

NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ (B3) 548/5652/114

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 13/03/2014

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसन-४
दस्ता क्र. (११६८० / २०१४)
34

10. Shri. Tirumala Developers Through Its Partner Mrs. Maya Nikhil Roongta.
C/o. Ar. Sagar A. Kabre & Asso. & Stru. Engg. Sanjeev Patel of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.

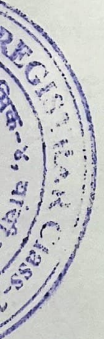
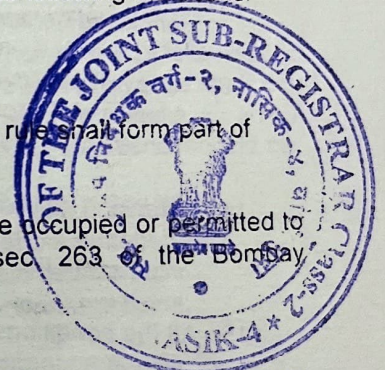
of S. No. 305/A/2 of Ambad Khurd Shiwar.

Ref - Your Application & Plan dated: 03/10/2013 Inward No. B3/BP/3877/282

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 + Commercial** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 44)

- 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.



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- 8) Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

- 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 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 reservation of Tree Act, 1975.

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

- 13) 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.

- 14) 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.

- 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."

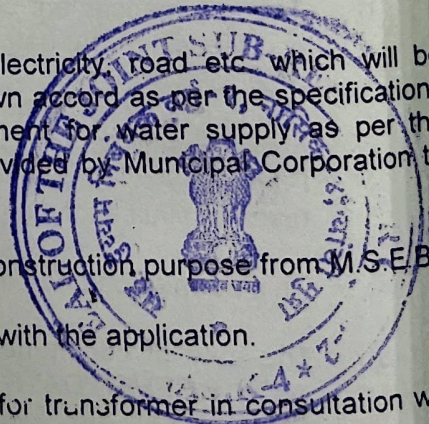
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

- 18) N. A. order No. 136/2011 Dated: 15/07/2011 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. 7,06,080- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 25/475 Dtd:-13/04/2012.

B) Rs.2,04,960 /- is paid for development charges w. r. to proposed land development vide R. No./B.No. 25/475 Dtd:- 13/04/2012.



- 22) Septic tank
N.M.C. & M
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the land.
27) Fly ash br
buildings.
28) NMC Tax
29) Drainage
Dt.13/04/
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- 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 8,790/- Deposited vide B.No./R.No.82/2002
Date:- 13/04/2012. 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 along with F.S.I. permitted.
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) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
- 27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 28) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.
- 29) Drainage connection charges Rs. 1,32,500/- is paid vide R.No./B.No.37/5580 Dt.13/04/2012.
- 30) Welfare cess charges Rs. 2,58,850/- is paid vide R.No./B.No.37/5580 dtd:13/04/2012.
- 31) This permission is given on the strength of DRC No: 526 dtd: 13/09/2011 and 556.21 Sq.mt TDR area utilized from the same.
- 32) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: FIRE/WS/III/40/2012 dt: 29/03/2012 & conditions their in strictly followed.
- 33) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed.
- 34) This permission is given on the basis of affidavit given by applicant dtd: 04/03/2014 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.
- 35) N.M.C. shall not supply water for construction purpose .
- 36) This permission given on the basis of affidavit given by applicant Dat: 04/03/2014 for disposal of excavated/ debris material on his own at the prescribed site.
- 37) Local Body Tax paid for LBT registration NO.Nsk. 502915 Rs. 1,76,100/- Dt.04/03/2014 HDFC Bank Nashik. Remaining LBT (if any) should be paid before occupancy certificate.
- 38) Existing structure to be demolished before commencing of work.
- 39) Safty measures should be adopted while construction near by electrical line.
- 40) Parking area shall be paved and strictly used for parking purpose only.
- 41) D. P. Road area is vested in N.M.C. as per Agreement Dt.16/04/2012.
- 42) Seprate 7/12 extract of D.P. Raod in the name of NMC shall be produced before occupancy certificate.
- 43) Commercial N. A. order & N. A. Tax receipt shall be produce before occupancy certificate.
- 44) Previously approved building permission.No:CD/B4/38/335 dt:19/04/2012 is hereby cancelled.

