

538/2656

पावती

Original/Duplicate

Thursday, March 14, 2024

नोंदणी क्र.: 39

4:30 PM

Regn.: 39

गावाचे नाव: वडाळा

पावती क्र.: 3158

दिनांक: 14/03/2024

दस्तऐवजाचा अनुक्रमांक: नसन6-2656-2024

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: जी आऊल हक यार मोहम्मद शाह

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी


रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 23400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:50 PM ह्या वेळेस मिळेल.

  
Joint S.R. Nashik

वाजार मुल्य: रु. 1954000/-

मोवदला रु. 2200000/-

भरलेले मुद्रांक शुल्क : रु. 132000/-

**मुख्य निबंधक वरुं-२**  
**पश्चिम-६**

1) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324141212728 दिनांक: 14/03/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 22000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017154609202324E दिनांक: 14/03/2024

वॅकेचे नाव व पत्ता:

**जिवाऊल हक**

**मुख्य दस्त परत**

14/03/2024

दुय्यम निबंधक : सह दु.नि. नाशिक 6  
दस्ता क्रमांक : 2656/2024  
नोंदणी :  
Regn:63m

गावाचे नाव : वडाळा

(1) विनेचाचा प्रकार	अंतीमेंट टू सेल
(2) मोबदला	2200000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1954000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पानिवेल्चे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी विल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मीजे वडाळा या गांयचे शिवागतील सव्हें नं. 67/3/2ब/2, यांसी क्षेत्र 1500.00 चौ.मी. आणि सव्हें नं. 67/3/1क, यांसी क्षेत्र 1082.00 चौ.मी. असे एकूण क्षेत्र इमारत 'बी' मधील विंग 'डी' या इमारतीमधील तिसरे पजल्यावरील फ्लॉट / मदनिका नं. डी - 301, यांसी चर्टई क्षेत्र 45.13 चौ.मी. + वाल्कनीचे क्षेत्र 5.45 चौ.मी. ही मिळकत. ( ( Survey Number : 67/3/2B/2 and 67/3/1C ; ) )
(5) क्षेत्रफळ	1) 45.13 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- ग्रीनलाईफ डेव्हलपर्स, भागीदारी फर्म, तर्फे श्री. तोफिक अब्दुल रजाक शेख वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अल-जमाल बंगला, ब्लॉक नं: हिरवे नगर, रोड नं: वडाळा रोड, नाशिक, महाराष्ट्र, पिन कोड:-422011 पॅन नं:-AAPFG9650F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जी आऊल हक यार मोहम्मद शाह वय:-34; पत्ता:- प्लॉट नं: एन -31/जी10/14, माळा नं:-, इमारतीचे नाव: भुजवळ फार्म जवळ, ब्लॉक नं: गोपालकृष्ण चौक, रोड नं: जुने सिडको, नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422009 पॅन नं:-CSSPS7866N 2): नाव:- महजवीन जी आऊल हक शाह वय:-25; पत्ता:- प्लॉट नं: एन -31/जी10/14, माळा नं:-, इमारतीचे नाव: भुजवळ फार्म जवळ, ब्लॉक नं: गोपालकृष्ण चौक, रोड नं: जुने सिडको, नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422009 पॅन नं:-GGNPM4687Q
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2656/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	132000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000
(14) शेर	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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



सूची क्र. II  
नोंदणी नंबरची प्रथम प्रत  
अखिल सरकुलजा नवकल  
प्र. दुय्यम निबंधक वर्ग-२.  
नाशिक-६

नसुन-६
दलल कल. (२) ६५६/२०२४
३. — ७०



READY RECKNOR CHART No. :	25.3
FLAT No. D - 301,	Rs. 36,500/- per Sq.Mtr.
GOVT. RATE	Rs. 19,54,000/-
GOVT. VALUATION	Rs. 22,00,000/-
CONSIDERATION	Rs. 1,32,000/-
STAMP DUTY	Rs. 22,000/-
REG. FEES	

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at Nashik on this 13<sup>th</sup> Day of March Two Thousand and Twenty Four.

