

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. नाशिक 2

दस्त क्रमांक : 8524/2021

नोंदणी :

Regn:63m

गावाचे नाव : दसक

Original/Duplicate

नोंदणी क्र.

Regn.

दिनांक: 11/10/21

रु. 3000

रु. 48

रु. 3048

Registrar Nashik

निबंधक वर्ग-

रु-२.

घावा प्रकार अंर्ग्रीमेंट दू सेल

दस्ता 4990000

तारभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देतो की पट्टेदार ते (रावे) 4500000

VTC

वापन, पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका यांचे हद्दीतील मीजे दमक या गांवचे शिवागतील मिळकत यांसी मळें नंबर 67/2/प्लॉट/2/3/मी यांसी प्लॉट नंबर 2/3/मी यांसी क्षेत्र 104.87 चौ.मी. व त्यावर वांधण्यात आलेल्या ममर्थ व्हिला रो- वंगनोज या मंजुर योजने मधील बांधीव रो-हाऊस बंगलो क्र.03 यांसी प्लॉट/2/3/मी क्षेत्र 104.87 चौ.मी. व त्यावरील तळ व पहिल्या तळ व पहिल्या मजल्यावरील चटई क्षेत्र 1120.662 चौ.फुट + पोर्चचे क्षेत्र 82.237 चौ.फुट व गार्डनचे क्षेत्र 215.447 चौ.फुट असे एकूण कारपेट क्षेत्र 1418.346 चौ.फुट म्हणजेच 131.81 चौ.मी. ( ( Survey Number : 67/2/प्लॉट/2/3/मी ; Plot Number : 2/3/मी ; ) )

1) 104.87 चौ.मीटर

वापणी किंवा जुडी देण्यात असेल तेव्हा.

वापण करून घेणा-या/लिहून ठेवणा-या यांचे नाव किंवा दिवाणी न्यायालयाचा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-समर्थ इन्फ्रा तर्फे प्रोप्रायटर वासुदेव विश्राम भोर वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भोर मळा, जुना एकलहरा रोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, णाम्:ईक. पिन कोड:-422101 पॅन नं:-AFFPB3366N

वापण करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रभु मारुती झाकणे वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर 301, शिल्पसिध्दी अपार्टमेंट, श्री हरी लॉन्स, शिवराम नगर, जेलरोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, णाम्:ईक. पिन कोड:-422101 पॅन नं:-AAOPZ9225E

2): नाव:-मीना प्रभु झाकणे वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर 301, शिल्पसिध्दी अपार्टमेंट, श्री हरी लॉन्स, शिवराम नगर, जेलरोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, णाम्:ईक. पिन कोड:-422101 पॅन नं:-ACLPZ6179Q

वापण करून दिल्याचा दिनांक 08/10/2021

नोंदणी केल्याचा दिनांक 11/10/2021

क्रमांक, खंड व पृष्ठ 8524/2021

तारभावाप्रमाणे मुद्रांक शुल्क 299400

तारभावाप्रमाणे नोंदणी शुल्क 30000



Handwritten signature of the Registrar.

सह.दुय्यम निबंधक वर्ग-२  
नाशिक-२.

नामाठी विचारात घेतलेला तपशील:-

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

Original/Duplicate

नोंदणी क्र.

Regn.

दिनांक: 11/10/21

रु.

नसपन-२
दस्त क्र. (८५२४) २०२३
६ / २५



१. मिळकतीचे वर्णन :-

तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे दसक ह्या गांवचे शिवारांतील सर्व्हे नंबर ६७/२/प्लॉट/२/३/सी यांसी यांसी प्लॉट नंबर २/३/सी यांसी क्षेत्र १०४.८७ चौ.मी. व त्यावर बांधण्यांत आलेल्या समर्थ व्हिला रो बंगलोज या मंजुर योजने मधील बांधीव रो-हाऊस बंगलो क्र.०३, यांसी प्लॉटेड क्षेत्र १०४.८७ चौ.मी. व त्यावरील तळ व पहिल्या मजल्यावरील चटई क्षेत्र ११२०.६६२ चौरस फुट. + पोर्चचे क्षेत्र ८२.२३७ चौरस फुट + गार्डनचे क्षेत्र २१५.४४७ चौरस फुट असे एकुण कारपेट क्षेत्र १४१८.३४६ चौरस फुट म्हणजेच १३१.८१ चौ.मी. यांसी चतुःसिमा :-

