

1/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

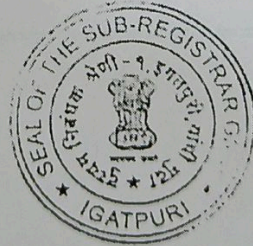
दस्ता क्रमांक : 3396/2023

नोंदणी

Regn 03m

गावाचे नाव : तळेगाव बुद्रुक

1) विनिंबाचा प्रकार	अंतीमेंट टू मेल
2) मोबदला	1750000
3) वाजान्भाव (भाडेपट्ट्याच्या बाबत नितपट्टाकार नाकारणी देतो की पट्टेदार ने तमुद करावे)	890200
4) भू-मापन, पोटहिंग्या व घरक्रमांक (अगल्याम)	1) पालिनेचे नाव: नाशिक इतर वर्णन : इतर माहिती: तळेगाव इगतपुरी मधील वाडीव इदीर्माव मीने तळेगाव, पट नं. 283, प्लॉट नं. 149 ते 155 एकूण क्षेत्र 2085 क्षेत्र मीटर विन्डिंग प्लॉट, दुय्यम मजला, प्ल नं. 202, एकूण क्षेत्र 305 क्षेत्र फूट वागणोट म्हणजेच 28.35 क्षेत्र मीटर याचा विक्री करण्यामा. ( ( GAT NUMBER : 283 , Plot Number 149-155 ; ) )
(5) क्षेत्रफळ	1) 0 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रभाव गिगानिटी अँड इन्फ्रस्ट्रक्चर प्राईवेट लिमिटेड वॉर्क भागीदार प्रभाव कानिवाल माटिया वॉर्क मजला धारक आनंद गणपतराव शिंदे वय:-49; पत्ता:-प्लॉट नं: 1501/1502, एस्मेंट प्लासा, माळा नं: 90 फीट गेट, पत्त नगर, इमारतीचे नाव: पाटकोपर पूर्व, ब्लॉक नं: मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड -400077 पत्त नं:- AAFCP8096F
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅरीलॉन आल्फ्रेड नुनीम वय:-44; पत्ता:-प्लॉट नं: पपडी रोवडी, माळा नं: अरी मारी मरिगजकट, इमारतीचे नाव: ब्राह्मण अनी, पपडी, ब्लॉक नं: बमई पश्चिम, रोड नं: पातपर, महाराष्ट्र, थाने. पिन कोड -401207 पत्त नं:- AGFPN8992D 2): नाव:-प्रीति मॅरीलॉन नुनीम वय:-40; पत्ता:-प्लॉट नं: पपडी रोवडी, माळा नं: अरी मारी मरिगजकट, इमारतीचे नाव: ब्राह्मण अनी, पपडी, ब्लॉक नं: बमई पश्चिम, रोड नं: पातपर, महाराष्ट्र, थाने. पिन कोड -401207 पत्त नं:- AAOPF0940L 3): नाव:-मॅरी आल्फ्रेड नुनीम वय:-78; पत्ता:-प्लॉट नं: पपडी रोवडी, माळा नं: अरी मारी मरिगजकट, इमारतीचे नाव: ब्राह्मण अनी, पपडी, ब्लॉक नं: बमई पश्चिम, रोड नं: पातपर, महाराष्ट्र, THANE. पिन कोड -401207 पत्त नं:- AHCPN8271B
(9) दम्नगवज करून दिल्याचा दिनांक	01/09/2023
(10) दम्न नोंदणी केल्याचा दिनांक	01/09/2023
(11) अनुक्रमक्र. क्र. व पृष्ठ	3396/2023
(12) वाजान्भावाप्रमाणे मुद्राक शुल्क	105000
(13) वाजान्भावाप्रमाणे नोंदणी शुल्क	17500
(14) धंरा	



नोंदणी नंतरची प्रथम प्रत

दुय्यम निबंधक श्रेणी-१  
इगतपुरी

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणाना नाशिक दम्नप्रकारानुसार आवश्यक नाही

मुद्राक शुल्क आकारनामा 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.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

Flat No. 202 carpet area admeasuring 305 square feet on the 2<sup>nd</sup> floor of the building known as "Aster" and the said flat bounded as under :-

