



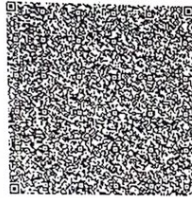
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: Stock Holding Corporation of India Ltd.
Location: SHCIL - NASHIK.
Signature: *Madhusudan...*
Details can be verified at www.shcilstamp.com

Certificate No.	: IN-MH14046343490929K
Certificate Issued Date	: 24-Dec-2012 03:04 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ NASHIK/ MH-NSK
Unique Doc. Reference	: SUBIN-MHMHSKCIL0114946769644465K
Purchase by	: SANJAY KISAN HILE
Description of Document	: Article 5(g-a)(ii) Sale Agreement
Property Description	: AS PER DOCUMENT - AGREEMENT TO SALE
Consideration Price (Rs.)	: 24,00,000 (Twenty Four Lakh only)
First Party	: SANJAY KISAN HILE
Second Party	: AVANEESH BUILDCON THRU PARTNER BHAGYASHREE WAIKAR
Stamp Duty Paid By	: SANJAY KISAN HILE
Stamp Duty Amount(Rs.)	: 1,29,400 (One Lakh Twenty Nine Thousand Four Hundred only)



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Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authorised Collection Centres (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site 'www.shcilstamp.com'

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SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id mhsnciC1

Receipt Id RECIN-MHMHSICL0113898206755809K

Account Name SHCIL- MAHARASHTRA

Receipt Date 24-DEC-2012

Received From SANJAY KISAN HILE	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 129400 (One Lakh Twenty Nine Thousand Four Hundred only)
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ()	<i>Madhukar</i>

Zone 1.3.49 (Rate 20400+5%)

Govt. Valuation Rs. 25,88,000/-

Stamp Rs. 1,29,400/-

Consideration Rs. 24,00,000/-

Regtn. Fee-Rs. 25,880/-

AGREEMENT TO SALE

This Agreement to Sale is made and executed at Nashik on this 24th Day of month of December in the year Two Thousand And Twelve.

...2/-



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३ / १००

BETWEEN

PAN - AASFA0683K

M/s. Avaneesh Buildcon

A Partnership Firm, Through its Partners :

1) Sau. Hema Vijay Shah

Age : 38 Years, Occupation – Business

Through her GPA

Shri. Vijay Champaklal Shah

Age : 41 Years, Occupation : Business

Both R/o. 25/708, Happy Vally Tower,
Near Tikujiniwadi, Ghodbandar Road, Thane

2) Sau. Shreeya Vinay Joshi

Age : 38 Years, Occupation – Business

3) Sau. Manjusha Yogesh Bag

Age : 46 Years, Occupation – Business

Through their GPA Holder

Shri. Vinay Laxmikant Joshi

Age : 41 Years, Occupation : Business

R/o. : Flat No. 1, Laxmi Vilas Apartment,
Behind Khatib Dairy, Gangapur Road, Nashik

4) Sau. Bhagyashree Mahesh Wavikar

Age : 38 Years, Occupation : Business

Through her GPA Holder

Shri. Mahesh Prabhakar Wavikar

Age : 40 Years, Occupation – Business

Both R/o. : Flat No. 9, Gayatri Society,
D'Souza Colony, College Road, Nashik – 422 005.

Hereinafter referred to as 'THE OWNERS/VENDORS'

(Which expression shall unless it be repugnant to the context or meaning thereof, mean & include the said Partnership firm, their heirs, legal representatives, executors) OF THE FIRST PART.



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-3	दस्त क्र. (७०३) २०१३
AND	४/७०

Mr. Sanjay Kisan Hile

Age : 37 Years, Occupation : Business

PAN - AACPH5554J

R/o.: Flat No. 6, Dhanlaxmi Apartment, Hanumanwadi,
Makhmalabad Road, Nashik - 422003

Hereinafter referred to as "THE PURCHASER/S"

(Which expression shall unless it be repugnant to the contexts, or meaning thereof, mean & include his/her/their heirs, legal representatives, executors, administrators & assigns) OF THE OTHER PART.