पुर्वेस	:	स.नं.६७/२ पैकी प्लॉट नंबर ०१.
पश्चिमेस	:	स.नं.६७/२ पैकी प्लॉट नंबर २/३/बी.
दक्षिणेस	:	९.०० मीटर कॉलनी रोड.
उत्तरेस	:	स.नं.६७ पैकीची मिळकत.

येणेप्रमाणे मिळकतीमध्ये असलेल्या चिजवस्तु, झाडझाडोरा, दगडगोटा तसेच मिळकतीत येणेजाणेचे, सामाईकपणे वागवहिवाटीचे स्वतंत्र मालकी हक्कांसह दरोबस्त मिळकत.

सदरहु दस्तऐवजामध्ये लिहून घेणार यांचा उल्लेख तुम्ही व लिहून देणार यांचा उल्लेख आम्ही असा केलेला आहे व या करारनाम्याने तुम्हांस विक्री करण्यांत आलेल्या व वर कलम १ व यांत नमुद केलेल्या रो बंगलो मिळकतीचा उल्लेख सदरहु मिळकत असा संक्षिप्ततेसाठी करण्यांत आलेला आहे.

२. वर कलम १ यांत वर्णन केलेली स.नं.६७/२ पैकी प्लॉट क्र.२ व ३ यांसी अनुक्रमे क्षेत्र १३२.४० चौ.मी. व १३१.४० चौ.मी. या प्लॉट मिळकती आम्ही लिहून देणार यांनी दिलीप शिवाजी आढाव व जयश्री दिलीप आढाव यांचेपासुन कायम फरोक्त खरेदीखताने खरेदी घेतलेली आहे. सदरचे खरेदीखताचा दस्त मे.सह दुय्यम निबंधक, वर्ग II, नाशिक-२ यांचे कार्यालयांत दस्त क्र.७१४०/२०१९, दिनांक ०८/११/२०१९ अन्वये नोंदविण्यांत आलेला आहे. त्याप्रमाणे सदर मिळकतीचे रेकॉर्ड ऑफ राईटस व ७/१२ उतारा सदरी आम्ही लिहून देणार यांचे नांव ६ड नोंद नंबर १७१०४ अन्वये दाखल झालेले आहे.

सदरहु वर नमुद केलेल्या दस्ता प्रमाणे आम्हांस प्राप्त झालेल्या हक्क व अधिकारा नुसार आम्ही सदरह वर कलम १ यांत

एकत्रिकरण  
रोजी भुखं  
एकत्रिकरण  
करण्यांत अ  
त्या बाबत  
अंमल घेतल

३. तसे  
महानगरपा  
त्यांचेकडील  
क्रमांक एल  
करुन घेवुन

त्या  
झालेल्या ह  
आम्हालिहून  
आहे व त्या  
दस्तऐवज ह

४. मिळ  
रहिवासी वा  
सदर मिळक  
आज रोजी

५. बि  
मिळकत  
३/४/बि.शे.  
सदर मिळ  
त्यांचेकडील  
केलेला आहे

६. मिळ  
रक्कम रुप

# DCB BANK

October 07, 2023

Mr Prabhu Maruti Zakane  
Shilp Siddhi Apartment Flat No 301  
Shivram Nagar Jail Road  
Hari Lawns Nashik Road  
Nashik  
PIN Code -422101

Dear Mr Prabhu Maruti Zakane,

**Subject: DCB BL Retail Mortgages Account Number DRBLNAS00574852 / DRHLNAS00574853**

Thank you for banking with DCB Bank.

