

Thursday, April 10, 2014
1:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3366 दिनांक: 10/04/2014

गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नसन2-3200-2014
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: श्री. नविनकुमार अंबालाल वेलानी

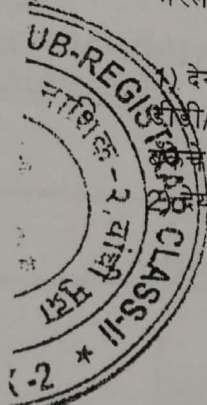
नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 940.00
पृष्ठांची संख्या: 47

एकूण: रु. 30940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 1:38 PM ह्या वेळेस मिळेल
Joint Sub Registrar Nashik 2

बाजार मूल्य: रु. 3210000/-
भरलेले मुद्रांक शुल्क: रु. 192600/-

मह दुय्यम निबंधक वर्ग-२
मोबदला: रु. 3210000/-
नाशिक-२.



देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH000130090201415R दिनांक: 09/04/2014
दस्तऐवजाचे नाव व पत्ता: !DBI
देयकाचा प्रकार: By Cash रक्कम: रु 940/-

(Handwritten signature)

दस्त परत केली

Hot Payment Successful. Your Payment Confirmation Number is 40079009

| CHALLAN | | | |
|--|---|------------------------------------|---|
| MTR Form Number - 6 | | | |
| GRN NUMBER | MH000130090201415R | BARCODE | Form ID : Date: 09-04-2014 |
| Department | IGR | Payee Details | |
| Receipt Type | RE | Dept. ID (If Any) | |
| Office Name | IGR312- NSK2_NASHIK 2 JOINT SUB REGISTRAR Location | PAN No. (If Applicable) | PAN-ADEPV9374P |
| Year | Period: From : 09/04/2014 To : 31/03/2099 | Full Name | NAVINKUMAR A VELANI |
| Object | Amount in Rs. | Flat/Block No, Premises/ Bldg | SNO 188 1A 2 1B 2 1C 2 25 PLOTN |
| 0030046401-75 | 192600.00 | Road/Street, Area /Locality | 25 MAYUR RESIDEN CY APT FLAT NO 4 |
| 0030063301-70 | 30000.00 | Town/ City/ District | NASHIK SHIVAR NASHIK NASHIK Maharashtra |
| | 0.00 | PIN | 4 2 2 0 0 1 |
| | 0.00 | Remarks (If Any) : | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| Total | 222600.00 | Amount in words | Rupees Two Lakhs Twenty Two Thousand Six Hundred Only |
| Payment Details:IDBI NetBanking Payment ID : 40079009 | | FOR USE IN RECEIVING BANK | |
| Cheque- DD Details: | | Bank CIN No : 69103332014040950587 | |
| Cheque- DD No. | | Date | 09-04-2014 |
| Name of Bank | IDBI BANK | Bank-Branch | |
| Name of Branch | | Scroll No. | |



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नशिक - २

दस्तावेज क्र. (3200) 2098

१/१२

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09/04/2014 1:27 PM

Data of Bank Receipt for GRN MH000130090201415R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn id : 40079009
Pmt DtTime : 09/04/2014 13:26:37
ChallanIdNo : 69103332014040950587
District : 5101 / NASHIK

Simple Receipt
Print DtTime :
Office Name : GR342 NSK2

MH000130090201415R
IGR342 NSK2 NASHIK 2 JOINT SUB REGISTRAR
IGR342 (NSK)

StDuty Amt : 00000.00
StDuty Amt : 00000.00
Sr.No : 0000086903201415
1
RgnFee Schm : 0000000000 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

DEFACED FOR RS:222600.00

AMOUNT : 30000.00
DATE : 10/04/2014 (IS)-105-3200
10/04/2014 (IS)-105-3200

Only for verification, not to be printed and used

Article : B25
Prop Mvblty : Immovable
Prop Descr : SNO 188 1A 2 1B2 1C 2 25 PLOTN25 MAYUR RESIDENCY APT FLAT NO 4 , NASHIK SHIVARNASHIKNASHIK
Maharashtra
422001
Duty Payer : PAN-ADEPV9374P NAVINKUMAR A VELANI
Other Party : PAN-ARJPS4883P DINESH KANTILAL SHAH

Bank Scroll No : 100
Bank Scroll Date : 10/04/2014
RBI Credit Date : --
Mobile Number : 919890943454