AND WHEREAS Sau. Hema Vijay Shah & Other 3 being Partners of Avaneesh Buildcon are the absolute & exclusive owners of the property i.e. the land bearing Plot No. 20, area admeasuring 475.84 Sq. Mtrs., and Plot No. 21, area admeasuring 548.33 Sq. Mtrs, Survey No. 86/4/20 & Survey No. 86/4/21 situated at Village - Nashik, Tal. & Dist. Nashik, which is more particularly described in SCHEDULE-I hereunder written and hereinafter referred to as "THE SAID PLOT PROPERTY".

AND WHEREAS Sau. Hema Vijay Shah & Other 3 being Partners of Avaneesh Buildcon have purchased the said Plot No. 20 & 21 more particularly described in SCHEDULE-I hereunder written from Smt. Jyoti Deepak Jadhav and other 2 on 19/05/2010 by Registered Sale Deed which is duly registered at the office of Joint Sub-Registrar Class 2 Nashik 2 at Sr. No. 05390 Dt. 19/05/2010 and the name of the Vendors are recorded in the record of rights as per M.E. No. 77546.



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AND WHEREAS Sau. Hema Vijay Shah & Other 3 have purchased the said Plot No. 20 & 21 being the partner of Avaneesh Buildcon, but in personal name. The amount of consideration the said Plot No. 20 & 21 were paid to the previous land owner from the account of Avaneesh Buildcon, Partnership Firm. The said plot properties is to be developed by the said partnership firm. And hence the Sau. Hema Vijay Shah & Other 3 being the partner of Avaneesh Buildcon have every right & authority to receive the consideration in the name of Avaneesh Buildcon.

AND WHEREAS, thus the title of Sau. Hema Vijay Shah & Other 3 being Partners of Avaneesh Buildcon to the said plot property more particularly described in SCHEDULE - I herein below are Clear, Marketable & Free from all the encumbrances.

AND WHEREAS the said property is converted in Non Agricultural Use as per the Order of Collector of Nashik as per their Order No. Maha/Kaksha-3/4/N.A.L.No./42/2010 Dt. 20/07/2011.

AND WHEREAS the said property is from the approved layout which is finally approved and sanctioned by Assistant Director of Town Planning, Nashik Municipal Corporation.

AND WHEREAS Sau. Hema Vijay Shah & Other 3 being Partners of Avaneesh Buildcon have purchased TDR of 325.00 Sq. Mtrs. under registered Sale Deed from Mr. Jitendra Sumatilal Shah & other on 25/08/2011. The said Sale Deed of TDR is registered at the office of Joint Sub-Registrar Class 2 Nashik 3 at Sr. No. 09154 Dt. 26/08/2011.

AND WHEREAS the Owner/Vendor submitted Residential + Commercial Building plan with respect to the said property and



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which are approved by the Nashik Municipal Corporation Nashik, as per order No. LND/BP/Panch/C-1/701/3510 Dt. 18/10/2011.

AND WHEREAS all the necessary development and betterment charges are paid by the Vendors with respect to the said property.

AND WHEREAS the title of the Vendors to the said property is free, clear, marketable & free from all the encumbrances and have every right to deal with & dispose off the said property as per their wish & desire.

AND WHEREAS the Vendors are also engaging the services of Architect Rupali & Vivek Jaykhedkar for the construction of Residential + Commercial purpose.

AND WHEREAS Owners/Vendors have commenced the work of construction as per the approved plans and the building shall be constructed as per the specifications given in Schedule-III, which specifications are also accepted by the Purchaser herein, which plans & specifications are displayed in the office of the Vendors.

AND WHEREAS the Owners/Vendors are also entering into agreements of like nature of sale of constructed premises with other Purchasers.

AND WHEREAS Owners/Vendors are developing the said Plot property in the name & style as "AVANEESH HARMONY APARTMENT" the Residential & Commercial complex.