- |                     |   |                    |
|---------------------|---|--------------------|
| On or towards East  | : | Flat No. 203       |
| On or towards West  | : | Swimming Pool      |
| On or towards South | : | Flat No. 201       |
| On or towards North | : | Kimberly Bungalows |

**THE SECOND SCHEDULE ABOVE REFERRED TO**



All those pieces and parcels of non-agril. plots of lands bearing plot nos. 149 to 155, totally admeasuring 2085 square meters or thereabouts of Gut No. 283, situate within the limits of Igatpuri Municipal Council and also within the limits of Taluka Igatpuri, Dist. Nashik described hereunder:

SIGNED SEALED AND DELIVERED

by the withinnamed "PROMOTER"

**M/s. PRABHAV REALTY & INFRASTRUCTURE PVT. LTD.**

through its partners Mr. Prashant Lathia

*P. Lathia*  
  


SIGNED AND DELIVERED

by the within named "FLAT PURCHASER/S"

**MR. MASSILON ALFRED NUNES**

(PAN NO. AGFPN8992D)



&

**MRS. PRITI MASSILON NUNES (PAN NO. AAOPF0940L)**

&

**MRS. MARY ALFRED NUNES (PAN NO. AHCPN8271B)**

*Massilon*  
  



*Priti Nunes*  
  


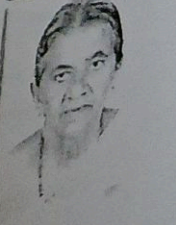
in the presence of;

1. Mahendra S. Chauhan
2. Krishna G. Adde

*Chauhan*

*Adde*

*Adde*  






## 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 :  
P51600033061

Project: **PARK BELLAGIO** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 146 TO 148 OF GAT NO 283, PLOT NO 149 TO 155 OF GAT NO 283, PLOT 156 TO 160 GAT NO 283 at Igatpuri (M Cl), Igatpuri, Nashik, 422403;**

1. **Prabhav Reality & Infrastructure Private Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400075.*

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 **03/02/2022** and ending with **30/10/2024** 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.

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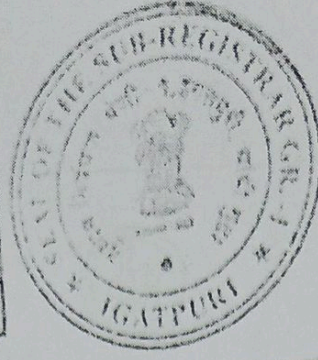
Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 03-02-2022 15:44:21

Dated: 03/02/2022

Place: Mumbai

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

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**IGATPURI MUNICIPAL COUNCIL, IGATPURI, DIST NASHIK**

www.igatpurinagarparishad.org / www.igatpurinagarparishad.org

मुहयधिकारी कार्यालय दुसऱ्यानी क्र. 244398 02553 . कार्यालय दुसऱ्यानी क्र. 244010 02553, फॅक्स क्र. 244199 02553

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

**APPENDIX "D-1"**

**SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

Out Ward No/Inp/Pwd/B.P/ /2022

Dated 27/12/2022

मती  
 मे.प्रभाव रियालिटी अँड इन्फ्रास्ट्रक्चर प्रा.लिमीटेड  
 तर्फे श्री.प्रशांत के.लाटीया  
 रा.तळेगाव,मानस हॉटेल समोर,  
 इगतपुरी

विषय:-इगतपुरी नगरपरीषद वाढीव हद्दीतील मौजे तळेगाव येथील गट नंबर:283 या मंजूर झालेला भुखंड क्र:149 ते 155 या मधील सुधारीत इमारत बांधकाम परवाना मंजुरीबाबत.  
 संदर्भ :-आपला दिनांक:07.12.2022 रोजीचा न.प.कडील आवक क्रमांक:3845

महोदय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरीषदा, नगरपंचायती आणि औद्योगिक नगरे 1964 च्या कायदा 129 अन्वये व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम 1966 चे कायदा 89/69 अन्वये बांधकामासाठी सुधारीत इमारत बांधकाम परवाना मिळण्यासाठी दिनांक:07.12.2022रोजी केलेल्या न.प.क. क्रमांक:3845 अर्जास अनुसरून या खालील व पाठीमागे दिलेल्या अटी व शर्ती प्राप्त राहून आणि या सोप्या नकाशावर निरंक रंगाने दर्शविलेल्या बांधकामास पात्र राहून आपणाला हे प्रारंग प्रमाणपत्र म.प्रा.व.न.र अधिनियम 1964 च्या नुसार हा बांधकाम परवाना देणेत येत आहे.

