

SELF ATTESTED
Milan
BY MF

भारत सरकार
Government of India

मिलन सदीप चव्हाण
Milan Sandeep Chavan
जन्म तिथि / DOB: 03/06/1987
महिला / Female

2488 3318 7864

मेरा आधार, मेरी पहचान

SELF ATTESTED
Chavan
BY MF

भारत सरकार
Government of India

सदीप गोवर्धन चव्हाण
Sandip Govardhan Chavan
जन्म तिथि / DOB: 12/01/1984
पुरुष / Male

6461 3722 6241

आधार - सामान्य माणसाचा अधिकार

नसून-४

दस्त क्र. 93832

४३ - ६४

SELF ATTESTED
Chavan
BY MF

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMBPC0464F

25052019

नाम / Name
SANDIP GOVERDHAN CHAVAN

पिता का नाम / Father's Name
GOVERDHAN HARIRAM CHAVAN

जन्म की तिथि /
Date of Birth
12/01/1984

हस्ताक्षर / Signature

SELF ATTESTED
Milan
BY MF

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYZPC2253B

नाम / Name
MILAN SANDEEP CHAVAN

पिता का नाम / Father's Name
PRAKASH FAKIRCHAND JINGAR

जन्म की तिथि /
Date of Birth
03/06/1987

हस्ताक्षर / Signature

नसम-४

दस्तावेज क्र. (93832 / 2022)

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- नाशिक शहर - 5
(944227)

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPIN : 14722057253 भूमापन क्रमांक व उपविभाग : 984/2/अ/प्लॉट नं/5

14722057253

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.सें.मी. एकक अकुषिक क्षेत्र बिन शेती 60.21.19 आकारणी 2891.00	502219	रंगटा होम्स एल एल पी तर्फे भागीदार श्री. अखिल ललीत रंगटा	60.21.19 2891.00 (502394)	कुळाचे नाव व खंड इतर अधिकार इतर निवासी बिनशेती (502394) इतर वाणिज्य बिनशेती क्षेत्र-191.50 चौ.मी (503821) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 503821 व दिनांक : 22/07/2022
जुने फेरफार क्र.				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- नाशिक शहर - 5 (944227) तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 984/2/अ/प्लॉट नं/5

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 10/10/2023
सांकेतिक क्रमांक :- 2720001142011000051020231365

(Signature)
तलाठी नाशिक
(नाव : ~~सुदेश हरिश्चंद्र~~ आहिरें)
तलाठी कार्यालय : नाशिक शहर - ५ता :- नाशिक जि : नाशिक



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/82/145

DATE :- 24 / 03 / 2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Roongta Homes L.L.P**

C/o. Ar.Sagar Kabare & Stru.Engg.Shailesh Dhuamane Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. 5 of S.No.984/2/A of Nashik Shiwar.**

- Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan **Dated: 08/02/2021 Inward No. B2/BP/313**
2) Final Layout/Tentative layout No.140/2020 Date:11/03/2020
3) Previous Approved building permission **No. CD/21 Dt:04/09/2020**

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+ Commercial** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 51)

नसम-४	
दस्त क्र. (93832)	The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
४६	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 under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
- 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 under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 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.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 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.].
- 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.
- 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.
- 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.

नसन-४	
दस्ता क्र. (93832 / 2023)
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10. Proper arrangement for disposal Imperial water all be made as per site requirements without disturbancy natural gradient of the land fencing to this condition is 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. Whenever necessary Adequate space from the plot u/r are 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 Deveopment Department of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/UD-9 Dt: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. Whenever necessary fanning shall be made and maintained as per provision of UDCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no.13.3 of UDCPR
26. Building 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,2006in case of building identified in Regulation no.6.2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

C.C. for Plot No. 5 of S.No.984/2/A of Nashik Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular.No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and 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
32. As per solid waste management Rules-2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/shade Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.258/2010 Dt:02/11/2010 submitted with the application.

Charges Recovery

34. Rs.23,76,730/-+1,03,320/-+1,47,380/-+14,965/-,13,02,700/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.93/737,42/742, 23/8689,02/757 Dt:18/03/2020 ,27/07/2020, 31/08/2020,18/03/2021.
35. Rs./- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Dt:--
36. Drainage connection charges Rs.1,82,000/-,+30,500/-,+3000/- is paid vide R.No./B.No.61/8144,41/8683,51/9119 Dt:18/03/2020,27/07/2020,18/03/2021.
37. Welfare Cess charges Rs.22,63,555/-+1,68,580/-14,255/-+13,95,595/- is paid vide R.No./B.No.61/8144,41/8683,23/8689,51/9119,Dt:18/03/2020,27/07/2020,31/08/2020,18/03/2021
38. Rs.30,110/- is paid vide R.No./B.No.21/3007 Dt:18/03/2020 against Tree plantation Deposit.
39. Infrastructure Improvement Charges Rs:8,42,890/-+71,215/- is paid vide R.No./B.No.41/8683 &23/8689 Dt:27/07/2020 & 31/08/2020
40. Charges for "Premium paid FSI" is paid vide Rs.71,93,340/-+23,97,780/-is paid vide R.No./B.No.50/8142,10/8688,& Dt:18/03/2020,28/08/2020
41. Charges for "Premium paid (Ancillary) FSI" is paid vide Rs.33,30,400/- is paid vide R.No./B.No.72/9118 Dt:18/03/2021
42. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are are applicable to this Commencement & shall be following stricly this permission is given on the strength of affidavit submitted with the proposed and C & D Waste Rs. Rs.1,31,200/- is paid vide R.No./B.No.51/9119 Dt:18/03/2021

Additional Conditions

43. NMC Tax for Vacant plot shall be paid before Completion.
44. Total TDR Loaded 831 Sq.mt. which is utilised from DRC No: 911A Dt:06/03/2020 vide formula $831 \times 11,550 / 17,800 = 539.22$ Sq.mt. TDR area utilized from the same.
45. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission?
46. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
47. Parking area should be paved & kept open for parking purpose only
48. Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.
49. Artificial light and Mechanical Ventilation shall be provided for the portion where there is no adequate Natural light and Ventilation.
50. Previously approved building permission vide C.C.No: CD/21 Dt:04/09/2020 & is hereby as cancelled.