AND WHEREAS the Purchaser with an intention to purchase the constructed premises, requested to the Vendors for allotment



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of Flat No. 13, area admeasuring 1300.00 Sq. Ft., Built-up area i.e. 120.81 Sq. Mtrs. Built-up Area on Fifth Floor, on the said plot property, situated at Village – Nashik, Tal. & Dist. Nashik, which is more particularly described in SCHEDULE – II herein below.

AND WHEREAS the Built-up area of the said flat is calculated as carpet area plus 25% for all rooms i.e. for W.C., Bath, Doors, & Balcony Jams and lift area is added in built up 25 sq. fts. by the Vendors.

AND WHEREAS, prior to the execution of these Presents, the Vendors have agreed to Sell and Purchaser has agreed to Purchase the said constructed premises i.e. Flat No. 13, at the price and on the terms and conditions as mentioned below, and which is more particularly described in Schedule – II written here in after and shall be referred to as the 'THE SAID FLAT' for the sake of brevity.

AND WHEREAS Prior to the execution of these presents the Purchaser has paid to the Vendors Rs. 1,00,000/- being the part payment of Sale Price of the said Flat agreed to be sold by the Vendors to the Purchaser as Advance Payment, receipt whereof the Vendors do hereby admit and acknowledge and the Purchaser has agreed to pay the Vendors the Balance amount of Sale Price in the manner here in after appearing / as per Schedule of the Payment here in below mentioned.

AND WHEREAS the Purchaser shall get this Agreement duly registered with his/her/their own costs.

NOW THIS AGREEMENT WITNESSETH AS HERE IN

AND IT IS AGREED BY AND THE BETWEEN

THE PARTIES HERE TO AS UNDER



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(1) The Vendors shall construct the said building shall be known as **AVANEESH HARMONY APARTMENT** Consisting of Ground, First, Second, Third, Fourth, Fifth Floor and Sixth Floor on the said plot property in Accordance with the plans and specifications approved by Nashik Municipal Corporation, which have been seen and approved by the Purchaser with only such variations and modifications as the Vendors may consider necessary or as may be required by the concerned local authority to be made in them or any of them Provided that the Vendors shall not have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may affect the flat Purchaser.

(2) The Purchaser does hereby agree to purchase from the Vendors and the Vendors shall sell to the Purchaser constructed premises bearing Flat No. 13, area admeasuring 120.81 Sq. Mtrs. Built up and hereinafter referred to as the 'THE SAID FLAT' for a total Consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only). This amount of consideration includes the proportionate price of common areas, facilities appurtenant to the said flat.

This amount of consideration is fixed lump-sum with mutual consent between the parties hereto, and there is no any dispute about the same. The Purchaser agreed to pay the Vendors the amount of the consideration in following manner :-

AMOUNT	PARTICULARS
1,00,000/-	Rupees One Lakh only are paid by Cash on 01/12/2012
1,00,000/-	Rupees One Lakh only



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Which amount is paid by the Purchaser to the Vendors by Cheque/Cash as Booking Amount / Part Payment from time to time before execution of these presence. And the remaining amount of Rs. 23,00,000/- (Rupees Twenty, Three Lakhs Only) are to be paid by the Purchaser to Vendor by taking Loan from any financial Institution or Bank and / or by way of Own Contribution by Cheque / Cash as and when demanded by the Vendors time to time within 06 months from the date of this Agreement. The possession will be given, on receipt of full and final payment. And final conveyance shall be made by the Vendors only after making Declaration of Apartment and on receipt of Completion Certificate form Nashik Municipal Corporation, Nashik.

That this amount of Consideration does not include the following expenses, which the Purchaser agrees to pay separately.