We refer to your subject account and give below a list of documents held with us as on date:

**Property mortgaged with the bank:**

Row House No.03, Ground + 1st Floor, "SAMARTHA VILLA ROW BUNGALOWS" S.No.67/2/  
Plot/2/3/C Plot.No. 2/3/C, Shivram Nagar Near Narayan Babu Nagar Bus Stop, Mauje Dasak Shiwar,  
Tal.Dist. Nashik.422101.

**List of Document:**

1. Original Agreement for Sale Registration No.8524 Dated 11-Oct-2021
2. Original Registration Receipt No.11587 Dated 11-Oct-2021
3. Original Stamp Duty receipt of Rs.299400/- Dated 08-Oct-2021
4. Original Index II Dated 11-Oct-2021
5. Original Sale Deed Registration No.9648 Dated 16-Nov-2021
6. Original Registration Receipt No.13120 Dated 16-Nov-2021
7. Original Stamp Duty Receipt of Rs.100/- Dated 15-Nov-2021
8. Original Index II Dated 16-Nov-2021
9. Digital Copy of 7/12 Dated 02-Feb-2023
10. Original No Dues Certificate of State Bank of India Dated 03-Feb-2023
11. Photocopy of LOD State Bank of India Dated 09-Nov-2022

For clarification kindly contact DCB Customer Care 022 6899 7777, 040 6815 7777 (8 am to 8 pm Monday to Saturday) or email [loans@dcbbank.com](mailto:loans@dcbbank.com)

Yours sincerely,

For DCB Bank Limited

*Aspatil*  
Authorized Signatory

ASHITOSH PATIL  
HRMS No.:40094



नसपन-२

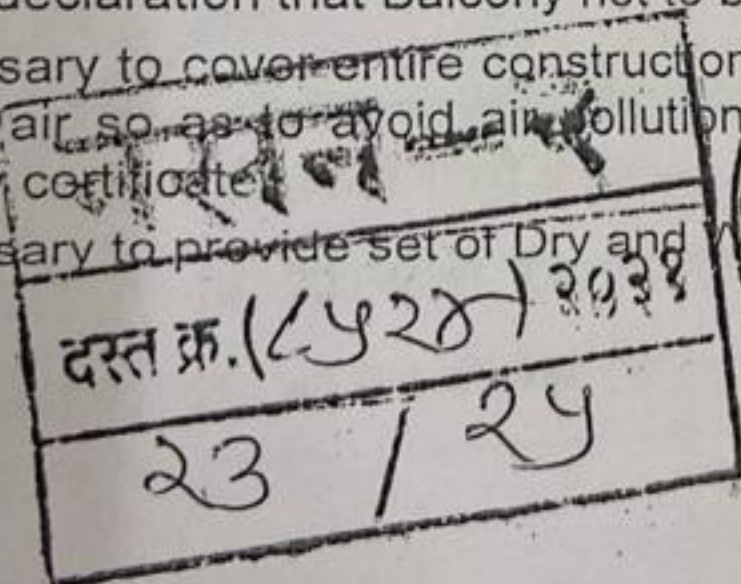


11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the 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.
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 The Maharashtra Municipal Corporation Act.
16. 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.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. 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.
19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. 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.
22. As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/p.ra.kra.217/2017/UD-9 Dated-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.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

No. LND / E  
Nashik, Dt. 0  
Copy to : Div

Plot No.- 2+3/C of S.No.67/2 of Dasak Shiwar.