नसपन-४	
दस्त क्र. (93832 / 2021)	
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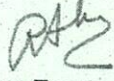


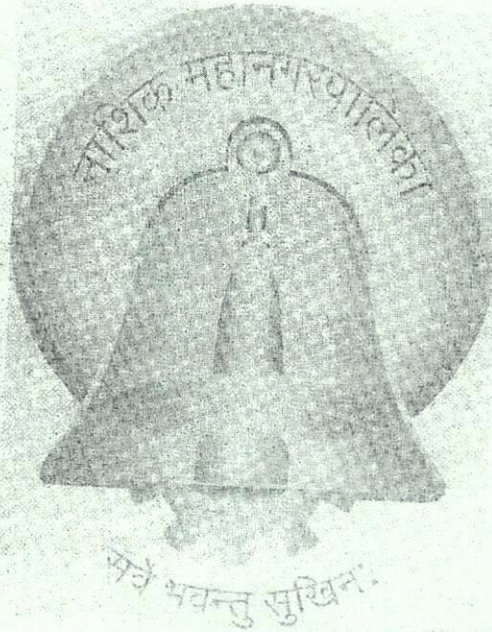
51. This Permission is given as per the Government directives u/s-154 of MRTP act vide GR.No.TPS-1820/anau 27/P.no.80/20/ud13 Date:14/01/2021

- Affidavit regarding above submitted by applicant vide date.19/03/2021.
- The stamp duty concession shall be continued till entire sell of tenements
- The applicant/ Developers Shall publish the list of beneficiary consumers online on the requisite website.
- The applicant Shall Submit list of beneficiary consumers in detail along with beneficiary consumers certificate.
- Copy of this Commencement Certificate is Submitted to stamp Registration office.

No. LND / BP / B2/145
Nashik, Dt.24/3/2021

Copy to : Divisional Officer
(C.C.Type)


Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

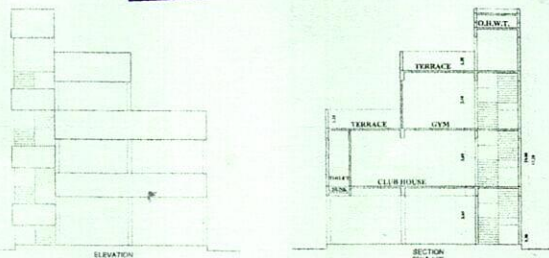
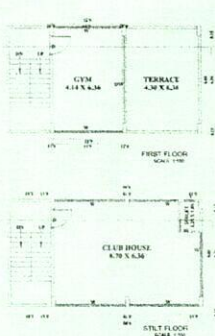


नसपन-४
 दस्त क्र. (93832 / 2023)
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REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 1



AREA STATEMENT

NO.	FLOOR	AREA (SQ.M)
1	FIRST FLOOR	36.54
2	SILT FLOOR	36.54
3	COVER	36.54
4	BAR MARKERS OPEN SPACE	46.11
5	ALLOWED OPEN SPACE	46.11
6	PROPOSED SILT FLOOR	36.54
7	PROPOSED 1ST FLOOR	36.54

NOTE OF AREA STATEMENT

TYPE	AREA (SQ.M)
1. TOTAL AREA	144.88
2. AREA OF ROAD (L&L) - 4.0 x 5.0 x 14.0	280.00
3. NET AREA	116.88

STAMP OF APPROVAL



- NOTE (AS PER CLAUSE 2.2.18) :-
- Plot Line : Thick Black
 - Existing Street : Green
 - Future Street : Green Dotted
 - Drainage & Sewage Work : Red Dotted

REFERENCE:

1) REVISED APPROVED PLAN NO.CD/21, DATED:04.09.2020

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered)	6021.19
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	
	(c) as per site	
2	Deductions for	
	(a) Proposed D.P., D.P., Road widening Area /Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	
	(Total a+b)	
3	Balance Area of Plot (1-2)	6021.19
4	Amenity Space (if applicable)	
	(a) Required	
	(b) Adjustment of 50b, if any -	
	(c) Balance proposed	
5	Net Area of Plot = (3 - 4(c))	6021.19
6	Recreational Open space (if applicable)	
	(a) Required	602.12
	(b) Proposed	602.12
7	Internal Road area	
8	Pro Rata FSI Factor from layout	1.24
9	Built up area on pro-rata basis	7466.28
9	Built up area with reference to Basic F.S.I. as per front road width (i.e. no. 5.8 basic FSI) previously approved	8212.91
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	(b) Proposed FSI on payment of premium.	2076.00
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road (2.8 x Sr. No. 2 (a)) /if any	0.00
	UDCPB-2020 335	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (hand over)) /if any	0.00
	(c) TDR area	831.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	831.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	0.00
	(a) (10 + 10b)+(11(d)) or 12 whichever is applicable.	11119.91
	(b) Ancillary Area FSI upto 50% with payment of charges. (Total Allowed 6671.94 Sq.M.)	5766.92
	(c) Total entitlement (a+b)	16886.83
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	a) Existing Built-up Area	16886.83
	b) Proposed Built-up Area	16886.83
	c) Total (a+b)	16886.83
16	F.S.I. Consumed (15/5) (should not be more than serial no.12 above).	2.81
17	Area for Inclusive Housing, if any	
	a) Required (20% of area.5)	
	b) Proposed	
18	Commercial area	191.50
	Residential area	16695.33
	Total area	16886.83