PARTICULARS

- : For Legal Charges.
- : For Share Money & Entrance Fees of Apartment & Application, formation & Registration of the Apartment.
- : For Water Meter & Boaring Proportionate share.
For M.S.E.B. Deposit & D.P. Charges, Engrossing & Registration.
- : For Proportionate Share of Maintenance of the Apartment, Service Tax, Vat etc.
- : And All the Expenses For Conveyance Such as, Stamp Duty, Registration Fees, Legal Expenses for this Agreement & the Final Deed of Transfer.
- : Lift Maintenance of Rs. 30,000/-



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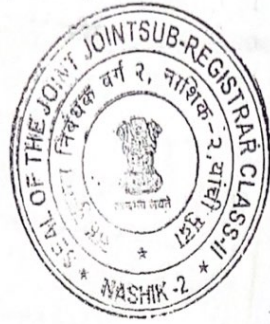
(3) The Vendors hereby declares that, Floor Space Index (F.S.I) available in Respect of the said property is fully Utilized and that no part of the said FSI has been utilised by the Vendors elsewhere for any purpose whatsoever and in case, any FSI as may be increased due to change in the Municipal rules, the same shall be entitled to consume the increased FSI by the Vendors. And Vendors shall be entitled to construct the additional floors or any additional construction as may be approved by local authority.

(4) That the aforesaid amount of consideration is based on the Market Rate of the building material as on the date of this Agreement. In case, the rates of the essential building material such as, steel, cement, sand, bricks etc are escalated, then the amount of consideration is liable to be increased by the Vendors proportionately. In case of loss by Any type of Natural Calamities Vendors shall not be responsible but Purchaser shall bear the loss of his proportion & has to pay to Vendors separately.

(5) Time is the Essence of this Agreement and the Vendors shall complete the construction work upon the said flat within 08 months from the date of this Agreement.

(6) The Purchaser agrees to pay the Vendors interest at 24% p.a. on amount, which became due and payable by the Purchaser to the Vendors under the terms of this Agreement from the date the said amount is due and payable by the Purchaser to the Vendors.

(7) On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Vendors under this agreement or the Purchaser committing breach of any of these terms and conditions herein contained, the Vendors



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shall be entitled at his own cost, option to terminate this Agreement.

Provided always that, the power of Termination shall not be exercised by The Vendors unless and until the Vendors has given the Purchaser 15 days prior Notice in writing of his intention to terminate this Agreement and of his specific breach or breaches of terms and conditions of which, he intends to terminate this agreement and in case the Purchaser commits defaults in remedying such breach or breaches within such time as mentioned in the Notice.

Provided further that, upon termination of this Agreement Vendors shall be at liberty to sell and dispose off the said flat to any such person at any such price, as the Vendors may in his discretion think fit.

The fixture, fittings and amenities to be provided by the Vendors in the said building and the said flat are those that are set - out in SCHEDULE III hereto. In case, the Purchaser needs any additional amenities the Purchaser shall pay extra charges towards the same, to the Vendors.

(8) The Vendors shall give Possession of the said flat to the Purchaser only on receipt of full and final payment within prescribed time. The Final Conveyance Deed of the said flat shall be executed on receipt of completion certificate from Nashik Municipal Corporation & after making declaration of apartment.

(9) The Purchaser shall take Possession of the said flat within 30 Days of Vendors giving Oral / Written Notice To the Purchaser intimating that, the said flat is ready for use and occupation.



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(10) The Purchaser shall use the said flat or any part thereof or permit the same to be used only for the purpose it is legally allowed for and not for any illegal / immoral purpose.

(11) The Purchaser along with other Purchasers in the building shall join in forming and Registration of the Society or Association or Apartment Owners to be known as AVANEESH HARMONY APARTMENT and for that purpose from time to time sign and execute Affidavit or document and other papers necessary for formation and including bye-laws of the proposed society and duly sign and return to the Vendors within 15 days of so doing and being forwarded by Vendor to the Purchaser, so as to enable the Vendors register the organization of the Purchasers. Otherwise Vendor shall make Declaration of Apartment for and on behalf of all the Purchasers.

(12) After making Final Conveyance and / Or Possession by the Vendors to the Purchaser of the said flat, the Purchaser shall be liable to bear and pay proportionate share i.e. in proportion to floor area of outgoing in respect of said land and building, local taxes, betterment charges or such other levied by concerned local authority, water charges, insurance, common light repairs. And salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building is transferred to it. The Purchaser shall pay the Chairman of Apartment such proportionate share of out goings as may be determined from time to time. And Till the time of possession is executed in favor of Flat owners, All the expenses shall be borne by the Vendor only.