BETWEEN

#### **GREENLIFE DEVELOPERS,**

A partnership firm, formed and registered under the provisions of Indian Partnership Act having it's address at - Shop No. 6, Mathura Tower, Near Sai Muskan Hotel, Wadala Naka, Mumbai-Agra Highway, Nashik 422 011,  
PAN - AAPFG 9650 F,

Through its Partner -

**SHRI. TAUFIQUE ABDUL RAZZAQUE SHAIKH,**

Age- 45, Occupation - Business,

R/o - Al-Jamal Bungalow, Hirve Nagar,  
Wadala Road, Nashik- 422011.

Mobile No. 98230 98120.

Hereinafter referred to as "THE OWNER / PROMOTER", (which expression is unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, it's other partners, their executors, administrators and permitted assignees);

**PARTY OF THE FIRST PART**

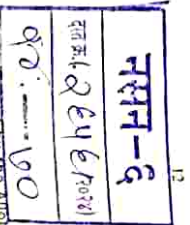
AND

- MR. JI AUL HAK YAR MOHAMMAD SHAH,**  
Age: 34 years, Occupation: Business,  
PAN No. CSSPS 7866 N  
Aadhaar No. 6452 3548 5380
- MRS. MAHJABEEN JI AUL HAK SHAH,**  
Age: 25 years, Occupation: Household,  
PAN No. GGNPM 4687 Q  
Aadhaar No. 2121 6016 7512  
Both R/o. N -31/G10/14, Near Bhujabal Farm,  
Gopalkrushna Chowk, Old CIDCO, Nashik - 422 009

Hereinafter called the "ALLOTTEE / PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, successors in interest and permitted assignees) ; **PARTY OF THE SECOND PART**

The Promoter and Allottee / Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party"





only as may be required by the Allottee / Purchaser/s but nothing can be done on the external face of the flat/ apartment/ building/ wing.

## 2. CONSIDERATION/PRICE OF THE SAID APARTMENT :

2.1. The Allottee / Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee / Purchaser/s Apartment No. **D-301**, on **Third floor** of the **Building 'B'** in **Wing - D**, (hereinafter referred to as "**the Flat/ Apartment**") as shown in the Floor plan thereof hereto annexed for the total consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lacs only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the limited common areas and facilities which are more particularly described in the **Schedules**.

2.2. The Allottee / Purchaser/s hereby agrees to take from the Promoter and the Promoter hereby agrees to allot to the Allottee / Purchaser/s Parking situated at **Ground Floor** where ever the promoter allots the same. The said parking is exclusive in the total agreed consideration of the flat / Apartment. Further that the Allottee/ purchaser/s shall not in the future raise any dispute about the suitability of the said parking space as constructed by the Promoter.

2.3. The Allottee / Purchaser/s agrees and understands that timely payment/s towards purchase of the said flat/apartment as per payment plan/schedule hereto is the essence of the Agreement. The Allottee / Purchaser/s has paid on or before execution of this agreement a sum of, **Rs. 5,00,000/- (Rupees Five Lacs only)**, as advance payment or application fee which has been paid to that Promoter as follows....

Amount	Particulars
Rs. 1,00,000/-	Rupees One Lac only paid by Allottee / Purchaser by way of cheque, bearing Cheque No. 000001, date- 14/10/2022 drawn on HDFC Bank in favour of Promoter.
Rs. 1,00,000/-	Rupees One Lac only paid by Allottee / Purchaser by way of cheque, bearing Cheque No. 000002, date- 01/01/2023 drawn on HDFC Bank in favour of Promoter.
Rs. 1,00,000/-	Rupees One Lac only paid by Allottee / Purchaser by way of cheque, bearing Cheque No. 000003, date- 19/05/2023 drawn on HDFC Bank in favour of Promoter.

Rs. 1,90,000/-

Rupees One Lac Ninety Thousand only paid by RTGS / NEFT from Allottee's / Purchaser's Bank i.e. HDFC Bank to the account of Promoter's Bank i.e. ICICI Bank on 15/02/2024 vide Transaction / UTR No. N 04624286539712.

Rs. 10,000/-

Rupees Ten Thousand only paid by Allottee / Purchaser by way of cheque, bearing Cheque No. 000012, date- 13/03/2024 drawn on HDFC Bank in favour of Promoter.

Total Rs. 5,00,000/-

In words Rupees Five Lacs only

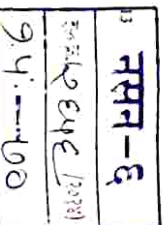
Total payment of Rs. 5,00,000/- (Rupees Five Lacs only) has been received by the promoter from the allottee/purchaser as mentioned above as the part payment. The balance amount of **Rs. 17,00,000/- (Rupees Seventeen Lacs only)** shall be paid by the Allottee / Purchaser to the Promoter in the following manner....