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| नसम - २ |
| दस्त क्र. (3200) 2098 |
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| नसिब - २ |
| दस्तावेज क्र. (3200) 2098 |
| 3/182 |

Zone 1.3.35 (Rate 34,800/-)

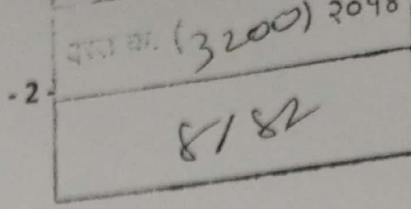
Govt. Valuation Rs. 32,10,000/- Stamp + LBT Rs. 1,92,600/-

Consideration Rs. 32,10,000/- Reg. Fee Rs. 30,000/-

AGREEMENT TO SALE

This Agreement to Sale is made and executed on this
9 Day of month of April in the year Two Thousand And
Fourteen at Nashik Road.

... 2/-



BETWEEN

Mr. Dinesh Kantilal Shah

Age : 57 Years, Occupation – Agriculturist & Business

PAN – ARJPS4883P

R/o. 15, Nilgiri Co-op. Housing Society,

Near Datta Mandir Stop, Nashik Road, Tal. & Dist. Nashik

Hereinafter referred to as **"THE LAND OWNER / VENDOR"**

(Which expression shall unless it be repugnant to the context or meaning thereof, mean & include the his heirs, legal representatives, executors) **OF THE FIRST PART.**

AND

Mr. Navinkumar Ambalal Velani

Age : 31 Years, Occupation : Business

PAN – ADEPV9374P

R/o.: Velani Niwas, Opp. Bappa Sitaram Mandir,

Shivram Nagar, Hirawadi Road, Nashik – 422003

Hereinafter referred to as **"THE PURCHASER/S"**

(Which expression shall unless it be repugnant to the contexts, or meaning thereof, mean & include his/her/their heirs, legal representatives, executors, administrators & assigns) **OF THE SECOND PART.**

AND

NIRAV BUILDCON

A Sole Proprietorship firm through its Proprietor

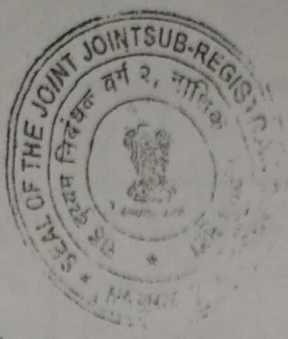
Shri. Dinesh Kalyanji Chande

Age : 48 Years, Occupation – Business

PAN – AAKPC9040L

R/o. Tirupati Society, Near MSEB, Nashik Pune Road

Nashik Road, Tal. & Dist. Nashik



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| नसम - २ |
| दस्तावेज नं. ५२००, २०१६ |
| ५/१२ |

- 3 -

Hereinafter referred to as **"THE CONSENTING PARTY / Developer"**

(Which expression shall unless it be repugnant to the contexts, or meaning thereof, mean & include his/her/their heirs, legal representatives, executors, administrators & assigns) **OF THE OTHER PART.**

AND WHEREAS the entire plot property bearing Plot No 25 out of sanctioned layout in Survey No. 188/1A/2+1B/2+1C/2/25 area admeasuring 425.25 Sq. Mtrs. was purchased by Land Owner/MR DINESH KANTILAL SHAH from Shri. Narayan Vishnu Kelkar & others through their GPA Holder Shri. Chandrashekhar Babulal Shah under Sale Deed. The said Sale Deed is registered at the Office of Sub-Registrar Nashik at Sr. No. 9348 Dt. 29/12/1999. By virtue of the said registered Sale Deed name of MR DINESH KANTILAL SHAH is recorded into 7/12 extracts as per M.E. No. 44808. Hereinafter referred to as **'THE SAID PROPERTY'** which is more particularly described in Schedule - I hereunder written.

