179.45	2704.24	Unsold				
48	1	1603	179.45	2704.24	Unsold				
49	1	1701	235.82	3553.71	Sold	Purva Sidhart Surana	07-12-2021	07-12-2021	1,37,00,000.00
50	1	1702	173.2	2610.05	Unsold				
51	1	1703	173.2	2610.05	Unsold				
52	1	1801	235.2	3544.37	Unsold				
53	1	1802	179.45	2704.24	Sold	Neeta Parash Shah	17-05-2022	20-05-2022	2,53,31,000.00
54	1	1803	179.45	2704.24	Sold	Neeta Parash Shah	17-05-2022	20-05-2022	
		penthouse	739.66	11146.38	Unsold				
		penthouse	422.93	6373.3	Unsold				

E		RATE		
1	After analyzing the comparable sale instance, what is the composite rate for similar Row House with same specification in the adjoining locality?	For Flat Built up area rate Rs. 5000/-to Rs. 5200/-per sq. ft		
2	Assuming it is new construction, what is the adopted basic composite rate of the flat under valuation after comparing with specification & other factors with the flat under comparison (given details)	For Flat Built up area rate Rs. 5000/-to Rs. 5200/-per sq. ft		
3	Break -up for the rate			
	i) Building + Services	Rs. 2000.00		
	ii) Land + Other	Rs. 3000.00		
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) Govt. Guideline Rs. 39,000.00 Per Sqmt., Rs. 29,69,070.00 Say Rs. 29,69,000.00(In Words Rupees Twenty Nine Lakhs Sixty Nine Thousand only)			
COMPOSITE RATE ADOPTED AFTER DEPREICIATION				
a	Depreciated Building Rate for Flat	NA		
	Replacement cost of the flat with services (v(3)i)	NA		
	Age of the Building	05 Years		
	Life of the Building Estimated	55 Years		
	Depreciation % assuming the salvage value	-		
	Depreciation Rate of the Building	NA		
b	Total composite rate arrived for valuation	NA.		
	Depreciated Building Rate (a)	Rs. 2000.00		
	Rate for land & other E (3) ii	Rs. 3000.00		
	Total composite Rate	Rs. 5000.00 per sq. ft.		
G DETAILS OF THE VALUATION				
Sr.	Description	Qty	Rate (Rs/Unit)	Estimated value (Rs)
1	Plot Area			-
2	B/up Area of Flat	819.00 Sqft.	Rs. 5000.00/-per sqft.	Rs. 40,95,000.00
3	Kitchen arrangements			-
4	Wardrobes Showcase etc			-
5	Superfine Finish			-
6	Interior Decorations			-
7	Generator & Solar power fitting.			-
8	Alloted Parking	129.00 Sqft.	Rs. 2000.00/-per sqft.	Rs. 2,58,000.00
9	Extra Amenities	-		-
10	Total			Rs. 43,53,000.00
11	Rounded			Rs. 43,53,000.00
(In word Rs. Forty Three Lakhs Fifty Three Thousand only)				



Sr. No.	Building No.	Flat No.	Area as per Carpet	Built up Area in Sq ft	Sold/unsold	Name Of Customer	Date of Booking	Agreement Date	Sale
1	1	101	235.82	3553.71	Sold	Ashwini Zambad	21-12-2021	21-12-2021	1,65,00,000.00
2	1	102	173.2	2610.05	Unsold				
3	1	103	173.2	2610.05	Unsold				
4	1	201	235.2	3544.37	Sold	Sadhana Ajit Shah			
5	1	202	179.45	2704.24	Unsold				
6	1	203	179.45	2704.24	Unsold				
7	1	301	235.82	3553.71	Unsold				
8	1	302	173.2	2610.05	Unsold				
9	1	303	173.2	2610.05	Unsold				
10	1	401	253.2	3544.37	Unsold				
11	1	402	179.45	2704.24	Unsold				
12	1	403	179.45	2704.24	Unsold				
13	1	501	235.82	3553.71	Unsold				
14	1	502	173.2	2610.05	Unsold				
15	1	503	173.2	2610.05	Unsold				
16	1	601	235.2	3544.37	Unsold				
17	1	602	179.45	2704.24	Unsold				
18	1	603	179.45	2704.24	Unsold				
19	1	701	235.82	3553.71	Unsold				
20	1	702	173.2	2610.05	Unsold				
21	1	703	173.2	2610.05	Unsold				
22	1	801	235.2	3544.37	Unsold				
23	1	802	179.45	2704.24	Unsold				
24	1	803	179.45	2704.24	Unsold				
25	1	901	235.82	3553.71	Unsold				
26	1	902	173.2	2610.05	Unsold				
27	1	903	173.2	2610.05	Unsold				
28	1	1001	235.2	3544.37	Unsold	Siddhi Sanjay Soni			1,77,21,850.00
29	1	1002	179.45	2704.24	Unsold				
30	1	1003	179.45	2704.24	Sold	Snehal Kothari	05-01-2021	30-03-2021	1,27,39,500.00
31	1	1101	235.82	3553.71	Unsold				
32	1	1102	173.2	2610.05	Unsold				
33	1	1103	173.2	2610.05	Unsold				