PARTICULARS	PERCENTAGE
On or before execution of Agreement	10 %
On Completion of the Plinth of the building	25 %
On Completion of 1 <sup>st</sup> Slab	08 %
On Completion of 2 <sup>nd</sup> Slab	08 %
On Completion of 3 <sup>rd</sup> Slab	08 %
On Completion of 4 <sup>th</sup> Slab	08 %
On Completion of 5 <sup>th</sup> Slab	08 %
On Completion of the walls of the said Apartment	05 %
On Completion of the external plaster of the said Apartment	05 %
On Completion of the internal plaster of the said Apartment	05 %
On Completion of the internal finishing work of the said Apartment	05 %
On Completion of the lift and staircase lobby of the said building	2.5 %
On possession of the said apartment	2.5 %

The Price over all has been arrived and agreed upon keeping in mind the promise of the Allottee/purchaser to make the payments as mentioned above irrespective of the existing work progress and proposed stage of construction of the project.

The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Promoter up to the date of handing over the possession of the Flat/ Apartment.

The Allottee/Purchaser/s herein is/are well aware that, the building in which the said flat is situated and the building is under



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It shall be the duty of the Allottee / Purchaser/s and the Promoter to inform each other of 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 been received by the Promoter or the Allottee / Purchaser/s, as the case may be.

**30. JOINT ALLOTTEE / PURCHASER/S**

That in case there are Joint Allottee/Purchaser/s all communications shall be sent by the Promoter to the Allottee/Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottee/s/Purchaser/s. 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 said project shall equally be applicable to and enforceable against any subsequent Allottees/Purchaser/s of the flat/apartment, in case of a transfer, as the said obligations go along with the Flat/ Apartment for all intents and purpose. That the allottee/Purchaser/s agree that they shall not object to any easement rights that need to be given to any person in and around the said project and shall neither object to any such proceedings of land acquisition undertaken by a government agency including any compensation/ benefit given to the Promoter in turn for which no conveyance has occurred to the ultimate body expressly stated in this agreement and for which no consideration is specially dispensed by the Allottee / Purchaser/s to the Promoter for the same; save and except his right to enjoy and use the flat/apartment purchased by him any other rights given by the developer to the Allottee/ Purchaser/s for which consideration has been dispensed.

**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.

**SCHEDULE - I -  
 Description of the Said Land**

ALL THAT piece and parcel of the vacant land situated at village Wadala, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik, and bearing Survey No. 67/3/2B/2, adm. 1500 sq.mtrs., and Survey No.67/3/1C, adm. 1082 sq.mtrs., totally admeasuring 2582 Sq.Mtrs., and jointly bounded as follows:-

- On or towards East by S.No 67/3/1B
- On or towards West by 18 mtr. wide D.P. road
- On or towards South by 30 mtr. wide D.P. road
- On or towards North by 9 mtr. wide road

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**SCHEDULE - II -  
 Description of the said Flat / Apartment**

Upon the property more particularly described in the Schedule - I above construction of a Building - A and B, under named and style as '67 Greens' consisting of Ground + 4 Upper floor, from and out of the said constructed buildings, the Flat / Apartment premises situated in the Building 'B' in Wing-D, a Flat / Apartment bearing No. D-301, having carpet area of 45.13 square meters exclusive balcony/s area adm. 5.45 sq.mtrs., situated on Third Floor of the said project and pro-rata share in the common areas. The said flat premises is bounded as follows:-

- On or towards East by Plot open space
- On or towards West by Flat No. D 302
- On or towards South by Plot open space
- On or towards North by Staircase and Lift Lobby