AND WHEREAS the land owner Shri. Dinesh Kantilal Shah interest to develop the said property more particularly described in SCHEDULE - I hereunder. The land owner executed **Development Agreement & General Power of Attorney Dated 24/8/2012** in favor of Consenting Party / Developer / Nirav Buildcon Through its Proprietor Shri. Dinesh Kalyanji Chande. And the said Development Agreement & General Power of Attorney are duly registered in the office of Joint Sub-Registrar Class 2 Nashik 2 registered at **Sr. No. 08620**



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| नसम - २ |
| दस्तावेज नं. (३२००) २०१ |
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and 08621 Dt. 27/08/2012 respectively. Accordingly the name of Nirav Buildcon Through its Proprietor Shri. Dinesh Kalyanji Chande has been recorded into other rights column as a Developer & GPA Holder of original land owner as per M.E. No. 86721. Thus Nirav Buildcon Through its Proprietor Shri. Dinesh Kalyanji Chande acquired development rights & became the Developer & GPA Holder of the original land owner. Nirav Buildcon Through its Proprietor Shri. Dinesh Kalyanji Chande has every right & authority to develop & dispose off the said plot & constructed property as per his own wish.

AND WHEREAS, thus the title of the said plot property more particularly described in SCHEDULE – I herein below are Clear, Marketable & Free from all the encumbrances.

AND WHEREAS the said plot property has been granted permission for construction of Residential Building i.e. for Non Agricultural Purpose Under section 44 of The Maharashtra Land Revenue Code, 1966 according to the Order of Collector of Nashik as per their order Maha/Kaksha-3/N.A.L.No./733/97 Dt. 19/07/1999.

AND WHEREAS the Final Layout of said plot property is approved and sanctioned by Nashik Municipal Corporation as per their letter Outward No./Nagarrachna Vibhag/Final/350/4320 Dt. 28/11/1997.

AND WHEREAS the Vendor/Shri. Dinesh Kantilal Shah has C Zone TDR of 170.00 Sq. Mtrs. DRC Certificate No. 513 Dt.



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| नकाश - २ |
| सु. नं. (3200) 2098 |
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29/06/2011 from M/s. Bhatamarekar & Co. Through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar under registered Sale Deed of TDR on 05/10/2011. The said Sale Deed of TDR is registered at the Office of Joint Sub-Registrar Class 2 Nashik 3 at Sr. No. 10696 Dt. 12/10/2011 and in accordance with the TDR Developer has prepared building plan.

AND WHEREAS the Vendor / Developer submitted **Residential Building** plans with respect to the said property and which are approved by the Nashik Municipal Corporation, Nashik as per order No. LND/BP/C-1/814/4300 Dated **7/12/2011**.

AND WHEREAS the construction work of the said **MAYUR RESIDENCY APARTMENT** is completed as per the approved plan and **Completion Certificate** has been issued by Nashik Municipal Corporation vide their letter No. **Outward No./NaRaVi/Panchavati/16082/4469 Dt. 7/1/2014**.

AND WHEREAS all the necessary development and betterment charges are paid by the Consenting Party / Developer with respect to the said property.

AND WHEREAS the title of the Vendor / Developer to the said property is free, clear, marketable & free from all the encumbrances and have every right to deal with & dispose off the said property as per their wish & desire.

AND WHEREAS the Developer is also engaging the services of Architect Ramesh M. Patkar & Structural Engineer



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| नसम - २ |
| दस्तावेज (3200) 2098 |
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Mohan Bhawe for the construction of said Residential Building and for legal advise Developer have appointed Mr. Advocate Narendra N. Chauhan of Nashik Road.

AND WHEREAS Consenting Party / Developer have commenced the work of construction as per the approved plans and the building has been constructed as per the specifications given in Schedule-II, which specifications are also accepted by the Purchaser.

AND WHEREAS the Vendor / Developer is also entering into agreements of like nature of sale of constructed premises with other Purchasers.

AND WHEREAS Consenting Party / Developer has developed the said Plot property in the name & style as "**MAYUR RESIDENCY APARTMENT**" the Residential complex.

AND WHEREAS as per the registered Development Agreement executed between Vendor / Land Owner and Developer / Consenting Party the said flat more particularly described in Schedule II belongs to Vendor / **Shri. Dinesh Kantilal Shah** in form of consideration received from Developer / Consenting Party.

AND WHEREAS the Purchaser with an intention to purchase the constructed premises, requested to the Vendor for allotment of **Flat No. 04**, area admeasuring **827.00 Sq. Ft.**, **Carpet area i.e. 76.86 Sq. Mtrs. Carpet on Second Floor**, on the said plot property, situated at Village - Nashik, Tal. & Dist.



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| नसम - २ |
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Nashik which is more particularly described in **SCHEDULE - II** herein below.