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(13) The Purchaser himself with intention to bring all persons into whose hand-over the said flat may come do hereby covenant with the Vendors as follows :-

a) To maintain the said flat at Purchaser's own cost in good and tenantable repairs and conditions from the date of possession is taken and shall not do or suffered to be done anything in or around the building in which the said flat is situated, staircase or any passage which may be against rules, regulations and bye-laws, concerned local or other authority or change, alter or make addition in or to the building in which the said flat is situated and the said flat itself or any part thereof.

b) Not to store in the said flat or any part thereof any goods which are hazardous, abnoxious, combustible or dangerous in nature or are so heavy to damage the construction or structure of building in which the said flat is situated will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages on upper floors which may damage the Stair Case, Common passage or Any other structure of the building in which the said flat is situated, including entrance of the building, On account of negligence or default of the Purchaser and the Purchaser shall be liable for the consequences of the breach.

c) Not to demolish or to cause To be demolished the said flat but to Make any addition or alterations or What.so ever nature in or to the said flat or any part thereof, or any alterations in the elevations, which are permissible and not objectionable And keep the portion, sewer, drain pipes in the flat and appurtenances thereto in good, tenantable repair condition.

d) Not to do or permit to be done any act or anything which may render void or voidable of any insurance of said land and the building in which the said flat is situated or any part thereof or



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whereby any increased premium shall become payable in respect of the insurance.

e) Not to throw dirt, rubbish, rags, garbage or refuse or permit the same to be thrown from the said flat in compound or any portion of the said land and building in which the said flat is situated.

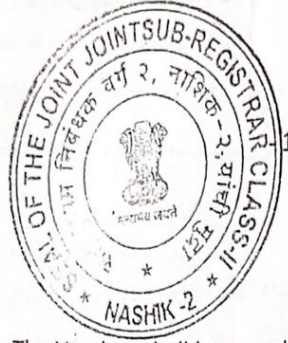
f) Pay to the concerned authority or Govt or any other authority such as, Water, Electricity or any other charges regularly in respect of the said flat.

g) The Purchaser shall not without prior consent of the Vendor let, sub-let, transfer, assign or part with the said flat Purchaser's interest or benefit factor of this agreement or part with possession of the said flat until all dues by the Purchaser to the Vendor under this agreement are fully paid and the Purchaser had not been guilty or breach of or non-observation of any of the terms and conditions of this agreement.

(14) The Purchaser shall present this Agreement as well as Conveyance Deed at Proper Registration Office within time prescribed by Registration Act and Vendor will attend such Office and Admit the Execution thereof.

(15) All Notices, letters to be served on Purchaser on the address as contemplated in this Agreement shall have deemed to have been duly served to the Purchaser by RPAD at his address specified here in above.

(16) This Agreement shall always be subject to the provisions of Maharashtra Apartment Ownership Act (Regulations on Promotion of construction, Sale, Management and Transfer) Act 1973 and/or Subject to the Provisions of Maharashtra Co-operative Societies Act, 1960.



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- (17) The Vendors shall have exclusive right of additional structure or addition as per additional F.S.I. Granted to the building by NMC. Vendors shall be entitled to dispose of the same.
- (18) The terrace of top floor of the building including the parpet wall shall be the property of Vendors. The Vendors shall be entitled to use the parpet wall and terrace of building for any purpose granted by NMC or any other authority.
- (19) The Vendors shall have right to allot / sale the top terrace to any flat purchaser of the said building and other purchasers shall not object for the same.

SCHEDULE REFERRED TO ABOVE 'I'

(Description of 'THE SAID PLOT' Property)

ALL THAT piece and parcel of "Non-Agricultural/Residential" Plot of land, bearing Plot No. 20, area admeasuring 475.84 Sq. Mtrs., and Plot No: 21, area admeasuring 548.33 Sq. Mtrs, Survey No. 86/4/20 & Survey No. 86/4/21 situated at Village - Nashik, Tal. & Dist. Nashik, within the limits of Municipal Corporation, Urban agglomeration, Regn. & Sub-Regn. Tal. & Dist. Nashik, and which is commonly bounded as under :-

- On Or Towards East : Plot No. 17,18,19
On Or Towards West : 30 Mtrs. Wide D.P. Road
On Or Towards South : 25 Ft. Wide Colony Road
On Or Towards North : Property of Adj. Hissa No. 3

All the said plot property together with existing rights of Easement, Access, Ways, Common Roads, open spaces with right of ownership.