26. Fanning shall be made and maintained as per the provisions of DCPR on site.
27. 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/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm
28. NMC shall not supply water for construction purpose.
29. N.A. order No.03/2010 dt:19/04/2010 submitted with the application.
30. A) Rs.10890/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.52/8139 Dt: 25/02/2020  
B) Rs./- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Dt:--
31. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.Rs.530/- Deposited vide R.No./B.No.88/729 Dt: 25/02/2020
32. Drainage connection charges Rs.1000/- is paid vide R.No./B.No. 52/8139 Dt: 25/02/2020
35. NMC Tax for Vacant plot shall be paid before Completion.
36. This Risk based building permission is granted on the basis of self declaration given by architect dated 07/02/2020
37. Welfare Cess charges Rs.22050/- is paid vide R.No./B.No.52/8139 Dt:25/02/2020
39. Plinth Complition Certificate is Compalsary before Commencing work above plinth.
40. This permission is given on the basis of affidavit given by applicant Dt:26/02/2020 for disposal of excavated/debris material on his own at the prescribed site.
41. This permission is given on the basis of affidavit given by applicant Dt: 26/02/2020 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.
42. This permission is given on the basis of affidavit given by applicant Dt:31/01/2020 regarding declaration that Balcony not to be closed.
43. It is necessary to cover entire construction site with Green Net / Shed Net, for reduction of dust in air so as to avoid air pollution. Geo tag photo should be produce be for occupancy certificate.
44. It is necessary to provide set of Dry and Wet dust bins for segregation of waste.



Sectional Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / RiskBased / CH / 240 / 2020  
Nashik, Dt. 04/03 / 2020

Copy to : Divisional Officer NSKRD



NASHIK MUNICIPAL CORPORATION

नसि-२  
29 / 24



NO: LND/RE/RES/Basic/4/240/2020  
DATE :- 04/03/2020

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

O. Shri .Vasudev Vishram Bhor

C/o. Ar.Prashant Themaskar & Stru.Engg. Shri. Sandip Verma of Nashik

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

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 07/02/2020 Inward No. C4/RB/BP/365  
2) Final Layout/Tentative layout no. LND/WS/14 Dt: 31/07/2010

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 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 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 & 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.
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 provided under section 19 of the reservation of Tree Act, 1975



## नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका कार्यालय

जा.क./Dasak / अभिन्यास/भूखंड एकत्रीकरण/संसंनर/मनपा/  
LND/AML/Dasak/DCR/0291/2019

प्रति,

श्री. MR.VASUDEV VISHRAM BHOR

विषय:- Dasak शिवारातील स.नं.67/2 मधील भूखंड क 02+03 करीता नकाशाप्रमाणे, रेव्हेन्यू व रेकॉर्डतील ७/१२ उताराप्रमाणे जागेतील भूखंड एकत्रीकरण नकाशा मंजूर करणेबाबत.

संदर्भ:-१) आपला दि-22 December, 2019 चा अर्ज व नकाशे आ.क.NMC/TPD/Dasak/AML/4251/2019

महोदय,

संदर्भ अर्जानुसार आपण भूखंड एकत्रीकरण प्रस्ताव सादर केला आहे . सादर केलेले भूखंड एकत्रीकरण नकाशे (Amalgamation Plan) हे तांत्रिक.ष्टया सर्वसाधारण योग्य असल्याने त्यास खालील अटी - शर्तीवर मंजुरी देण्यात येत आहे.

:: अटी - शर्ती ::

- 1)सदर मंजुरी फक्त रहिवासी वापरासाठी ग्राह्य राहिल .
- 2) एकत्रीकरण नकाशा प्रमाणे प्रत्यक्ष संबंधीत भूमी अभिलेख/नगर भूमापन विभागा कडून जागेवर आखणी / मोजणी करून घ्यावी व पक्क्या स्वस्माचा खुणा रोव्यावत .त्या क्षेत्राचा मोजणीचा नकाशा इकडील कार्यालयास पाठवावा व त्याप्रमाणे ७/१२ चे उतारूयावर नोट घेण्यात यावी .
- 3) सदरच्या भूखंडावर उपविभाजन महानगरपालिकेचा मंजुरी शिवाय करूनये .
- 4)सदर जागेवर / भूखंडावर कोणत्याही प्रकारचे बांधकाम करणेपुर्वी नाशिक महानगरपालिकेची पूर्व परवानगी घ्यावी.
- 5)सदर मिळकतीस बिनशेती परवानगी मा. जील्हाधीकारी नाशिक ,कार्यालयीन पत्र क.LND/WS/14 दि-31 July, 2010 अन्वये घेतलेली आहे .
- 6) बांधकाम परवानगी घेणेपुर्वी मंजूर एकत्रीकरण प्रमाणे ७/१२ ,उतारा कार्यालयास सादर करण्यात यावा त्याशिवाय सदर भूखंडामध्ये इमारत बांधकाम परवानगी दिली जाणार नाही.