**SCHEDULE - III**

**Specifications of the said Flat/ Apartment**

- **Living & dining**
  - Main door with laminate on both sides.
  - Stainless steel fittings and hinges on the main door.
  - Vitrified flooring in living & dining room.
  - Emulsion paint in Living and Dining room.
  - Modular electrical fitting and concealed wiring.
  - One TV & one telephone point in living room.
- **Kitchen**
  - Vitrified flooring in kitchen.
  - Granite top kitchen platform in the kitchen with no shelves below.
  - SS kitchen sink.
  - Switch for water purifier and exhaust fan.
  - Glazed dado tiles upto lintel level in kitchen above kitchen platform
- **Bathroom & Toilet**
  - Concealed CP fittings in all toilets
  - Floor / Wall mount W/C Sanitary ware as required in all toilets
  - Glazed tiles dado up to lintel level.
  - Concealed Plumbing.
- **Bedrooms**
  - Vitrified flooring in all bed rooms.
  - All doors with laminate pasted on both Side with S.S. hinges.
  - Modular electrical fittings switches and concealed wiring.
  - Emulsion paints in every bedroom.
  - 3 (three) Track Aluminium Sliding / UPVC Windows with mosquito Net and no safety grills.

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**SCHEDULE - IV**

Description of Common Amenities for the said project/phase

- Security Features:-**
- Average 6 (six) feet high compound wall all around the said "Property".
  - Entrance & exit gate complete with one Security Cabin.

**SCHEDULE - V**

Description of common areas and facilities/limited common areas and facilities

**(A) COMMON FACILITIES:-**

- RCC Frame work structure of the buildings.
- Drainage and water line work.
- Electric meter and water meter connected to common lights, water connections, pump set etc.
- Light points outside the building and the staircase/s as well as those in the common parking space.
- One overhead water tank for each building/wing with water pump connected to water reservoir.
- Lift/Elevator, lift well and elevator equipment.

**(B) RESTRICTED AREAS AND FACILITIES:-**

- The parking spaces at basement / ground floor shall be restricted and the Promoter herein shall have exclusive right to allot the same to the Allottee/purchaser/s in the building.
- Top terrace of the building shall be restricted and the Promoter herein shall have exclusively allotted the same towards pent house.
- All areas etc. which are not covered under aforesaid head Common Area and Facilities are restricted areas and facilities which include, the marginal open spaces, spaces adjoining flats on podium, terraces, car-parking's within the said land and in the building/s which is/are under construction on the said land is reserved and Promoter shall have exclusive rights to allot sell or transfer, convey the same in part or in full to any buyer of flat/apartment, terrace/s, parking space etc. Or to Convert the Restricted Area into Common Area or vice-versa.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year first herein above written.

**SIGNED SEALED AND DELIVERED**

by the within named Owner / Promoter  
**GREENLIFE DEVELOPERS,**  
 through its Partner

**SHRI. TAUFIQUE ABDUL RAZZAQUE SHAIKH**



**SIGNED SEALED AND DELIVERED**

by the within named Allottee Purchaser/s.

- MR. JI AUL HAK YAR MOHAMMAD SHAH**



- MRS. MAHJABEEN JI AUL HAK SHAH**



**WITNESSES :-**

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 ५०-१००





## NASHIK MUNICIPAL CORPORATION

- NO: LND/BP/14/RBP/75/2022  
OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE :- 24/06/2022

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Firoj Haji Nawab Shah & Other Through GPA Holder Greenlife Developers  
Partnership Firm Through Partner Mr. Taufique Abdul Razzaque Shaikh &  
Other One

C/o. Er. & Stru.Engg. Ravi Amrutkar of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No.- of  
S.No. 67/3/2B/2 of Wadala Shiwar

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of  
Structure Plan Dated: 28/12/2021 Inward No. A4/RBP/794/2021  
2) Previously Approved Building Permission No A4/BP/181/2021 Dt. 12/08/2021

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 + Commercial Purpose as detailed duly amended in the following conditions.

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### CONDITIONS (1 to 52)

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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. 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.
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. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & varandas 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