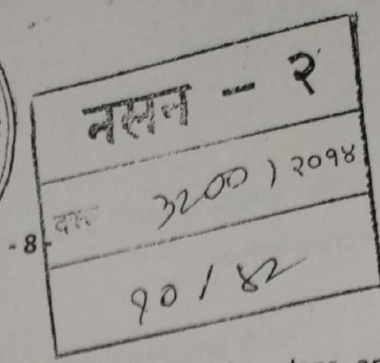
AND WHEREAS, prior to the execution of these Presents, the Vendor have agreed to Sell and Purchaser has agreed to Purchase the said constructed premises i.e. **Flat No. 04**, at the price and on the terms and conditions as mentioned below, and which is more particularly described in **Schedule II**, written here in after and shall be referred to as the **'THE SAID FLAT'** for the sake of brevity.

AND WHEREAS Prior to the execution of these presents the Purchaser has paid to the Vendor **Rs. 13,00,000/-** being the part payment of Sale Price of the said Flat agreed to be sold by the Vendor to the Purchaser as Advance Payment, receipt whereof the Vendor do hereby admit and acknowledge and the Purchaser has agreed to pay the Vendor the Balance amount of Sale Price in the manner here in after appearing / as per Schedule of the Payment here in below mentioned.

AND WHEREAS the Purchaser shall get this Agreement duly registered with his/her/their own costs.

**NOW THIS AGREEMENT WITNESSETH AS HERE IN
AND IT IS AGREED BY AND THE BETWEEN
THE PARTIES HERE TO AS UNDER**

(1) The Consenting Party / Developer has constructed the said building known as **MAYUR RESIDENCY APARTMENT** Consisting of Ground, First, Second, Third & Fourth Floor on



the said plot property in Accordance with the plans and specifications approved by Nashik Municipal Corporation, which have been seen and approved by the Purchaser with only such variations and modifications as the Consenting Party / Developer may consider necessary or as may be required by the concerned local authority to be made in them or any of them Provided that the Consenting Party / Developer shall not have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may affect the flat Purchaser.

(2) The Purchaser do hereby agrees to purchase from the Vendor and the Vendor shall sell to the Purchaser constructed premises bearing Flat No. 04 area admeasuring **827.00 Sq. Ft.** Carpet area i.e. **76.86 Sq. Mtrs. Carpet** and hereinafter referred to as the '**THE SAID FLAT**' for a total Consideration of Rs. **32,10,000/- (Rupees Thirty Two Lakhs Ten Thousand Only)**. This amount of consideration includes the proportionate price of common areas, facilities appurtenant to the said flat.

This amount of consideration is fixed lump-sum with mutual consent between the Vendor & Purchaser hereto and there is no any dispute about the same. The Purchaser agreed to pay the Vendor the amount of the consideration in following manner:-

| AMOUNT | PARTICULARS |
|------------|--|
| 2,00,000/- | Rupees Two Lakh only are paid by Cheque No. 840374 Dt. 10/1/2014 Dena Bank |



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| नसम - २ |
| दस्तावेज : ३२००) २०१४ |
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| 2,00,000/- | Rupees Two Lakh only are paid by Cheque No. 840376 Dt. 20/1/2014 Dena Bank |
| 4,00,000/- | Rupees Four Lakh only are paid by Cheque No. 840377 Dt. 25/1/2014 Dena Bank |
| 2,00,000/- | Rupees Two Lakh only are paid by Cheque No. 840378 Dt. 22/2/2014 Dena Bank |
| 2,00,000/- | Rupees Two Lakh only are paid by Cheque No. 840379 Dt. 1/3/2014 Dena Bank |
| 1,00,000/- | Rupees One Lakh only are paid by Cheque No. 848664 Dt. 5/4/2014 Dena Bank |
| | |
| 13,00,000/- | Rupees Thirteen Lakh only |
| | |

Which amount is paid by the Purchaser to the Vendor by Cheque/Cash as Booking Amount / Part Payment from time to time before execution of these presents. And remaining amount of **Rs. 19,10,000/- (Rupees Nineteen Lakhs Ten Thousand only)** are to be paid by the Purchaser to Vendor by taking Loan from any financial Institution or Bank and / or by way of Own Contribution by Cheque/ Cash as and when demanded by the Vendor time to time within **01 month** from the date of this Agreement. The possession will be given on receipt of full and final payment. And final conveyance shall be made by the Vendor only after making declaration of Apartment.