नसमन-४
25
25/04/2012



Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik.

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नाशिक महानगरपालिका, नाशिक

Nº 000570

नाशिक महानगरपालिका कार्यालय

जा. नं. : लंड / अंतिम / 301 / 304 / 31
दिनांक 3 / 3 / 1982

प्रति,

श्री. / श्रीमती श्री टी शारणे यांचे जाग आऊटचा नकाशा

द्वारा श्री हेमंत हात्रक यांनी निदेशित

विषय :- आऊटचा नकाशा शिवासाठी स. न. 304/31

चे जागेतील प्लॉट नं 9 ते 982 चा ले आऊटचा नकाशा

अंतिम मंजूरी करणे बाबत.

संदर्भ :- तुमचा दिनांक 28 / 10 / 82 चा अर्ज व नकाशा

महाशय / महोदया,

वरील संदर्भांमध्ये कळविणेत येते की, आऊटचा नकाशा शिवासाठी स. न. जागेतील नियोजित लेआऊटचा नकाशा तांत्रिक दृष्ट्या असल्याने त्यास इच्छित

304/31

डॉल जा. क. एलएनडी / डब्ल्यूएस / दिनांक 28 / 10 / 82 अन्वये टॅटेटिव्हली मंजूरी घेत न. ते अनुसार मंजूरी देणेत आली होती. त्या नंतर तुम्ही सदर शर्तीनुसार सदर नियोजित लेआऊट प्रतीने प्रत्यक्ष जागेवर मोजणी करून, प्लॉटस् रस्ते व खूली जागा यांचे हद्दीचे कायमचे दगड रोवून सदर कॉलनी मध्य पाण्याचे पाईप लाईन टाकून कॉलनी रस्ते तयार करून दिले आहे. त्याच प्रमाणे पथदिव करिता एकूण अर्जाचे फंडी १/३ इतकी रक्कम रुपये 9,85,301/- अनामत या कार्यालयात भरलेली आहे.

तो पुतंता केनेली असल्याने सदर जागेतील लेआऊटचा नकाशास अंतिम मंजूरी (FINAL APPROVAL) खालील शर्तीवर देण्यात येत आहे.

-- शर्ती --

- 1) सदर कॉलनीतील प्लॉट, रस्ते व खूली जागा यांचे हद्दीचे दगड हालवू नये व भंजूर ले आऊट करण्यात कोणतेही प्लॉटस् क्षेत्र जागेवर प्रत्यक्ष मोजले असता कमी अधिक भरता कामा नये.
- 2) मंजूर ले आऊट मधील काणत्याही प्लॉटचा उपयोग फक्त रहणसाठी करावा. अन्य कोणताही उपयोग कार्यालयाची परवानगी घेतले शिवाय करू नये.
- 3) मंजूर ले आऊट मधील कोणतेही प्लॉटस्चे या पुढे उपविभाजन करणे किंवा एकत्रीकरण करणे आल्यास इकडील पूर्व परवानगी शिवाय करू नये.
- 4) मंजूर ले आऊट मधील प्लॉट मध्ये बांधकाम करणे पूर्वी या कार्यालयाची पूर्व परवानगी (बांधकाम परवानगी) घेतल्या शिवाय कोणतेही बांधकाम करू नये.
- 5) सदर जागेतील महानगरपालिके मार्फत पथदिव करिता उरलेली २/३ इतकी रक्कम रुपये पूर्ण भरल्याखेरीज पथदिव लावले जाणार नाही.
- 6) सदर कॉलनी मध्ये तुम्ही पाण्याची लाईन टाकली असली तरी म. न. पा. ची सदर भागातील बाकी पुरवठा योजना पूर्ण आल्या खेरीज सदर कॉलनीला पाणी पुरवठा केला जाणार नाही.
- 7) मंजूर ले आऊट मधील रस्ते व खूल्या जागा व तांत्रिक महानगरपालिकेच्या नाकाशात दिश्या पाहिलेले असल्या जागेचे एकूण क्षेत्र 9,85,301 चौ. फूट / चौ. मिटर) (9,85,301 चौ. मीटर) व जागेची रक्कम 9,85,301 रुपये (9,85,301 रुपये) वरिल शर्तीनुसार सदरचे लेआऊट नकाशास अंतिम मंजूरी देणेत येत आहे. सोबत अर्ज व नकाशा नकाशाच्या प्रति जोडलेल्या आहेत.