10. 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 per plan. If the balconies, attics & verandahs are unauthorized and action shall be taken from the construction shall be treated as unauthorized and action shall be taken. Under section 73 of the reservation of Tree Act, 1975.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. The size of soak pit should be properly worked out on the basis of number of latrine. The size of soak pit should be properly worked out in the centre of the soak pit. Lay a pipe hole circular brick wall should be constructed in the centre of the soak pit. Lay of stone boulders, stone metals and pebbles should be properly laid.
13. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
14. Copy of approved plan should be kept on site so as to facilitate the inspection of the construction work should be furnished whenever required by the undersigned. Information in respect of Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
15. Stacking of building material debris on public road is strictly prohibited. If building material debris is found on public road the same will be removed by the Authority and recovered in the removal of such material shall be recovered from the owner.
16. All the conditions should be strictly observed and breach of any of the conditions dealt with in accordance with the provision of Maharashtra Regional & Town Planning 1968 and The Maharashtra Municipal Corporation Act.
17. Applicant should make necessary arrangement of water for construction purpose at undertaking given. Similarly street lights will not be provided by Municipal Corporation. Electric supply Mains of M.S.E.B. is available at site.
18. There is no objection to obtain electricity connection for construction purpose M.S.E.B.
19. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & N.O.C shall be produced before occupation certificate.
20. Adequate space for the plot U/R should be reserved for transformer in consultation M.S.E.D.C.L. Office before actually commencing the proposed construction.
21. Drinking water & adequate sanitation facility including toilets shall be provided for labour engaged at construction site by owner/Developer at his own cost.
22. While carrying out construction work, proper care shall be taken to keep noise level limits for various categories of zones as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per resolution of Government GRS.
23. As per order of Urban Development of Government of Maharashtra vide TPS2417487/pna kra 2172017/UD-9Dated-7/8/2015 for all building following condition shall apply.
  - A) Before commencing the construction on site the owner/developer shall install "Display Board" on the conspicuous place on site indicating following details.
    - a) Name and Address of the owner/developer.
    - 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/redemption/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 shall be in regional language. Failure to comply with condition 22 (A) action shall be taken by N.M.C. Department.

24. This permission is given on the basis of Title search Report submitted by owner Naashik Municipal Corporation shall not be responsible for the ownership and boundary of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasri/3922017 dt.05/06/2017 N.O.C shall be produced from Rain water harvesting cell in plot area more than 5000 sqm.
27. The building Permission is granted on the strength of "Labour Code on occupational safety, health and working conditions, 2018". Therefore all the conditions mentioned therein are applicable to this commencement and shall be followed strictly. Naashik Municipal Corporation shall not be responsible for breach of any conditions mentioned therein.
28. NMC shall not supply water for construction purpose.
29. N.A. order No. 81/2013 Dt: submitted with the application.
30. Charges Recovery.
 

As per the order of hon. Commissioner bearing No./Nanivvashi/20/2021 Dt: 12/07/2021 Applicant has requested to get benefit of installment of development Charges. Amount of Total Development Charges is Rs. 10,36,990/- 1<sup>st</sup> installment of

  - 1) 1<sup>st</sup> installment Rs. 2,58,170+4010/-paid vide R.No./B.No. 86/000768 & 000064/000035 Dt: 02/08/2021 & 09/08/2021 which 25 % of total Development Charges
  - 2) 2<sup>nd</sup> installment Rs. 3,61,440/-paid vide 35 % of total Development Charges
  - 3) 3<sup>rd</sup> installment with interest of Rs.4,13,070/- which is 40 % of total development charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay 1<sup>st</sup> and 3<sup>rd</sup> installment within specified time then recovery of the installment at the rate of 18 % per annum as per section 124E (3) of M.R.T.P. Act is applicable.
31. A) Rs. 1,43,230/- 1,4,940+4010+1,03,480/- (Commercial) is paid for development charges w.r to the proposed Construction vide R.No./B.No. 86/000768 & 000064/000035 Dt: 02/08/2021 & 09/08/2021 & 15/05/2022.
 