3815

The Property is located in Nashik Shiwar, Near Janardhan Swami Math, Nashik- Aurangabad Road, Tal. Dist. Nashik - 422 003. Which is a well-developed residential area. Infrastructure facilities such as Road, Water & Electricity are available. Civic amenities are available at around 02 Km radius from the property. As a Result of my appraisal & analysis it is my considered opinion that

Fair Market Value of the above property in the prevailing condition with aforesaid specification	Rs. 43,53,000.00 (In word Rs. Forty Three Lakhs Fifty Three Thousand only)
Realizable Value 95%	Rs. 41,35,350.00 (In Words Rs. Forty One Lakhs Thirty Five Thousand Three Hundred Fifty only)
Distressed Value 85%	Rs. 37,00,050.00 (In Words Rs. Thirty Seven Lakhs Fifty only)
Govt. Guideline Value	Rs. 29,69,000.00 (In Words Rupees Twenty Nine Lakhs Sixty Nine Thousand only)
Insurance Value (Approx.)	Rs. 11,46,600.00/- (Rs. 1400.00/-sqft for B/up) (In Words Eleven Lakhs Forty Six Thousand Six Hundred Only)
Remark	Area Considered As Per Notary Agreement

NOTE - 1. READY RECKONER RATES OF GOVT. ARE BASED ON GENERAL & OVERALL SURVEY MADE BY THE AUTHORITY FOR THE PURPOSE OF CHARGING STAMP DUTY & EARNING REVENUE. THESE RATES DO NOT REFLECT PREVAILING MARKET RATES, WHICH VALUER HAVE TO ASCERTAIN BASED ON VARIOUS VALUATION NORMS, MARKET SURVEY & ATTRIBUTES OF THE PROPERTY. HENCE THESE TWO ARE AT VARIANTS.

2. MANY TIMES PROPERTY DEALS OCCUR DUE TO NEED &/OR CONVENIENCE OF THE PURCHASER. E.G. WORK PLACE OF PURCHASER IS NEARER TO THE PROPERTY WHICH RESULTS IN TO CONVIENIANCE IN ACCESS THE WORK PLACE, ALSO DUE TO FAMILY NEED &/OR EXPANDED COMML. ACTIVITIES, PURCHASER WISHES TO PURCHASE THE PROPERTY (EITHER RESI. OR COMML.)ADJOINING TO HIS EXISTING PROPERTY. IN SUCH CASES SELLER ALWAYS DEMANDS MORE AMOUNT AS COMPARED TO MARKET RATE FROM PURCHASER, WHICH RESULTIN VAST DIFFERENCE IN BET. GOVT. VALUE & ACTUAL TRANSACTION VALUE.

Place: Nashik
Date: 30/06/2023



Nitin Date
B.E. (Civil), FIE, FIV
Govt. Approved Valuer
Regd. No. NSK/CCIT/Tech/34AB/62/12
CAT-1/2013-14



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ३ (९४४२२५)

तालुका :- नाशिक

जिल्हा :- नाशिक

भुमापन क्रमांक व उपविभाग ६४६/७ब/१/२/अ२
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	३३१	नाशिक महानगरपालिका नाशिक	०.४०.३२			(३०२३१६)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	५०००६२	भाविक अॅण्ड सराफ व्हॅचर्स भागीदारी फर्म	३८.०५.७४	०.४०		(३०२३१६)	इतर अधिकार
बिन शेती	३८.४६.०६						इतर
बिन शेती	४०.००						रस्त्याकडे क्षेत्र:-४०.३२ चौ.मी. (३०२३१६)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३०२३१६ व दिनांक : २८/०५/२०२०
जुने फेरफार क्र. : (१६४०९) (१६७०३) (७१९८१) (७६६५४) (७७३०१) (८८९१८) (८८९१९) (८८९२०) (९१८२४) (३०००८२) (३००२३२) (३००६१९)							सीमा आणि भुमापन चिन्हे



Dated Copy



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. २३/१२/२०२०:१०:३८:०७ PM रोजी) व गा.न.नं.१२ (दि. २९/११/२०१९:११:४४:१९ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिवक्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यावत नाही. यावर फेरफार नोंद क्र. ३०००८२, ३००२३२, ३००६१९, ३०२३१६, मंजूर आहे. तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अद्यावत असू शकेल तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही.