30/10/82
महाशयक संचालक महानगरपालिका
नाशिक महानगरपालिका, नाशिक



NASHIK MUNICIPAL CORPORATION

Rajiv Gandhi Bhavan, Sharanpur Road, Nashik 422 002.

DEVELOPMENT RIGHT CERTIFICATE

I, MUNICIPAL COMMISSIONER FOR NMC NASHIK certify that,

1) Person(s) / Institution within named in this certificate is / are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of regulation No. 13-3-1 of the development control regulations for Nashik 2000

1) Location & detail of the land surrendered. **G.No. 308 of Adgaon**

a) Area of the Land in Sq. Mtrs. **3060.00**

b) Land handed over to NMC / Govt. **vide reg. agreement no. 8925**
Vide Possession Receipt No. & Date **dt. 22.8.11**

c) Number & date of order issued by the
additional collector and competent authority
Urban Land (Ceiling and regulation) Act, 1976

d) Number and date of order issued by the
Government in case of surplus vacant land.

2) Zone of land surrendered. **Zone - "D"**

3) Reservation of land surrendered. **18 & 24 m. wide D.P. road**

4) The area where D.R.C. can be utilised **D.R.C. will be allowed to be used as provided under regulation No. 13-3-1 of D.C. regulations for Nashik - 2000**

Folio No. 526	Certificate No. 526
Name(s) of the DRC Holder(s)	Durgaprasad K. Agrawal & others GPA holder M/s. Creators partnership firm partner Shri Manoj H. Gupta
F.S.I. Credit of Built-up area in sq.mts(in figures)	3060.00
(In words)	Three thousand sixty sq.m.

Given under common seal on this **13th** day of **SEP** Year **2011**

ADTP

Nashik Municipal Corporation
Nashik

B. S. Sawil

Municipal Commissioner
Nashik Municipal Corporation
Nashik

DETAILS OF UTILISATION OF DRC & TRANSFERS

CERTIFICATE NO. 526

Total F.S.I. credit of built-up area in Sq. mts. 3060.00

Sr. No.	Date	Details of Property where D.R.C. is proposed to be used i.e. receiving plot.	Name & Address of Utiliser	Bldg. File No.	Area Proposed to be used in Sq. Mts.	Reduced area of D.R.C. in Words & Figures	D.E.T.P. Signature & Date	E.E.T.F. Signature & Date
1)	30/3/12	S.No 234/1B/31 (1) A @ Mahastul Reg. No. NO 03153 Dt. 27/03/2012	Shri. Kishor Manabkha Nakrani 10th one Ch. Ar. Sharda V.B.	C/BBP 4076 Dt. 5/3/ 2012	270.00 m ² (Two hundred seventy only)	2792.00 m ² (Two Thousand Seven hundred Ninety two)	[Signature]	[Signature]
2)	04/04 2012.	S.No. 308/A/1B, P.No. 18 @ PATHARDJ REG. NO. 3124 DATED. 20.3.12.	RAJENDRA M. SHINDE, C/O. ER. ANIL N. YEOLA.	B/BBP 7056 dt. 22/02 2012.	110.00 m ² (ONE HUND- RED TEN ONLY) [initials]	2680.00 m ² (TWO THOUSAND SIX HUNDRED EIGHTY ONLY) [initials]	[Signature]	[Signature]
3)	15/06 2012	C.No. 505/ A/2 P.No. [unclear] in [unclear] [unclear] Reg. No. 03154 Dt. 22/02/2012	Shri. [unclear] Developer's through Partner Jugal K D. [unclear] [unclear] [unclear]	B/BBP 6922	560.00 m ² (Five hundred & Sixty only) [initials]	560.00 m ² (Five hundred & Sixty only) [initials]	[Signature]	[Signature]