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g) The Purchaser shall not without prior consent of the Vendor / Developer let, sub-let, transfer, assign or part with the said **flat** Purchaser's interest or benefit factor of this agreement or part with possession of the said **flat** until all dues by the Purchaser to the Vendor / Developer under this agreement are fully paid and the Purchaser had not been guilty or breach of or non-observation of any of the terms and conditions of this agreement.

(11) The Purchaser shall present this Agreement as well as Conveyance Deed at Proper Registration Office within time prescribed by Registration Act and Vendor / Developer will attend such Office and Admit the Execution thereof.

(12) All Notices, letters to be served on Purchaser on the address as contemplated in this Agreement shall have deemed to have been duly served to the Purchaser by RPAD at his address specified here in above.

(13) This Agreement shall always be subject to the provisions of Maharashtra Ownership Act (Regulations on Promotion of construction, Sale, Management and Transfer) Act. 1973. And/or Subject to the Provisions of Maharashtra Co-operative Societies Act, 1960.

SCHEDULE REFERRED TO ABOVE 'I'

(Description of 'THE SAID PLOT' Property)

All that piece and parcel of land bearing Survey No. 188/1A/2+1B/2+1C/2/25, out of sanction layout bearing Plot



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| नशिक - २ |
| दस्ता क्र. (३१००) २०१४ |
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| १५/१२ |

No. 25, area admeasuring 425.25 Sq. Mtrs. situated at Village :
Nashik, within the limits of Nashik Municipal Corporation,
Nashik, within the registration & Sub-Registration District, Tal.
& Dist. Nashik, and within the Nashik Urban Agglomeration,
Nashik and which is bounded as under :-

- On Or Towards East : Plot No. 24
On Or Towards West : Plot No. 26 & 28
On Or Towards South : Plot No. 29
On Or Towards North : 6 Mtrs. Colony Road

Together with all rights of easements, access, ways,
common roads, open spaces etc. with right of Ownership.

SCHEDULE REFERRED TO ABOVE 'II'

(Description of 'THE SAID FLAT' Premises)

Upon the above said plot of land referred to above in
SCHEDULE - I, structure of Building known as 'MAYUR
RESIDENCY APARTMENT' from and out of the said building
complex Flat premises bearing Flat No. 04, area admeasuring
827.00 Sq. Ft., Carpet area i.e. 76.86 Sq. Mtrs. Carpet on
Second Floor, Consisting of 3 Rooms + Kitchen, W.C. Bath etc.
with other common amenities & facilities and bounded as
under :-

- On Or Towards East : }
On Or Towards West : } As per approved building
On Or Towards South : } plan
On Or Towards North :

Together with all the rights of easements, access, ways,
common roads and other right appurtenant thereto with right
of ownership.

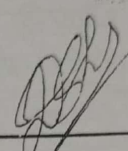


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| नसलन - २ |
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| १२/१२ |

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND DATE FIRST HEREIN ABOVE MENTIONED.



SIGNED, SEALED & DELIVERED
BY WITHIN NAMED VENDOR/OWNER
Shri. Dinesh Kantil Shah

]
]
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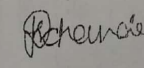


SIGNED, SEALED & DELIVERED
BY WITHIN NAMED PURCHASER/S
Mr. Navinkur ar Ambalal Velani

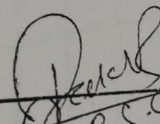
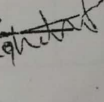
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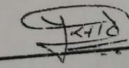


SIGNED, SEALED & DELIVERED
BY WITHIN NAMED Consenting Party/Developer]
Shri. Dinesh Kantil Shah]
Through his GPA Holder]
Nirav Buildcon Through its Proprietor]
Shri. Dinesh Kalyanji Chande]

]
]
]
] 

WITNESSES :-

1. 
P.S. 

2. 
प्रशांत वा सोठे
नांवेस



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| नसम - २ |
| क्र. (3200) २०१४ |
| २४ |
| महानगरपालिका, नाशिक / ६२ |

श्री./श्रीमती

दिनेश कांतीलाल शाहनफेजमु. डी.के. चंदे.