Certificate of Area:

Certified that the plot under reference was surveyed by me & Owner and the dimensions of sites etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
 Ar. Sagar A. Kabre

Owner's Declaration -

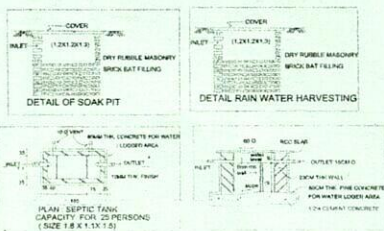
I/We supervision of proper technical person so as to ensure undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under quality and safety at the work site.

ROONGTA HOMES LLP
 Signature

Signature
 FOR- ROONGTA HOMES LLP

ARCHITECT SIGN STRUCT. ENGG. SIGN OWNER SIGN

KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 S-5/6 SAHAYADRI HOUSE, MICO CIRCLE NASHIK.

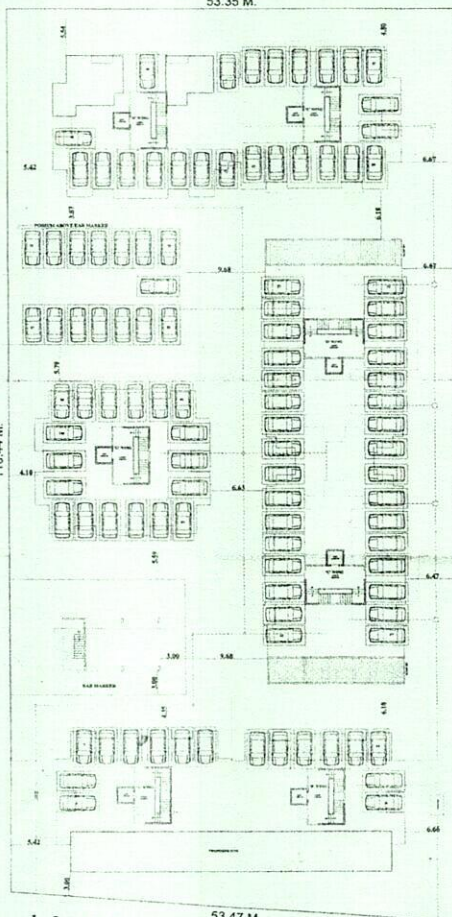


PROPOSED SITE



LOCATION PLAN SCALE: 1:1000

ADJ. CIDCO
 53.35 M.



ADJ.P.NO.4

110.44 M.

12.00 M. WIDE ROAD

SITE PLAN
 SCALE: 1:200



114.48 M.
 NO. CD/16, DT. 02/11/1999
 ADJ.S.NO.984/2/B FINAL LAYOUT

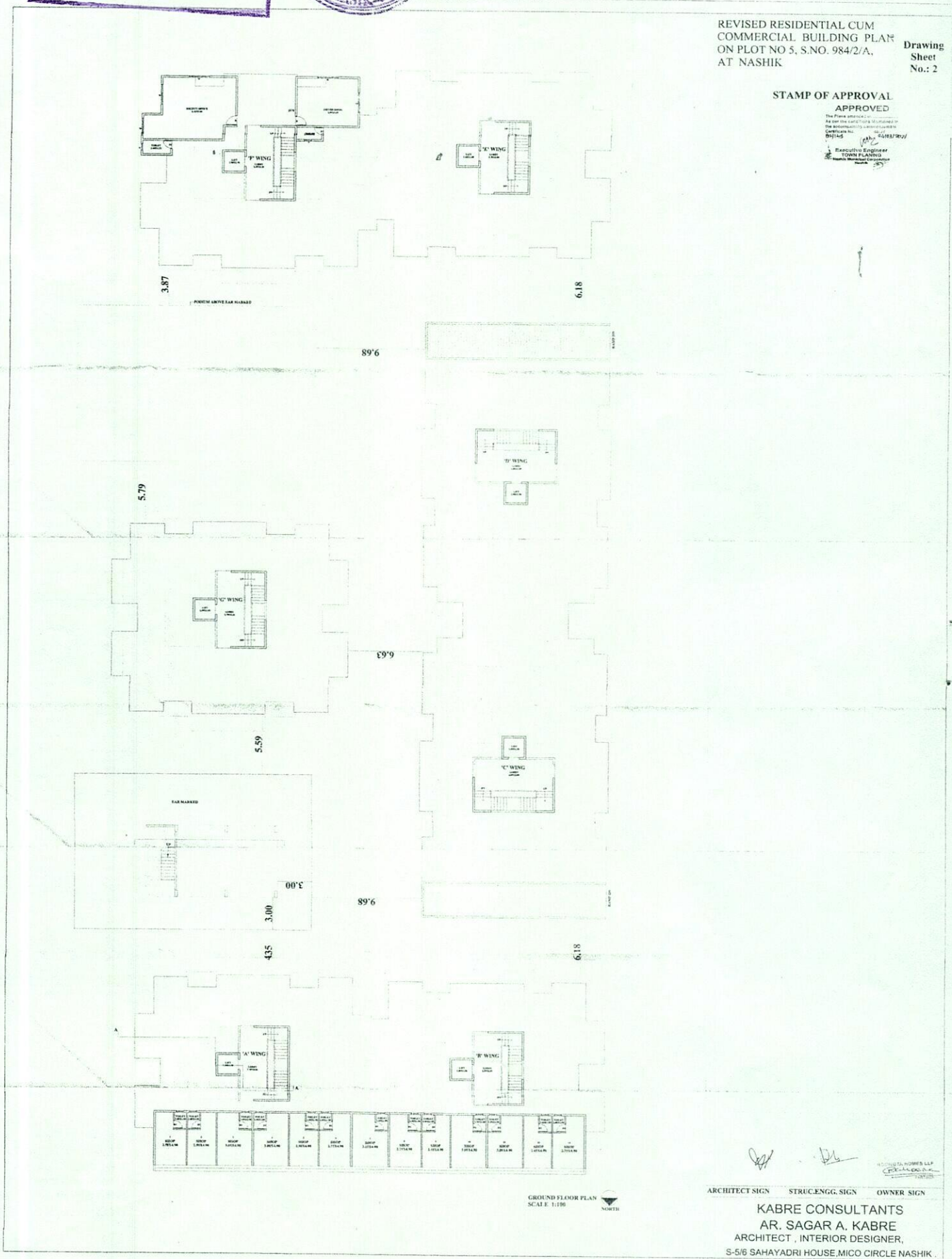
नसम-४
 दस्त क्र. (93832 / 2023)
 ५९ — ६४



REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 2

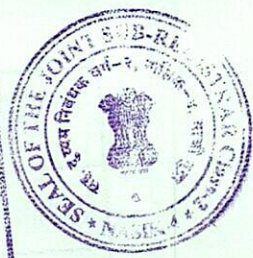
STAMP OF APPROVAL
APPROVED
 The Plans submitted by
 As per the Certificate submitted in
 the Department of Urban Planning
 Certificate No. 14183/2023
 Dtd 14/5
 Executive Engineer
 Town Planning
 Nashik



GROUND FLOOR PLAN
 SCALE: 1:100

ARCHITECT SIGN STRUCENGG. SIGN OWNER SIGN
 KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 S-5/6 SAHAYADRI HOUSE, MICO CIRCLE NASHIK.

नसतन-४
 दस्त क्र. 98832
 42 — 88

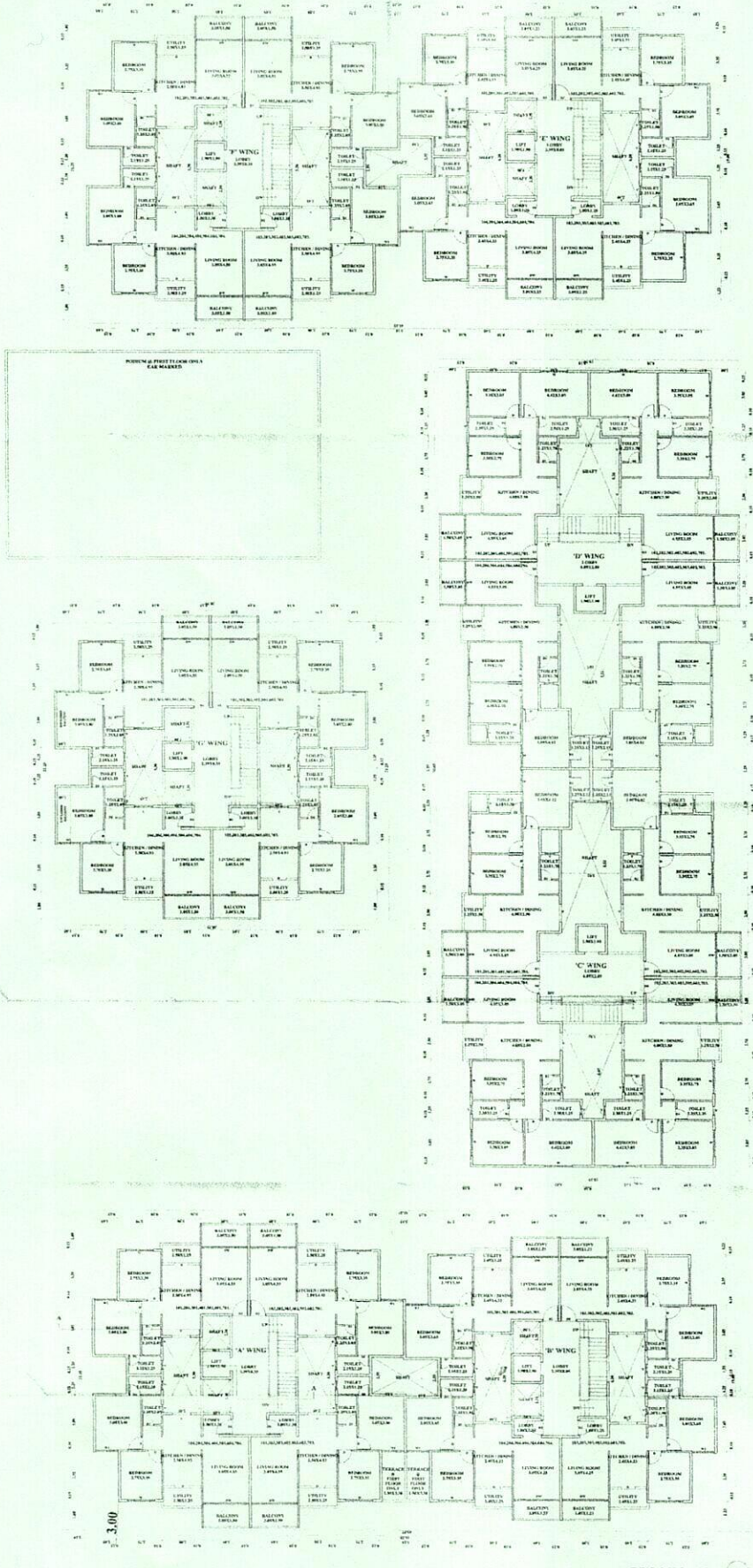


REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 3

STAMP OF APPROVAL

APPROVED
 The Plans submitted in accordance with the provisions of the Maharashtra Building Act, 1962 and the Maharashtra Building (Amendment) Act, 1974.
 Date: 15/05/2024
 Executive Engineer
 Town Planning
 Nashik



ARCHITECT SIGN STRUC.ENGG.SIGN OWNER SIGN

KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 S-5/6 SAHAYADRI HOUSE, MICO CIRCLE NASHIK.