SHREE TIRUMALA DEVELOPERS.

SHREE TIRUMALA ASHIRWAD APART, PETHE NAGAR ROAD, INDIRA NAGAR, NASHIK- 422009

Date: 13.02.2015.

To:
The Branch Manager
State Bank of Patiala,
Uttam nagar, Nasik

Dear Sir,

I/We, SHREE TIRUMALA DEVELOPERS here by certify that

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **MR. KARBHARI BABURAO KHAIRNAR AND VIJAYA KARBHARI KHAIRNAR** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and condition of the Agreement to sale dated 29.12.2014 (herein after referred to as the "Sale document")

Description of the property	
Flat No./House No. Building No./Name	FLAT NO. 3 SHREE TIRUMALA PLAZA APARTMENT
Plot No./Street No. Name Locality Name/Area Name	G. NO. 305/A/2 UTTAM NAGAR , NASHIK, NASHIK-422010
City Name & Pin Code	NASHIK-422010

2. That the total consideration for this transaction is **Rs. 23,50,000/- (Rupees Twenty Three Lacs Fifty Thousands Only)** towards sale document.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/We have no objection whatsoever to the said purchasers, as their own costs, charges, risks and consequences mortgaging the said property to the STATE BANK OF PATIALA as security for the amount advance by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale documents by the said purchasers.
5. We have obtained construction finance from ICICI BANK LTD. We have enclosed NOC herewith from ICICI BANK LTD. Except this construction finance we assure you that we have not borrowed any finance from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the

SHREE TIRUMALA DEVELOPERS

[Handwritten Signature]

PARTNER

SHREE TIRUMALA DEVELOPERS.

SHREE TIRUMALA ASHIRWAD APART, PETHE NAGAR ROAD, INDIRA NAGAR, NASHIK- 422009

bank to them subject to the due and proper performance and compliances of all the terms and conditions to sell the document by the said purchasers.

6. After creation of proper charge /mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchasers for the property described above and once the nomination favoring the bank has been registered and advice sent to the bank of having done so, I /We note not to change the same without the return NOC of the bank.
7. After creation of charge / mortgage and after receipt of the copies there of and after receipt of the proper nomination in favor of the bank, from the above name purchaser, I/We undertake to inform the society about the banks charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed Cheque / transfer of funds favoring SHREE TIRUMALA DEVELOPERS. (Bank Name) ICICI BANK LTD., Account no. 099905000989 , IFSC CODE :- ICIC0000999 , PANCHAWATI BRANCH, NASHIK.
9. In case of cancellation of the sell-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank a/c **MR. KARBHARI BABURAO KHAIRNAR AND VIJAYA KARBHARI KHAIRNAR** and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/ firm vide PARTNERSHIP DEED (description of document of delegation of authority to the signatory.)
11. We hereby certify that no dues society are outstanding against the member Shri/ Smt _____ and also declared that the society has not created any prior charge over the property which is subsisting.
12. We further confirm that, the original / certified Title Deeds will not be demanded for, by us, till loan A/C No. _____ & _____ are fully closed and discharged.

Your's faithfully,
SHREE TIRUMALA DEVELOPERS

Designation: PARTNER

Authorised Signatory: PARTNER

Name: MR. LALIT SATYANARAYAN ROONGTA