यांची कृपया नोंद घ्यावी.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नाशिक शहर - ३ (१४४२२५)

तालुका :- नाशिक

जिल्हा :- नाशिक

भुमापन क्रमांक व उपविभाग

६४६/७ब/१/२/अ२

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.पी.मी	आर.पी.मी		आर.पी.मी	आर.पी.मी		आर.पी.मी		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



Dated Copy



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. २३/१२/२०२०:१०:३८:०७ PM रोजी) व गा.न.नं.१२ (दि. २९/११/२०१९:११:४४:१९ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिवक्याची आवश्यकता नाही.

सूचना: तांत्रिक अडथळी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र.

३०००८२,३००२३२,३००६१९,३०२३१६ मंजूर आहे.तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अद्ययावत असू शकेल तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ याद्वारे तयार केलेले डि. नं.०१/२०२२ - १०-१०-३१६ AM मधील गाव नमुना बाराची माहिती <https://digitalsignatures.mahabhumi.gov.in/dsk/> या संकेत याद्वारे जायतेच १०११०००११३००७१ या क्रमांक

पृष्ठ क्र. २/२





NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A1/BP/308/2022

DATE :- 04/02/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To, **Bhavik & Saraf Ventures Partnership Firm Through Partner
Shri. Pinkesh Bhupendra Shah & Other One.**

C/o. Ar. Sumit Kumath & Stru.Engg. Anand Kulkarni Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. ---- of
S. No. 646/7B-1-2/A-2, C.T. S. No. 6821 To 6824, F. P. No. 250, TPS-II of Nashik
Shiwar, Nashik.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan In Dated:- **03/05/2021** Inward **No.A1/RBP/26.**
2) Previous Approved building permission **No. LND/BP/A1/BP/84 Dt:26/11/2020.**

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/ard building permission under section 253 of The Maharashtra Municipal Corporation Act (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 65)

- 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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission 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 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.].
- 7) 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 balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) 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.
- 9) 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 with self cleaning velocity.In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.The size of soak pit should be properly worked out on-the basis of number 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.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens,the whole responsibility will be on the applicant /developers

- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 12) 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.
- 13) 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.
- 14) 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 The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per 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."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) wherever necessary 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.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) 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.
- 21) 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.
- 22) 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.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.2.2.8 the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) 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 be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

C. C. For Plot No. ---- of S. No. 646/7B-1-2/A-2, C.T. S. No. 6821 To 6824, F. P. No. 250, TPS-II of Nashik Shiwar, Nashik.

- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &, in addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of **N. A. order Residential No. 212/2008 Dt:14/09/2009** submitted with the application.