नसिन-४
 दस्त क्र. (93832 / 2023)
 49 — 88

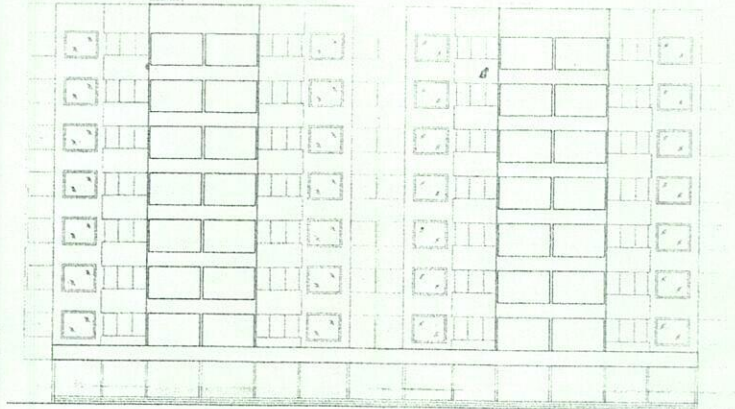


REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 4

STAMP OF APPROVAL

APPROVED
 The Plans and Specifications
 As per the certificate submitted in
 the accompanying application
 are approved.
 03/11/2023
 Executive Engineer
 Town Planning
 Nashik

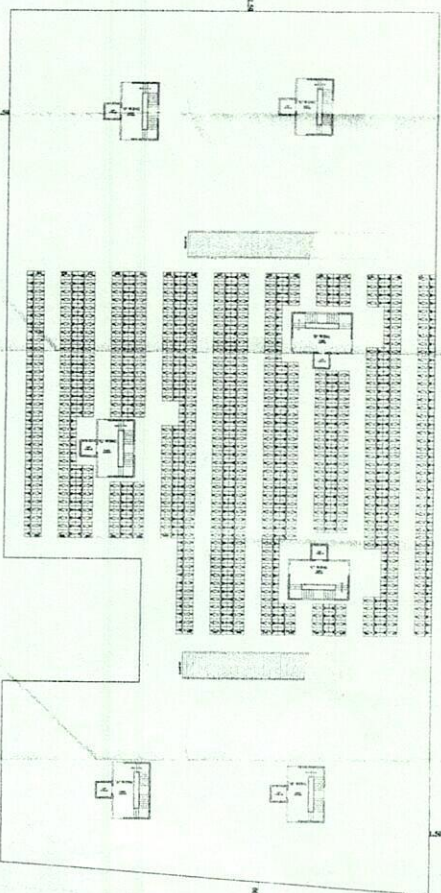


ELEVATION
 SCALE 1:100

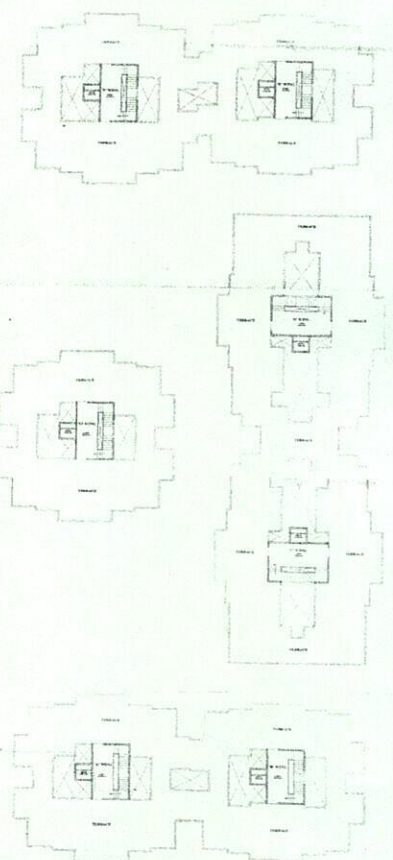
PARKING STATEMENT		(AS PER TABLE NO. 8B)				
NO	TYPE	TOTAL FLAT	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
40.00 TO 80.00	Res	196	98	490		
+ 5% VISITORS			4.90	24.50		
COMMERCIAL	Mercantile	177.46	3.55	10.65	105	563
TOTAL			106.45	525.15		
FOR NASHIK NMC (0.90)			96	473		

Form of Statement 3 [Sr. No. 9 (g)] (Commercial)				
Sr.No.	SHOP NO.	CARPET AREA SQ.M.	NO. OF SHOP	TOTAL CARPET AREA SQ.M.
1	IAKLL	13.46	4	53.84
2	2A	12.24	2	24.48
3	IAJHLL	14.93	4	59.72
4	7	15.42	1	15.42
5	9.12	12.90	1	24.90
6	TOTAL		13.00	177.46