16082

जावक क्र./नयि/पंचवटी/१६०८२
दिनांक: १०/१/२०१४ ४४६९

संदर्भ : तुमचा दिनांक १६/१२/२०१३ चा अर्ज क्रमांक सि-१/५८२०

महाशय,

दाखला देण्यात येतो की प्लॉट नं. २५ - नाशिक शिवारातील / सि.नं., स. नं. १८५१३/२५७/२५१५/२५१ मधील इमारतीच्या तळपाकिंन चार मजली फक्त २/२१ मजल्याचे इकडील बांधकाम परवानगी क्र. सि-१/८१४/४३०० दिनांक ७/१२/२०११ अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. रमेश एम. पाटकर, रूई. मोहन भोवे यांचे निरीक्षणखाली पूर्ण झाली असून निवासी / निस्तेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

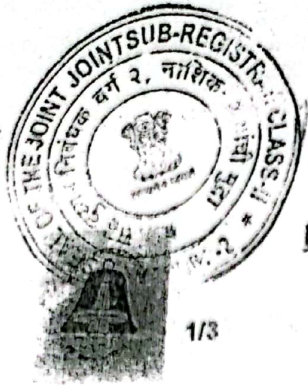
त्याचे एकूण बांधकाम क्षेत्र ५९४.२८ चौ.मी. चौ.मी.
व चर्टई क्षेत्र ५५२.४४ चौ.मी. चौ.मी.

- १) सदर इमारतीचा वापर निवासी/निस्तेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- ५) बाल्कनी बंद तडनोड फी रु. ८००० / पा.रु. ८७/८४८० दि. ०१/१/२०१४ अन्वये भरलेले आहेत.
६) एल.बी.टी. मोठणी रु. ३०९८०० रु. बाबतचे प्रविज्ञापत्र दि. २७/१२/२०१३ अन्वये सादर केले आहे.

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

TRUE COPY

४.१०.१४



NASHIK MUNICIPAL CORPORATION
FOUNDED 1864

OFFICE OF THE MUNICIPAL ENGINEER
DATE 09/09/2011

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, **Shri. Dinesh Kantilal Shah.**

C/o. Ar. Ramesh M. Patkar & Stru Engi. Mohan Bhavs of Nashik.

**Sub - Sanction of Building Permit & Commencement Certificate in Plot No. -- 25
of S. No. 188/1A/2/1B/2+1C/2/25 of Nashik Shiwar.**

**Ref - Your Application & Plan dated: 12 / 09 /2011 inward No. C1/BP/3483
Case No :- ----**

Sanction of building permit & 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/and building permits under section 253 of The Bombay Provincial 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 31)

- 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 section 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 Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles 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.

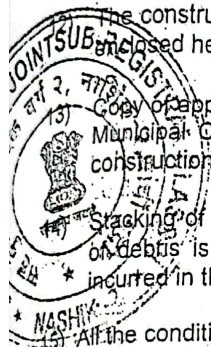
- 8) Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1978. In case a statement made affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

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- 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 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.

- 10) 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.
- 11) 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 Preservation of Tree Act, 1975.



The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

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.

Stacking of building material debris on public road is strictly prohibited. If building material or 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) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. 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) N. A. order No. 733/97 Dated: 19 / 07 /1999 submitted with the application.

- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

- 20) A) Rs. 1,42,800/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 81/451 Dtd:- 01 / 12 /2011.

- B) Rs. --- is paid for development charges w. r. to proposed land development vide R. No./B.No. --- Dtd:- ---



3/3

C. C. for P. No:- 25 of S. No. 188/1A/2/1B/2+1C/2/25 of Nashik Shiwar.

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 1750/- Deposited vide B.No./R.No. 88/1881
Date:- 01/12/2011 As per Order No 137 Dt. 18/03/2003.

- 22) 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.

- 23) 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site.

26) Drainage connection charges Rs. 6000/- is paid vide R.No./B.No. 94/4740
Dtd:- 01/12/2011.

27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

29) NMC Tax for Vacant plot shall be paid before Completion.

30) Welfare cess charges Rs. 56,550/- is paid vide R.No./B.No. 94/4740 dtd: 01/12/2011.

31) This permission is given on the strength of DRC No: 513 dtd: 29/06/2011 and 170-00 Sq.mt. TDR area utilized from the same.

Executive Engineer
(Town Planning)

Nashik Municipal Corporation, Nashik.

No. LND / BP
Nashik, Dt. / / 200
Copy to: Divisional Officer,
Division

Nashik Municipal Corporation Nashik.