सोबत : एकत्रीकरण नकाशाची प्रत.

Document certified by MANOHAR  
YASHWANT BHARGAVE  
<manohar-bhargave@gmail.com>.

Organization : NASHIK  
MUNICIPAL CORPORATION  
Designation : Assistant  
Director Town Planning  
Date : 22-Dec-2019 12: 06:23  
Certificate : 1098B89

सहायक संचालक,नगररचना  
नाशिक महानगरपालिका,नाशिक

प्रत : उप अधिकक भूमीअभिलेख नाशिक यांचे  
माहिती व कार्यावाहीस्तव अद्योषत.

जरी क्र. (CGC) 2021  
92/26



## BUILDING OCCUPANCY CERTIFICATE

### Full Regular



Ref:-1) Government of Maharashtra Director No. TPB/-4317/109/CR-11/2017/UD-11, Dated:- 22/08/2017  
 2) Hon. Comm. Order vide letter No. 158/ Dt: 23/05/2019.  
 3) Your application for Occupancy Certificate Inward No. C4/OC/39 Dt: 04/08/2021.  
 4) An. Prashant Themaskar self Declaration affidavit Dtd. 31/01/2020.

Res. Sir,  
 A Name to the Owner/Developer Shri. Vasudev Vishram Bhor.

B	Location of the proposed site- Dasak shivar Nashik		2) Survey No./C.T. S. No.	672
	1-PLOT NO.	2+3/C	4) Town/City	Nashik
	3-Village	Dasak	Str. Eng.	Sunil Patel
Arch/ En.		An. Prashant Themaskar		

C	Details of Building		2-Building permission Date	04/08/2021
	1- Building Permission No.	C4/240/2020		

The An. Prashant Themaskar have given the building completion along self declaration certificate building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects the requirement of the building regulations.

This is to certify that the building has been inspected by An. Prashant Themaskar and is completed to the approved drawing and is fit for occupancy.

D	Building Data		
	1	Name of Floor	Ground First Floor
	a)	As per Sanction Plan	0
	b)	As per completed building	0
2	Use of Building		Residential
	a)	As Per Sanctioned Plan	Residential
	b)	As Per Completed Building	Residential
	3	Floor Area (m <sup>2</sup> )	
a)		As Per Sanctioned Plan	100.206 Sqm.
	b)	As Per Completed Building	100.206 Sqm.
	4	Carpet Area (m <sup>2</sup> )	
a)		As Per Sanctioned Plan	89.13 Sqm.
	b)	As Per Completed Building	89.13 Sqm.
	5	Setbacks (m)	
Front		2.25	2.25
Rear		1.50	1.50
Side		1.50 & Nil	1.50 & Nil
Open Plots Index No.		63210136	

Details of Fees				
Details	Amount	Receipt No.	Book No.	Date
Security Fee	₹20/-	24	1524	03/08/2021



*(Signature)*

**PRASHANT THEMASKAR ARCHITECTS**  
 An. Prashant M. Themaskar  
 R. Arch. AllA CA/98/23324  
 Architect & Interior Designer  
 Darshan Niwas, Tilakpath, Nashik Road

Approved  
 As per the accompanying Occupancy Certificate  
 No. C4/OC/12 / 2021 Date: 03/08/2021