Charges Recovery

- 35) As per Hon. Commissioner's order No. जा.क्र.ननिवि/वशि/१७/२०२० दि.२४/०९/२०२० The applicant has requested to get benefit of installments for development charges.
- The Applicant has paid 1st installment of development charges 30% **Rs.1,89,594/-** vide/ **R.No./B.No. 08/750 Dt:24/11/2020** which is 30% of total development charges **Rs.6,31,534/-** Remaining Amount of **The applicant has paid 2nd installment of development Charges 40% Rs.2,52,346/- & (Interest Rs.23975/-)** is paid vide **R.No./B.No. 28/506 Dt:03/01/2022** at the time of Plinth Completion or after one year.
- IIIrd installments of **Rs.1,89,594/-** which is 30% of total development charges along with applicable interest rate of 8% at the time of Completion or within 3 year shall be paid along with the interest of @ 8% per annum as per section 124 (E) of MRTTP Act.
- If applicant fails to pay IIIrd installment within specified time, then the recovery of the installment will be made at the rate of 18% per annum interest as per the section 124 E (3) of M.R.T.P. Act and C.C. issued will be treated as cancelled.
- 36) As per the order of Hon. Commissioner bearing **No. Nanivi/vashi/20/2021 Dated:12/07/2021**, applicant has requested to get benefit of installment for development Charges, Amount of Total Development Charges is **Rs.41,97,821/-** 1st installment of (1) 1st installment **Rs.10,49,455/-** paid Vide **R.No./B.No. 27/506 Date :03/01/2022** which is **25% of total** Development Charges.
- (2) 2nd installment **Rs.14,69,237/-** which is 35% of total & development charges applicable interest rate of 8.5% per annum should be paid within two years
- (3) 3rd installment of **Rs.16,79,129/-** which is 40% of total development charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.
- 37) As per Hon. Commissioner's order No. जा.क्र.ननिवि/वशि/१७/२०२० दि.२४/०९/२०२० The applicant has requested to get benefit of installments for Premium Paid F.S.I.
- The Applicant has paid 1st installment of Premium Paid F.S.I. 30% **Rs.25,88,500/-** vide/ **R.No./B.No. 28/8813 Dt:24/11/2020** which is 30% of total Premium Paid F.S.I. **Rs.86,28,112/-** Remaining Amount of **The applicant has paid 2nd installment of Premium Paid F.S.I. Charges 40% Rs.34,51,112/- & (Interest Rs.3,27,856/-)** vide/ **R.No./B.No. 13/507 Dt:31/12/2021** at the time of Plinth Completion or after one year.
- IIIrd installments of **Rs.25,88,500/-** which is 30% of total Premium Paid F.S.I. along with applicable interest rate of 8% at the time of Completion or within 3 year shall be paid along with the interest of @ 8% per annum as per section 124 (E) of MRTTP Act.
- If applicant fails to pay IIIrd installment within specified time, then the recovery of the the installment will be made at the rate of 18% per annum interest as per the section 124 E (3) of M.R.T.P. Act and C.C. issued will be treated as cancelled.
- 38) **Rs.3,77,565+78,04,500+2,35,000+3700+1,89,594+2,52,346(Interest Rs.23,975/-)** is paid for development charges w.r.to the proposed Construction Vide **R.No./B.No. 80/300, 73/682, 34/8561, & 08/750 & 28/506 Dt : 06/05/2008, 07/08/2020, 08/05/2020, 24/11/2020 & 03/01/2022.**

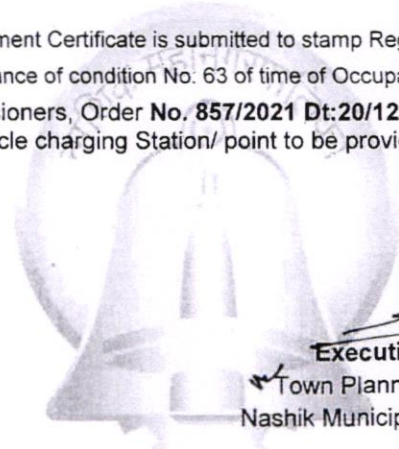
- 39) **Rs.3,74,700/-** is paid for development charges w.r.to the proposed land development.Vide **R.No./B.No. 80/300 Date : 06/05/2008.**
- 40) Drainage Connection Charges **Rs.3000+48,000+2000+3000/-** is paid vide **R.No./B.No. 11/9682, 39/8139, 38/8814 & 27/506 Date:06/05/2008, 25/02/2020, 24/11/2020 & 03/01/2022.**
- 41)Welfare Cess charges **Rs.9,73,100+8,67,500+1,58,206+2,59,681/-** is paid Vide **R.No./B.No. 39/8139, 34/8561, 38/8814 & 27/506 Dt:25/02/2020, 08/05/2020, 24/11/2020 & 03/01/2022.**
- 42) As per the order of Hon. Commissioner bearing **No. Nanivi/vashi/20/2021 Dated:12/07/2021**, applicant has requested to get benefit of installment for **Welfare Cess** Charges, Amount of Total **Welfare Cess** Charges is **Rs.10,38,725/-** Ist installment of
- (1) 1st installment **Rs.2,59,681/-** paid Vide **R.No./B.No. 27/506 Date :03/01/2022** which is **25% of total Welfare Cess** Charges.
 - (2) 2nd installment **Rs.2,59,681/-** which is 25% of total & **Welfare Cess** charges should be paid within One years.
 - (3) 3rd installment **Rs.2,59,681/-** which is 25% of total & **Welfare Cess** charges should be paid within two years.
 - (4) 4th installment of **Rs.2,59,681/-** which is 25% of total **Welfare Cess** charges should be paid at time of occupancy certificate or three year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.
- 43) **Rs.13,800+5920/-**.vide **R.No./B.No. 15/1222 & 76/729 Date : 06/05/2008 & 25/02/2020** against Treeplantation deposit.
- 44) Infrastructure Improvement Charges **Rs.28,21,800/-** is paid vide **R.No./B.No.39/8139 Date:25/02/2020.**
- 45) Charges for "Premium FSI" is paid **Rs.2,87,53,500+25,88,500+34,51,112/-**(**Rs.327856/-**Intrest) vide **R.No./B.No. 29/8138, 28/8813 & 13/507 Date :25/02/2020, 24/11/2020 & 31/12/2021.**
- 46) **As per Gov. directives 50% Charges for "Premium FSI & Ancillary Permium "** is paid **Rs.50,00,000/-** vide **R.No./B.No. 12/507 Date:31/12/2021 & Remaning amout shall be paid** within perod or prior to completion with **8.5% intrest per year UDCPR clause no. 2.2.14**
- 47) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by 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 deposit Rs.4,05,235/-** is paid vide **R.No./B.No. 27/506 Date: 03/01/2022.**