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor, as per meter construction Size.
	(2)	(3)
	GROUND FLOOR	489.61
	1ST FLOOR	2342.46
	2ND FLOOR	2342.46
	3RD FLOOR	2342.46
	4TH FLOOR	2342.46
	5TH FLOOR	2342.46
	6TH FLOOR	2342.46
	7TH FLOOR	2342.46
	TOTAL	16866.83



12.00 M. WIDE ROAD
 BASEMENT FLOOR PLAN
 SCALE 1:200



TERRACE FLOOR PLAN
 SCALE 1:200

ARCHITECT SIGN STRUC.ENGG.SIGN OWNER SIGN

ROBUST HOKES LLP
 PARTNER

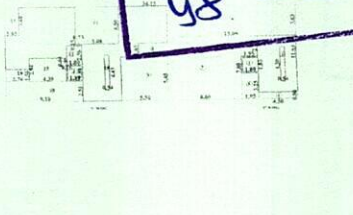
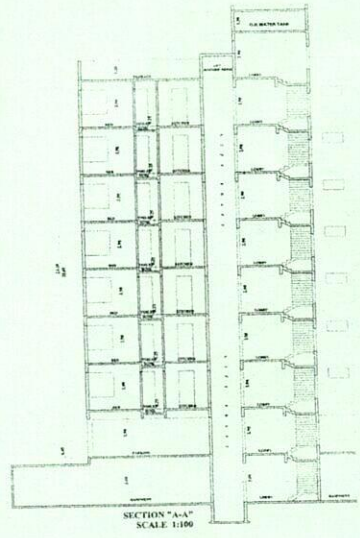
KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT , INTERIOR DESIGNER,
 S-5/6 SAHAYADRI HOUSE,MICO CIRCLE NASHIK.

नसम-४
 दस्त क्र. ९३८३२ /२०२३
 ५४ — ६४



REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 5



**BUILT-UP AREA STATEMENT :
 GROUND FLOOR**

AREA OF BLOCK (ABCD)	37.05	13.17	499.3
Standard Deduction			
1	2.50	0.30	1.235
2	1.80	1.80	1.536
3	1.95	2.75	1.536
4	1.85	1.80	1.536
5	4.45	4.82	1.536
6	1.85	2.45	1.536
7	14.10	6.17	154.49
8	6.65	4.45	1.536
9	1.95	2.51	1.536
10	6.65	1.80	1.536
11	8.50	6.17	1.536
12	8.50	6.17	1.536
Total Deduction			267.31
Net Area	499.3	247.62	252.18

**BUILT-UP AREA STATEMENT :
 (C & D WING)
 GROUND FLOOR**

AREA OF BLOCK (ABCD)	7.19	35.65	256.32	
Standard Deduction				
1	3.53	0.54	2	4.21
2	2.50	1.80	4	19.89
3	1.80	1.80	2	6.48
4	4.50	0.90	2	3.60
5	1.95	2.15	2	16.20
Total Deduction				187
Net Area	256.32	187	69.33	

**BUILT-UP AREA STATEMENT :
 (E & F WING)
 GROUND FLOOR**

AREA OF BLOCK (ABCD)	34.15	11.63	397.16	
Standard Deduction				
1	0.81	4.30	1	2.32
2	1.95	1.45	1	4.79
3	1.80	1.80	1	6.48
4	4.50	0.90	1	3.60
5	1.95	2.15	1	16.20
6	15.05	3.83	1	37.66
7	6.65	7.80	1	17.00
8	3.15	1.65	1	24.51
9	6.50	6.50	1	21.86
10	0.84	4.03	1	2.32
11	6.50	6.50	1	21.86
12	0.72	0.15	1	0.11
13	7.80	2.36	1	4.15
14	0.15	0.84	1	0.11
15	4.30	2.34	1	11.91
16	2.76	1.56	1	4.31
17	1.65	1.80	1	6.84
18	9.10	2.51	1	22.84
Total Deduction				129.61
Net Area	397.16	259.63	137.53	

**BUILT-UP AREA STATEMENT :
 (G WING)
 GROUND FLOOR**

AREA OF BLOCK (ABCD)	6.43	7.13	45.99	
Standard Deduction				
1	0.54	4.43	1	2.30
2	1.95	2.51	2	6.20
3	1.80	1.80	2	3.24
Total Deduction				18.21
Net Area	45.99	15.42	30.87	

**Form of Statement 3
 (Sr. No. 94g)
 (Residential)**

Sl. No.	Plot No.	Area of Building (sq. m)	Area of Plot (sq. m)	Area of Building (sq. m) as per approved plan	Area of Plot (sq. m) as per approved plan	Area of Building (sq. m) as per approved plan	Area of Plot (sq. m) as per approved plan
1	102.20, 102.21, 102.22, 102.23, 102.24, 102.25, 102.26, 102.27, 102.28, 102.29, 102.30, 102.31, 102.32, 102.33, 102.34, 102.35, 102.36, 102.37, 102.38, 102.39, 102.40, 102.41, 102.42, 102.43, 102.44, 102.45, 102.46, 102.47, 102.48, 102.49, 102.50, 102.51, 102.52, 102.53, 102.54, 102.55, 102.56, 102.57, 102.58, 102.59, 102.60, 102.61, 102.62, 102.63, 102.64, 102.65, 102.66, 102.67, 102.68, 102.69, 102.70, 102.71, 102.72, 102.73, 102.74, 102.75, 102.76, 102.77, 102.78, 102.79, 102.80, 102.81, 102.82, 102.83, 102.84, 102.85, 102.86, 102.87, 102.88, 102.89, 102.90, 102.91, 102.92, 102.93, 102.94, 102.95, 102.96, 102.97, 102.98, 102.99, 103.00, 103.01, 103.02, 103.03, 103.04, 103.05, 103.06, 103.07, 103.08, 103.09, 103.10, 103.11, 103.12, 103.13, 103.14, 103.15, 103.16, 103.17, 103.18, 103.19, 103.20, 103.21, 103.22, 103.23, 103.24, 103.25, 103.26, 103.27, 103.28, 103.29, 103.30, 103.31, 103.32, 103.33, 103.34, 103.35, 103.36, 103.37, 103.38, 103.39, 103.40, 103.41, 103.42, 103.43, 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नसम-४

दस्तावेज क्र. 93832 / 2022

५५ - ६४



PROPOSED AMALGAMATION & SUBDIVISION PLAN OF PLOT NO. - 4 & 5, S.NO. 984/2/A AT NASHIK FOR - ROONGTA HOMES LLP

STAMP OF APPROVAL

APPROVED

The Plans submitted in accordance with the provisions of the Maharashtra Building Act, 1962 and the Maharashtra Building (Amendment) Act, 1978 and the Maharashtra Building (Amendment) Act, 1987 and the Maharashtra Building (Amendment) Act, 1991 and the Maharashtra Building (Amendment) Act, 1992 and the Maharashtra Building (Amendment) Act, 1993 and the Maharashtra Building (Amendment) Act, 1994 and the Maharashtra Building (Amendment) Act, 1995 and the Maharashtra Building (Amendment) Act, 1996 and the Maharashtra Building (Amendment) Act, 1997 and the Maharashtra Building (Amendment) Act, 1998 and the Maharashtra Building (Amendment) Act, 1999 and the Maharashtra Building (Amendment) Act, 2000 and the Maharashtra Building (Amendment) Act, 2001 and the Maharashtra Building (Amendment) Act, 2002 and the Maharashtra Building (Amendment) Act, 2003 and the Maharashtra Building (Amendment) Act, 2004 and the Maharashtra Building (Amendment) Act, 2005 and the Maharashtra Building (Amendment) Act, 2006 and the Maharashtra Building (Amendment) Act, 2007 and the Maharashtra Building (Amendment) Act, 2008 and the Maharashtra Building (Amendment) Act, 2009 and the Maharashtra Building (Amendment) Act, 2010 and the Maharashtra Building (Amendment) Act, 2011 and the Maharashtra Building (Amendment) Act, 2012 and the Maharashtra Building (Amendment) Act, 2013 and the Maharashtra Building (Amendment) Act, 2014 and the Maharashtra Building (Amendment) Act, 2015 and the Maharashtra Building (Amendment) Act, 2016 and the Maharashtra Building (Amendment) Act, 2017 and the Maharashtra Building (Amendment) Act, 2018 and the Maharashtra Building (Amendment) Act, 2019 and the Maharashtra Building (Amendment) Act, 2020 and the Maharashtra Building (Amendment) Act, 2021 and the Maharashtra Building (Amendment) Act, 2022.

Executive Engineer
TOWN PLANNING
NASHIK

- NOTE:
- 1) PLOT AMALGAMATION & SUBDIVISION BUT NO CHANGE IN AREA OF PLOT AFTER SUBDIVISION SO PLOT NUMBERS IS KEPT AS PER APPROVED LAYOUT
 - 2) ALL DIMENSION ARE IN METER
 - 3) PLOT BOUNDARY SHOWN IN THICK BLACK
 - 4) EAR MARKED OPEN SPACE SHOWN IN GREEN

Certificate of Area:
Certified that the plot under reference was surveyed by me & Owner and the area as marked on the site with the area stated in document of Ownership T.P. Scheme Records Land Records Department/City Survey records.

Signature
A.C. Sagar A. Kabre

Owner's Declaration
I, the undersigned hereby declare that I am the owner of the plot under reference and I have approved the plan submitted to the Authority / Collector. I have would execute the structure as per approved plans. Also I have would execute the work under quality and safety at the work site.

Signature
FOR ROONGTA HOMES LLP

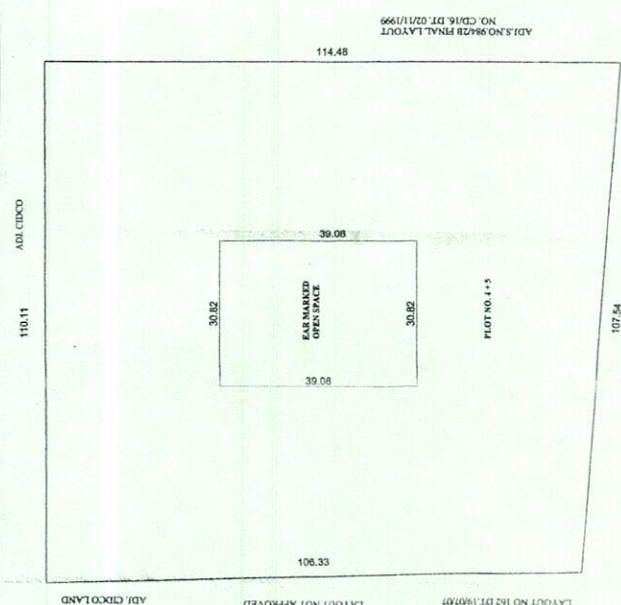
Signature
FOR ROONGTA HOMES LLP

Signature
FOR ROONGTA HOMES LLP

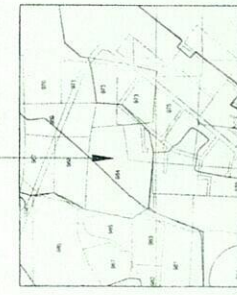
ARCHITECT SIGN
KABRE CONSULTANTS

OWNER SIGN
AR. SAGARA KABRE

ARCHITECT, INTERIOR DESIGNER,
S-56 SAHAYADRI HOUSE, MICO CIRCLE NASHIK.



12.00 M. WIDE ROAD
PLOT AFTER AMALGAMATION
SCALE 1:500

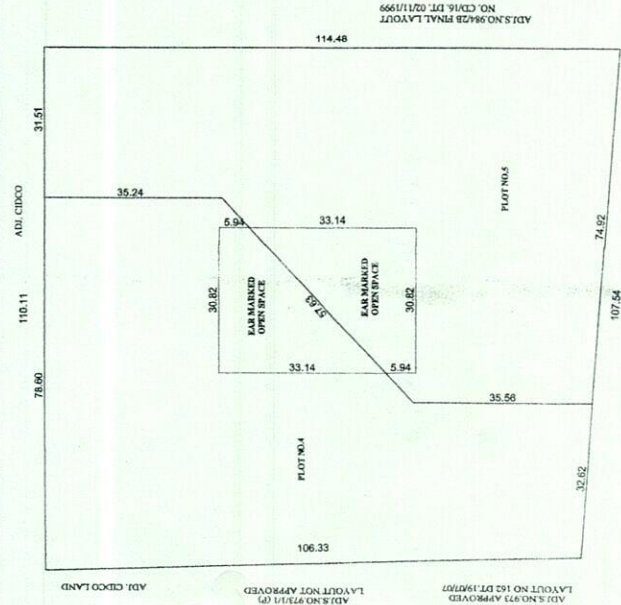


LOCATION PLAN
SCALE 1:1000

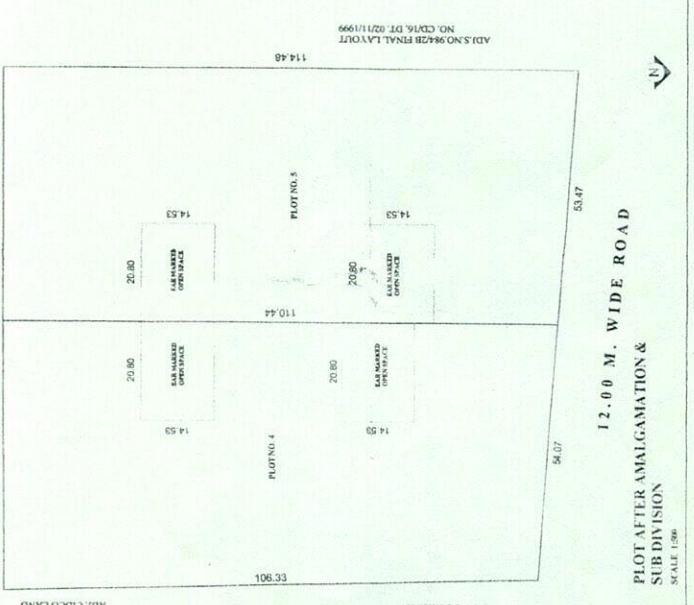
PLOT BEFORE AMALGAMATION				
SR NO	PLOT NO	AREA AS PER LAYOUT SQ. MTR.	DEDUCTION (IF ANY) SQ. MTR.	NET AREA IN SQ. MTR.
1	4	6021.37	0.00	6021.37
2	5	6021.19	0.00	6021.19
TOTAL		12042.56	0.00	12042.56

PLOT AFTER AMALGAMATION				
SR NO	PLOT NO	AREA AS PER LAYOUT SQ. MTR.	DEDUCTION (IF ANY) SQ. MTR.	NET AREA IN SQ. MTR.
1	4+5	12042.56	0.00	12042.56
TOTAL		12042.56	0.00	12042.56

PLOT AFTER AMALGAMATION & SUBDIVISION				
SR NO	PLOT NO	AREA AS PER LAYOUT SQ. MTR.	DEDUCTION (IF ANY) SQ. MTR.	NET AREA IN SQ. MTR.
1	4	6021.37	0.00	6021.37
2	5	6021.19	0.00	6021.19
TOTAL		12042.56	0.00	12042.56



12.00 M. WIDE ROAD
PLOT BEFORE AMALGAMATION
SCALE 1:500



12.00 M. WIDE ROAD
PLOT AFTER AMALGAMATION & SUBDIVISION
SCALE 1:500

नस्रन-४
दस्ता क्र. (१३४३२ /२०२२)
५६ — ६४



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 :
P51600033635

Project: **ROONGTA FLORENZA APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 5 OF S NO 984/2/A at Nashik, Nashik, Nashik, 422009;**

1. **Roongta Homes Llp** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422009**.
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 **02/03/2022** and ending with **31/12/2024** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-03-2022 13:35:47

Dated: **02/03/2022**
Place: **Mumbai**

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

नसम-४	
दस्त क्र. (१३४३२ / २०१३)
५७	मी/आम्ही



घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्त ऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेखशोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहेत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारसहक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहारपूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सादर दस्त ऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्चन्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे / मा. उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्त ऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्त ऐवजाची वैधता तपासली ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतीं विषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमीलावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदी नुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार ...

लिहून घेणार ...