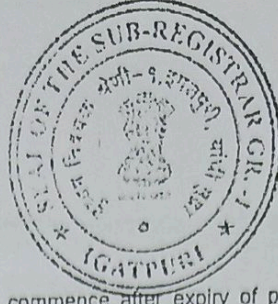
बांधकामाचा तपशील :- निवासी बांधकामासाठी

**बांधकामाच्या जागेचे वर्णन**

शावठाम / सि.स.न :-	राहणे नंबर:-
गट क्र/ ख क्र :गट नंबर.283	भुखंड क्रमांक:149 ते 155 विभागा:-तळेगाव
रस्ता/प्रभाग क्र / मोहल्ला :-तळेगाव	शहर :- इगतपुरी
प्लॉटचे क्षेत्रफळ :-2085.00चौ.मी	बांधकामाचे क्षेत्रफळ :-4770.48 चौ.मी
मजल्यांची संख्या :-तळ + सातवा मजला	घर क्र / हिस्सा क्र :-
बांधकाम परवानगी अटी व शर्ती	

- 1) Application should construct as per the sanctioned plan. Construction work should be carried out in accordance with sanctioned plan enclosed herewith.
- 2) Before to start / development of the building work.The plot owner should be demarcated the boundary from the appropriate authority.
- 3) The land vacated in consequence of enforcement of the setback rules shall form part of Street.
- 4) This Commencement certificate/ building permission shall remain valid for the period of and commencing from the date of issue and thereafter it shall be come invalid automatically.

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otherwise renew in stipulated period construction work commence after expiry of period for which commencement certificate is granted will be treated as unauthorized and action as per the provision let down in Maharashtra municipal council ,panchayat , and industrial township act 1965 and Maharashtra regional and town planning act 1966 will be taking against such defaulter which should be clearly noted.

- 5) This permission does not entitles to develop the land which does not waste in use.
- 6) The drained shall be lined out and covered up properly to the satisfaction of municipal council authority, the influent from the septic tank kitchen bath etc. should be properly connected to the municipal council drainage in tyhe nearest vicinity invert level of the effluent of the premises should be such that the effluent gets into the municipal drain by gravity self self cleaning velocity in case there is no municipal drain within 60 m should be connected to a soak pit to be provided by the owner.
- 7) Staking of building materials , debris on public road is strictly prohibited
- 8) The building material of debris if found on public road the same will be remove by authority and cost incurred in the removal of such material shall be recovered from the owner.
- 9) 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 on land as per section 19 of tree preservation act 1975.
- 10) Proper arrangement for rain water harvesting should be made at site.
- 11) The applicants construct the building work as per earthquake resistance design mention is 456-2015
- 12) Fly ash brick and fly ash based and related material shall be used in the construction of the building.
- 13) Solar energy system should be provided in the building, if the owner fails to provide the system the occupancy certificate will not be issue unless and until the above condition is fulfilled by the owner.
- 14) There is no objection to obtain electricity connection for construction purpose from MSEB.
- 15) Fire protection arrangement should be done in the building as per as fire prevention and wild life save act 2006
- 16) All the construction should be strictly observed and breach of any of the condition will be dealt with in accordance with the provision of Maharashtra municipal council, panchayat and industrial township act 1965 and MRTP act 1966.
- 17) Development charges, Labour Cess charges ,Fire Fighting Service Charges ,Scruliny Charges and Land Use Charges, Security Deposite tec has been Recovered By Municipal Council Reciept No:F-104/673 an Amount of Rs 14,66,266/-, Reciept No :F-104/674 an Amount of Rs 19081/- and Reciept No:104/675 an Amount of Rs 5000/- dated:29.09.2021

Chief Officer  
Igatpuri Municipal Council