Additional Conditions

- 48) 1) Total TDR Loaded **1220.08 Sq.mt.** which is utilised from **DRC No: 808 Dt:13/02/2019** vide formula **1220.08X48900/11770 = 5069.00 Sq.mt.** TDR area utilized from the same.
 - 2) Total TDR Loaded **559.41 Sq.mt.** which is utilised from **DRC No: 809 Dt:13/02/2019** vide formula **559.41X48900/6200 = 4412.12 Sq.mt.** area utilized from the same.
 - 3) Total TDR Loaded **462.16 Sq.mt.** which is utilised from **DRC No: 810 Dt:13/02/2019** vide formula **462.16X48900/6200 = 3645.10 Sq.mt.** area utilized from the same.
 - 4) Total TDR Loaded **323.58 Sq.mt.** which is utilised from **DRC No: 811 Dt:13/02/2019** vide formula **323.58X48900/6200 = 2552.00 Sq.mt.** area utilized from the same.
- 49) Previously approved building permission vide **C.C. No. LND/BP/A1/BP/84 Dt:26/11/2020** is hereby as cancelled.
- 50) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter **No: NMC/FIRE/WS/II/Resi-21/2022 Dt:14/01/2022** & conditions their in strictly followed
- 51) NMC Tax for Vacant plot shall be paid before Completion.
- 52) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
- 53) Facilities for diferentially able persons shall be made as per provision UDCPR Clause no.13.1

C. C. For Plot No. ---- of S. No. 646/7B-1-2/A-2, C.T. S. No. 6821 To 6824, F. P. No. 250, TPS-II of Nashik Shiwar, Nashik.

- 54) Structural Stability Certificate showing safe against natural disaster, earthquake etc.
- 55) Provision of mechanical light & ventilation should be made wherever required.
- 56) Parking area should be paved & kept open for parking purpose only.
- 57) Provision of Solar assisted water heating system as per UDCPR Clause No.13.2
- 58) Provision for solid waste management system as per UDCPR Clause No. 13.5 before Occupancy Certificate.
- 59) Provision for Grey water recycling and reuse as per UDCPR Clause No.13.4
- 60) Ancillary Premium + Premium Paid F.S.I. interest rate 18% per annum paid **Rs.963520/-** is paid vide **R.No./B.No. 12/507 Date: 31/12/2021.**
- 61) Development interest rate 18% per annum paid **Rs.51,3915/-** is paid vide **R.No./B.No. 27/506 Date: 03/01/2022.**
- 62) This permission is given on the basis of Hon. Commissioners approval **Dt:07/06/2021.**
- 63) This permission is given as per the Government directives u/s – 154 of MRTP act vide GR. No. TPS- 1820/anau.27/P. No. 80/20/ud13 Date:14/01/2021.
 - a) Affidavit regarding above submitted by applicant vide **date:29/12/2021.**
 - b) The stamp duty concession shall be continued till entire sell of tenements.
 - c) The Applicant/ Developer shall publish the list of beneficiary consumers online on the requisite website.
 - d) The Applicant shall submit list of beneficiary consumers in detail along with beneficiary consumers certificate.
 - e) Copy of this commencement Certificate is submitted to stamp Registration office.
- 64) Affidavit regarding compliance of condition No. 63 of time of Occupancy.
- 65) As per the Hon. Commissioners, Order **No. 857/2021 Dt:20/12/2021** provision for electric vehicle charging Station/ point to be provided in parking area.



Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A1 / BP / 308 / 2022
Nashik, Dt.04/02/2022
Copy to : Divisional Officer