B) Rs. 2,71,110/- is paid for development charges w.r to the proposed land development. Vide R.No./B.No. 07/000770 Dt: 09/08/2021
32. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & N.O.C Shall be obtained before occupation certificate.
33. Drainage connection charges Rs. 90,000+6000/- is paid vide R.No./B.No.000091/000031 & 2298 Dt: 02/08/2021 & 15/05/2022
34. As per the order of hon. Commissioner bearing No./Nanivvashi/20/2021 Dt: 12/07/2021 Applicant has requested to get benefit of installment of Cess Charges. Amount of Total Cess Charges is Rs. 8,67,320/- 1<sup>st</sup> installment of
  - 1) 1<sup>st</sup> installment Rs. 2,16,250 + 2340/-paid vide R.No./B.No.000091/000031 & 000064/000035 Dt: 02/08/2021 & 09/08/2021 which 25 % of total Cess Charges
  - 2) 2<sup>nd</sup> installment Rs. 2,16,250 /-paid vide which 85.35 % of total Cess Charges
  - 3) 3<sup>rd</sup> installment Rs. 2,16,250 /-paid vide which 85.35 % of total Cess Charges
  - 4) 4<sup>th</sup> installment with interest of Rs. 2,16,250 /-which is 40 % of total Cess charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay 1<sup>st</sup> and 3<sup>rd</sup> installment within specified time then recovery of the installment at the rate of 18 % per annum as per section 124E (3) of M.R.T.P. Act is applicable.
35. Welfare Cess charges Rs. 98,560/- is paid vide R.No. 229801/15/06/2022
36. Charges for "Premium FSI" 60 % Rs. 64,160+9060+1500/- is paid Rs. is paid vide R.No./B.No. 000030/000032 & 000039/000034 & 37/001525 Dt: 02/08/2021 & 09/08/2021 & 11/08/2021
37. Charges for "Ancillary Premium" 50% Rs. 7,92,520 + 2830/- is paid Rs. is paid vide R.No./B.No. 000030/000032 & 000039/000034 Dt: 02/08/2021 & 09/08/2021

Plot No. -- of S.No. 67/32B/2 of Wadala Shiwajinagar

2016/10

2016/10

38. Charges for "Premium FSI" 100 % Rs. 3,09,960/- is paid Rs. Is paid vide R.No 15/06/2022

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Charges for "Auxiliary Premium" 100% Rs. 1,09,000/- is paid Rs. Is paid vide R.No 15/06/2022

This permission is given on the basis of conditions mentioned in notification of Ministry of Environment, Forest & Climate Change, New Dehli by vide No. G.S.R.317/2016 & the conditions mentioned therein are applicable to this Commencement Certificate. This permission given on the strength of affidavit submitted by the Proposed and C & D waste deposit Rs.82,210 +230 + 12,630/- is paid vide R.No./B.No.000091/000031 & 000064/000035 & 2298 Dt: 02/08/2021 & 09/08/2021

Additional Conditions

41. NMC Tax for Vacant plot shall be paid before Completion.
42. Previously approved building permission vide C.C.No: A4/BP/181/2021 Dt. 12/10/2021 hereby as cancelled.
44. Commercial N.A. Order shall be produce before Occupancy Certificate
45. Existing structure to be demolished with proper care before commencing of work. Applicant shall not be responsible for any casualty of life or structural damage to existing structures.
46. D.P. Road Winding area handover to NMC and in the name of NMC 7/12 Extra. Produce before Occupancy Certificate.
47. Facilities for differentially able persons shall be made.
48. CCTV Arrangements shall be done for Commercial Building before Occupancy Certificate
49. This as per the order given by the Hon. Commissioner, Order No 587/2021 Dt. 20/10/2021 Provision for electric vehicle charging station/ point to be provided in parking area
50. Provision of mechanical light & ventilation should be made wherever required.
51. Structural Stability Certificate showing safe against natural disaster, earthquake
52. This permission is given as per the Government directives u/s - 154 of MRTP Act, 1966 GR.No.TPS - 1820/anau.27/PNo.80/20ud13 Date 14/01/2021.
  - a) Affidavit regarding above submitted by applicant vide Date:- 12/01/2022
  - b) The stamp duty concession shall be continued till entire sell of tenements for proposed tenement. For Proposed tenement on 1<sup>st</sup> floor Stamp Duty concession will not be applicable
  - c) The applicant /Developers shall publish the list of beneficiary consumers on the requisite website.
  - D) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate.
  - e) Copy of this Commencement Certificate is submitted to stamp Registration office

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik

No. LND / BP / 111 / R.O. / 15 / 2022  
Nashik, Dt. 24.10.2022

Copy to : Divisional Officer,  
NSK-EAST



# 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 :  
**P51600030671**

Project: **67 Greens** , Plot Bearing / CTS / Survey / Final Plot No.: **67/3/1C-67/3/2B/2 at Nashik (M Corp.), Nashik, Nashik, 422006;**

1. **Greenlife Developers** having its registered office / principal place of business at Tehsil: **Nashik, District: Nashik, Pin: 422011.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (I) 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.
  - o The Registration shall be valid for a period commencing from **08/09/2021** 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.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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.

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दस्तावेज (२६५६/२०२१)
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Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 07:57:49

Dated: 08/09/2021  
Place: Mumbai

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