

	श्री	
नाशिक भाग क्रमांक	:	१.३.३९
मुल्यांकन तळ जागा प्रति चौ.मी रुपये	:	१४,८००/-
मुल्यांकन बांधकाम प्रति चौ.मी रुपये	:	२४,२००/-
मुल्यांकन रकम रुपये	:	४४,५०,३००/-
खरेदीखत रकम रुपये	:	४५,५०,०००/-
स्टॅम्प रुपये	:	२,७३,०००/-
नोंदणी फी रुपये	:	३०,०००/-

### रो हाउस विक्रीचा करारनामा

रो हाउस विक्रीचा करारनामा आज दिनांक ०६ माहे नोव्हेंबर इसवी सन २०२३ रोज सोमवार ते दिवशी नाशिक मुक्कामी ....

श्री.प्रविण हरी महाजन )  
उ.व.४५,धंदा-व्यापार, )  
पॅन ASDPM8235A )  
आधार नं.३९०२ ०३४९ ७३४९ )लिहुन घेणार  
मो. )  
रा.फ्लॅट नं.१३,श्री हरी पार्क मेरी लिंक रोड, )  
वरद गणेश मंदिराजवळ, अमृतधाम, )  
पंचवटी, नाशिक ४२२००३ )  
यांसी )  
१.श्री.मयुर नंदकुमार आव्हाड )  
उ.व.३०,धंदा- शेती व व्यापार )  
पॅन AUSPA5575A )  
आधार नं.४९५६ ८७७८ ४३३७ )  
मो.८००७४००४८७ )  
रा.गोर्वींद प्रभु निवास,अष्टविनायक नगर, )  
अमृतधाम पंचवटी नाशिक ४२२००३ )  
२.श्री.सुनिल भिकन खैरनार ) लिहुन देणार  
उ.व.३८,धंदा - व्यापार )  
पॅन AYCPK2930R )  
आधार नं.९६९८ ७९९८ ६४९५ )  
मो. )  
रा.४६९०,खैरनार वाडा, गायकवाड मळ्याजवळ, )  
हनुमान वाडी पंचवटी नाशिक ४२२००३ )





Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2023/APL/03993  
Proposal Code : NMCB-22-96912

Building Proposal Number - 158728  
Date : 02/11/2023

Building Name :	MAYUR NANDKUMAR AVHAD AND SUNIL BHIKAN KHAIRNAR (Residential)	Floor :	0(49.20 Sq mt),1(88.00 Sq mt),2(88.00 Sq mt)
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To,

- i) Mayur Nandkumar Avhad, Sunil Bhikan Khairmar ,  
PLOT NO: 15 S NO: 248/3/2/2/16 AT NASHIK SHIWAR
- ii) Sunil Khairmar (Supervisor 1)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MAYUR NANDKUMAR AVHAD AND SUNIL BHIKAN KHAIRNAR (Residential)** Plot No 15, Final Plot No 15, City Survey No./Survey No./Khasara No./ Gut No. **248/3/2/2/16**, Village Name/Mouje **Nashik Shiwar** , Sector No. -, completed under the supervision of **Supervisor 1**, License No as per approved plan vide Permission No. **NMCB/B/2023/APL/05634** Date **11/01/2023** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No NMCB/B/2023/APL/05634 Date 11/01/2023

Signature valid

Digitally signed by JAYVANT SURESH RAUT  
Date: 2023.11.02 09:15:49  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation  
Project Code : NMCB-22-96912  
Application Number : NMCB/2023/158728/05634  
Proposal Number : 158728  
Certificate Number : NMCB/FO/2023/APL/03993



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Deputy Engineer,  
Nashik Municipal Corporation,



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



BOB Pravin Mahajan  
Chetan sir

Building Permit No - 158728

Proposal Code : NMCB-22-96912

Permit No. : NMCB/B/2023/APL/05634

Date : 11/01/2023

Building Name : Mayur  
Nandkumar  
Avhad and Sunil Floors : Ground Floor ,First Floor ,Second Floor  
Bhikan Khairnar  
(Residential)

To,

- i) MAYUR NANDKUMAR AVHAD, SUNIL BHIKAN KHAIRNAR ,  
PLOT NO: 15 S NO: 248/3/2/2/16 AT NASHIK SHIWAR  
ii) Sunil Khairnar (Supervisor 1)

Sir/Madam,

With reference to your application No **NMCB202206434**, dated **15-12-2022** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No **15**, Revenue S.No. / Khasra no. / Gut no **248/3/2/2/16**, City Survey No **15**, Mouje **Nashik Shiwar** situated at Road / Street **9.00**, Society . 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. Lift 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. VACANT PLOT TAX TO BE PAID BEFORE OCCUPANCY. PROVIDE AFFIDAVIT REGARDING DISPOSAL OF CONSTRUCTION WASTE. CORRECTED 7/12 EXTRACT AFTER DEDCTON FOR ROAD WIDENING FROM PLOT BEFORE OCUPANCY.

Signature valid

Digitally signed by HEM CHANDRA  
TUKARAM NANDKUMAR  
Date: 2023.01.11 10:47 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation

