

3/01/2024

## गावाचे नाव : अंबड (खुर्द)

1) विलेखाचा प्रकार	अॅपीमेंट टू सेक्टर
2) मोबदला	2000000
3) बाजारभाव (भाडेपट्ट्याच्या स्थितपट्ट्याकार आकारणी देतो की पट्टेदार नमुद करावे)	1938000
4) भू-मापन, पोटहिस्ता व क्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मीने अंबड खुर्द शिबारातील मिळकत वासी गट नं. 275 यासी एकूण क्षेत्र 3400.00 चौ.मि. यापैकी रस्ता रुंदीकरणाले गेलेले 158.31 चौ.मि. वगळता उर्वरीत 3241.69 चौ.मि. यापैकी 658.87 चौ.मि. यावरील अबघ ईलाईट या इमारतीतील सी विंग मधील पाचव्या मजल्यावरील फ्लॅट नं. 501 यासी कार्पेट क्षेत्र 51.29 चौ.मि. व अपार्टमेंट लगतचे युसेबल बाल्कनीचे क्षेत्र 4.27 चौ.मि. असे एकूण क्षेत्र 55.56 चौ.मि. क्षेत्राची मिळकत. ( ( GAT NUMBER : 275 ; ) )
5) क्षेत्रफळ	1) 55.56 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा (मनामा किंवा आदेश असल्यास, प्रतिवादिचे व व पत्ता.	1): नाव:-मे. अक्षर बिल्डर्स भागीदारी संस्था तर्फे भागीदार कल्पेश दामजीभाई नरोडीया वय:-35, पत्ता:-प्लॉट नं. - माळा नं: नरोडीया हाऊस, इमारतीचे नाव: वंदावणे नगर, ब्लॉक नं: कामठवाडे, रोड नं: नाशिक, महाराष्ट्र, पॉस्ट-ईक. पिन कोड:-422008 पॅन नं:-ABIFA8043N
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशांत शशिकांत आहिरे वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: बँक कॉलनी, इमारतीचे नाव: माऊली नगर, ब्लॉक नं: चिंचखेड रोड, रोड नं: पिंपळगांव बसवंत, नाशिक, महाराष्ट्र, पॉस्ट-ईक. पिन कोड:-422209 पॅन नं:-BNepA5879H 2): नाव:-दिन्या शरद जाधव ऊर्फ दिन्या सुशांत आहिरे वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: बँक कॉलनी, इमारतीचे नाव: माऊली नगर, ब्लॉक नं: चिंचखेड रोड, रोड नं: पिंपळगांव बसवंत, नाशिक, महाराष्ट्र, पॉस्ट-ईक. पिन कोड:-422209 पॅन नं:-BTfPJ4126D
9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2024
10) दस्त नोंदणी केल्याचा दिनांक	13/01/2024
11) अनुज्ञांकांक, खंड व पृष्ठ	437/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
14) शेर	

## सूची क्र. II

नोंदणी नंबरची प्रथम प्रत

असलेल्या बहुसंख्य नोंदणी

सह मुख्य निबंधक वर्ग-२.

नाशिक-६

पांकनासाठी विचारात घेतलेला तपशील:-

पांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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ZONE No. 4.7  
RATE FOR FLAT RS. 30,400/- + 5% = 31,920/- PER Sq. Mtrs.  
CARPET AREA OF FLAT 51.29 Sq. Mtrs. and usable area of Balcony attached to apartment admeasuring 4.27 Sq. Mtrs. Total admeasuring 55.56 Sq. Mtrs.  
CONSIDERATION RS. 20,00,000/-  
GOVT. VALUE RS. 19,38,000/-  
STAMP RS. 1,20,000/-

#### AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 13<sup>th</sup> day of JANUARY 2024.

#### BETWEEN

M/s. AKSHAR BUILDERS, PAN ABIFA8043N, A Partnership firm through its PARTNER MR. KALPESH DAMJIBHAI NARODIYA, Age 35 Years, Occupation Business, R/o. Narodiya House, Bandavane Nagar, Kamthwade, Nashik 422008 Hereinafter referred to as the VENDOR/ PROMOTER (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the FIRST PART.

#### AND

1] MR. SUSHANT SHASHIKANT AHIRE, Age 27 Years, Occupation Service PAN - BNEPA5879H/AADHAR NO. 6614 8930 4974/Mob. 8421637991

2] DIVYA SHARAD JADHAV alias MRS. DIVYA SUSHANT AHIRE, Age 26 Years, Occupation Housewife PAN - BTFPJ4126D

R/o. Bank Colony, Mauli Nagar, Chinchkhed Road, Pimpalgaon Baswant, Nashik 422009 Hereinafter referred to as the "PURCHASER/ ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, assigns, etc.) of the SECOND PART.

WHEREAS the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at Ambad Khurd, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor/Promoter purchased Gat No. 275 total admeasuring 3400.00 Sq. Mtrs. from the previous owners Smt. Phulyabai Ramnath More and others and with the consent of Sangita Sampat More and others by a sale deed dated 17/1/2022 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 588 on 19/1/2022 and the name of the vendor/Promoter is mutated in the owners column of the record of rights for the area purchased and the vendor/Promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper and appropriate the sale proceeds thereof.

AND WHEREAS the said property is duly converted to Non Agri. use u/s. 42 b of the M.L.R. Code under Order of Tehsildar, Nashik under No. Jama-1/42-B/S.R/08/2021 dated 29/10/2021.

AND WHEREAS the Vendor/promoter has purchased TDR of 101.61 Sq. Mtrs. for which as per new provision FSI of 157.16 Sq. Mtrs. is permissible from DRC No. 897-G Dated 4/12/2019 from M/s. Chupon Buildcon by sale deed dated 12-5-2022 which is duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4803 on 12/5/2022 and thereafter the vendor/promoter has purchased additional TDR of 275.39 Sq. Mtrs. for

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which as per new provision FSI of 310.28 Sq. Mtrs. is permissible from DRC No. 899 Dated 21/6/2019 from Satish Dnyaneshwar Gaikwad and Yogesh Tukaram Gaikwad by sale deed dated 11-5-2022 which is duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4770 on 11/5/2022 and Vendor/promoter has purchased TDR of 82.47 Sq. Mtrs. for which as per new provision FSI of 127.56 Sq. Mtrs. is permissible from DRC No. 897A Dated 4/12/2019 from M/s. Chupon Buildcon by sale deed dated 12-5-2022 which is duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4804 on 12/5/2022 and thereafter the vendor has obtained premium FSI from Nashik Municipal Corporation and thereafter the vendor/promoter has prepared a building plan by using the entire TDR and premium FSI which is duly approved by the Nashik Municipal Corporation under Commencement Certificate No. LND/BP/B2/38/2022 Dated 25/5/2022 and the Vendor/Promoter has commenced the construction of the building.

**AND WHEREAS** the promoter has accrued the title of absolute ownership to the said property and well seized and possessed of the same.

**AND WHEREAS** the said property is free from all or any encumbrances and the title of the vendor is clear, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachment, the property is also not subjected to any road widening nor acquisition or requisition by any Govt. or local authorities.

**AND WHEREAS** the Promoter is entitled to construct buildings on the project land/said property in accordance with the recitals hereinabove.

**AND WHEREAS** the Vendor/Promoter is in possession of the project land/said property.

**AND WHEREAS** As per new rules of Nashik Municipal Corporation Nashik an area admeasuring 158.31 Sq. Mtrs. out of total land is surrendered to Nashik Municipal Corporation Nashik for road widening and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 158.31 Sq. Mtrs. surrendered to Nashik Municipal Corporation and as such the total holding of the holder is 3241.69 Sq. Mtrs.

**AND WHEREAS** the vendor decided not to develop the WEST side area admeasuring 800.00 Sq. Mtrs. out of the total land admeasuring 3400.00 Sq. Mtrs. immediately and therefore after excluding the area of 800.00 Sq. Mtrs. an area admeasuring 2441.69 Sq. Mtrs. remained with the vendor for development.

**AND WHEREAS** out of 2441.69 Sq. Mtrs. an area admeasuring 225.25 Sq. Mtrs. is subjected to 9 Mtrs. road widening and 84.57 Sq. Mtrs. is kept for cycle track and therefore after excluding the area of 84.57 Sq. Mtrs. and 225.25 sq. Mtrs. an area admeasuring 2131.87 Sq. Mtrs. is available for development to the vendor.

**AND WHEREAS** due to the 9 Mtrs. road the area 2131.87 Sq. Mtrs. is split into two hissas and the vendor/Promoter prepared a building plan on the said entire 2131.87 Sq. Mtrs. which is duly sanctioned by Nashik Municipal Corporation, Nashik.

**AND WHEREAS** as per said approved building plans two parts are mentioned in the building plan out of which Part A admeasuring 2131.87 Sq. Mtrs. is owned by the vendor/promoter wherein actual buildings are situated while part B is for 800.00 Sq. Mtrs. which the vendor does not intend to develop immediately.

**AND WHEREAS** as per the approved building plan there are two buildings, one building consisting of two wings A and B Wing which is to be constructed on the land

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admeasuring 1473.00 Sq. Mtrs. and another building which is C wing consisting of one building only which is to be constructed on the land admeasuring 658.87 Sq. Mtrs.

**AND WHEREAS** all the three wings A, B and C wing consisting of ground floor for parking and first to seven floor consisting of residential units as per approved building plan.

**AND WHEREAS** the vendor shall prepared a separate declaration of Apartment for A and B Wing to be constructed on the land admeasuring 1473.00 Sq. Mtrs. and there the purchaser of the and A and B Wing shall have proportionate ownership, title and interest only in the land admeasuring 1473.00 Sq. Mtrs. while the vendor shall prepare a separate declaration of Apartment for C Wing to be constructed on the land admeasuring 658.87 Sq. Mtrs. and the purchaser of C Wing shall have proportionate ownership, title and interest only in the land admeasuring 658.87 Sq. Mtrs. and as such A and B Wing shall be separately maintained by the respective premises owners.

**AND WHEREAS** the vendor/promoter has decided to develop the said property by constructing a project/building in the name of AVADH ELITE which consists of residential units only.

**AND WHEREAS** the Allottee is offered an Flat No. 501 on the Fifth Floor, (herein after referred to as the said "Apartment") in AVADH ELITE IN C WING (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment/flat is more particularly described in the second schedule written hereunder.

**AND WHEREAS** the Promoter has entered into a standard Agreement with an Architect Yogesh Gaikwad registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

**AND WHEREAS** the Promoter has appointed a structural Engineer C. D. Patel for the preparation of the structural design and drawings of the buildings, the Promoter shall accept the professional supervision of the Architect and the structural Engineer till the completion of the building.

**AND WHEREAS** the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. P51600046562 on 12/8/2022 with the Real Estate Regulatory Authority.

**AND WHEREAS** on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

**AND WHEREAS** the authenticated copies of Certificate of Title issued by the Adv. Tushar Kulkarni of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

**AND WHEREAS** the promoter has decided to subject the property to the provisions of Apartment Ownership Act and as such the promoter shall form the association of apartment owners by registering the declaration of apartment as per the provisions of Apartment Ownership Act and on completion of the building and on receipt of the completion certificate from Nashik Municipal Corporation the necessary deed of

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letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/building, as the case may be.

20. **RIGHT TO AMEND** :- This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES** :- It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, or due to death of any of the party as the said obligations go along with the Apartment for all intents and purposes.

22. **SEVERABILITY** :- If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** :- Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment the total carpet area and enclosed balcony of all the Apartments in the Project.

24. **FURTHER ASSURANCES** :- Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. **PLACE OF EXECUTION** :- The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Nashik after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of Sub-Registrar. Hence this Agreement shall be deemed to have been executed at NASHIK.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**NAME OF ALLOTTEE :-**

1] MR. SUSHANT SHASHIKANT AHIRE 2] DIVYA SHARAD JADHAV alias MRS. DIVYA SUSHANT AHIRE

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R/o. Bank Colony, Mauli Nagar, Chinchkhed Road, Pimpalgaon Baswant, Nashik 422009

**NAME OF PROMOTER :-**

M/s. AKSHAR BUILDERS A Partnership firm through its PARTNER MR. KALPESH DAMJIBHAI NARODIYA R/o. Narodiya House, Bandavane Nagar, Kamthwade, Nashik 422008 Notified email id - pratiknarodiya@gmail.com/Mob No. 9422251523

It shall be the duty of the allottee and promoter to inform each other any change in address subsequent to the execution of this Agreement in the above address by registered post falling which all communications and letters posted at the above address shall be deemed to have received by the promoter or the allottee, as the case may be.

28. **JOINT ALLOTES :-** That in case there are joint allottees all communications shall be sent by the promoter to the allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the allottees.

29. **STAMP DUTY AND REGISTRATION :-** The charges towards stamp duty, Registration fee, GST, MSEB meter and connection charges shall be borne by the vendor.

30. **DISPUTE RESOLUTION :-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW :-** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE OF THE ENTIRE SAID PROPERTY**

All that piece and parcel of land admeasuring 3241.69 Sq. Mtrs. out of Gat No. 275 total admeasuring 3400.00 Sq. Mtrs. (out of which 158.31 Sq. Mtrs. is subjected 9.00 mtr. road widening) situated at **Ambad Khurd**, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

East	:	Gat No. 276 and Nala
West	:	Gat No. 273
South	:	Gat No. 274
North	:	Gat No. 277

**SECOND SCHEDULE OF THE SAID PROPERTY ON WHICH THE SAID BUILDING IS SITUATED**

All that piece and parcel of land admeasuring 658.87 Sq. Mtrs. out of the aforesaid property situated at **Ambad Khurd**, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

East	:	Gat No. 276 and Nala
West	:	9.00 Mtrs. Road
South	:	Gat No. 274
North	:	Gat No. 277

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### THIRD SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

All that piece and parcel of constructed property constructed on the land as mentioned in the second schedule bearing Flat No. 501 on Fifth Floor, Carpet area admeasuring 51.29 Sq. Mtrs. and usable area of Balcony attached to apartment admeasuring 4.27 Sq. Mtrs. Total admeasuring 55.56 Sq. Mtrs. in C WING of AVADH ELITE bounded as follows:

East	:	Flat No. 502 and Passage
West	:	Side Margin
South	:	Flat No. 505
North	:	Side Margin

### AMENITIES TO BE PROVIDED IN THE BUILDING AND FLAT

- Building will be RCC framed structure.
- External brickwork 6" thick and internal 4" thick.
- 24 x 24 vitrified tiles flooring and skirting for all rooms, balconies, and passage.
- All walls will have double coat sand face plaster from outside and neeru finish plaster from inside.
- Spartex tilex 24 x 24 with skirting in living, kitchen, bedroom & Passage and Antiskid 12 x 12 tiles in Terrace and washing place.
- Kitchen platform is in Kadappa with stainless steel single Bowl sink.
- Galzed Tiles 12 x 8 above kitchen platform and Bathroom upto lintel level.
- Main door frame shall have decorative with water proof ply and laminated sheet rest. All door frame shall have RCC frame.
- Windows frame - Three track powder coated aluminum sliding windows with mosquito net.
- Electrification - Concealed conduit wiring with copper conductor and socket outlet in 3.5 numbers as per standard norms, power point for geyser in toilets and kitchen of modular board.
- T.V. Cable point in living room.
- Concealed plumbing work
- Water supply will be from overhead and underground water tank only.
- one overhead and one underground water tank.
- Lift with battery backup.
- Common Parking
- On Grid Solar Electricity System for Common area per wing 3 KW
- The Building is under CCTV observation

### COMMON AREAS AND FACILITIES

#### a. COMMON AREAS

- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns in the building/s
- 4) Common drainage, water, electrical lines.
- 5) Common ground water storage tank and overhead tank
- 6) Electrical meters, wiring connected to common lights, pumps.

#### b. LIMITED COMMON AREAS AND FACILITIES:

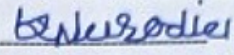
1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common area and facilities as mentioned in the agreement.
3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

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**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.**

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED  
M/s. AKSHAR BUILDERS A Partnership firm  
through its PARTNER  
MR. KALPESH DAMJIBHAI NARODIYA  
[VENDOR/PROMOTER]

  
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SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED  
1] MR. SUSHANT SHASHIKANT AHIRE

  
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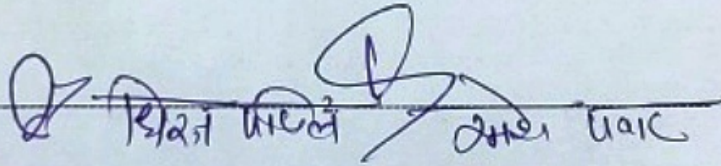
2] DIVYA SHARAD JADHAV alias  
MRS. DIVYA SUSHANT AHIRE  
[PURCHASER/ALLOTTEE]

  
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Witness :-

1. \_\_\_\_\_

  
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# NASHIK MUNICIPAL CORPORATION

NO LND/BP/82/38/2022

DATE :- 25/05/2022

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## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To M/s Akshar Builders Partnership Firm Through Shri Sanjay C. Narodiya

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No. ---- of S.No. 275 of Ambad(k) Shiwar, Nashik.

Ref :- 1) Your Application for New Building permission Dtd:29/12/2021 Inward No.B2/BP/750

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/and 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 49)

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 sec. 263 of the Maharashtra Municipal Corporation Act 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 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 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].
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 balcony 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 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 center 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 disturbance 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.



**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 :  
Project: **Avadh Elite**, Plot Bearing / CTS / Survey / Final Plot No.: **Part of Survey No. 275, Ambad Khurd, Nashik**  
Nashik, Nashik, 422010;

1. **Akshar Builders** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422010**.

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 **12/08/2022** and ending with **31/12/2026** 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.

नस्रन-६
दस्त क्र. ( ४३६ / २०२१ )
२८. - ३९



Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 12-08-2022 15:51:01

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

Dated: 12/08/2022

Place: Mumbai