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SCHEDULE REFERRED TO ABOVE 'II'

(Description of 'THE SAID FLAT' Premises)

Upon the above said plot of land referred to above in SCHEDULE - 'I', structure of Building known in the name and style as 'AVANEESH HARMONY APARTMENT' From and out of the said building complex Flat premises bearing Flat No. 13, area admeasuring 1300.00 Sq. Ft. i.e., 120.81 Sq. Mtrs. Built-up area, situated on the Fifth Floor, BHK with other common amenities & facilities and bounded as under :-

- On Or Towards East : Side Margin & Adj. Plot
- On Or Towards West : Side Margin & Road
- On Or Towards South : Side Margin & Colony Road
- On Or Towards North : Lift, Staircase & Flat No. 14

Together with all the rights of Easements, Access, Ways, Common staircase and other rights appurtenant thereto with right of voting rights as per declaration.

SCHEDULE REFERRED TO ABOVE 'III'

(Amenities Provided To Flat in AVANEESH HARMONY APARTMENT)

DETAILS OF AMENITIES :-

1. R.C.C. framed structure.
2. All walls will be of brick missionary.
3. Ceramic tiles 20" X 20" flooring in every room. Ceramic flooring in toilet colour glazed tiles upto 7' Height size 8" X 12" & in Toilet.



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4. Cooking platform of standard size & height with Green Marble top & Steel sink 24" X 18" X 7" & 3' height glazed tiles dado in front Size 8" X 12".
5. Separate Wash Basin with Tap.
6. Each Doors with wooden frames of standard quality.
7. Water supply & sanitation items shall be as per ISI mark & standard specifications.
8. Sliding windows 3 Track with steel guard bars With Mosquito Net & Marble sill at bottom.
9. Each room with Acrylic Distemper and & oil paint doors. External Cement Pent.
10. Eye side and bell on Main Entrance Door.
11. Hall 5. & in other rooms with 3.5 Electrification Point with Sunmica Board. One Power Point In Kitchen And Bathroom.
12. Allotted Parking as shown in annexed plan.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND DATE FIRST HEREIN ABOVE MENTIONED.

SIGNED, SEALED & DELIVERED]
BY WITHIN NAMED VENDORS]
Avaneesh Buildcon A Partnership Firm]
Through its Partners]
1) Sau. Hema Vijay Shah]
Through her GPA]
Shri. Vijay Champaklal Shah]
2) Sau. Shreeya Vinay Joshi]
3) Sau. Manjusha Yogesh Bag]



Vijay Shah



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Through their GPA Holder
 Shri. Vinay Laxmikant Joshi

] Shri. Joshi



4) Sau. Bhagyashree Mahesh Wavikar
 Through her GPA Holder
 Shri. Mahesh Prabhakar Wavikar

] Shri. Wavikar



SIGNED, SEALED & DELIVERED
 BY WITHIN NAMED PURCHASER/S
 Mr. Sanjay Kisan Hile

] Mr. Sanjay Kisan Hile

WITNESSES :-

1. श्री. महेश प्रभाकर वाविकर
2. श्री. सुसमिल रानडकर



NASHIK MUNICIPAL CORPORATION

NO. LND/BEL/Panch/G-1/701/3510

नसम - २

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 18 OCT 2011

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO: Hema Vijay Shah & Other three.

C/o. Ar. Rupali & Vivek Jaykhedkar & Stru Engi. G. L. Chaudhari of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.— 20+21
of S. No. 86/4/20+21 of Nashik Shiwar.

Ref - Your Application & Plan dated: 09 / 08 /2011 Inward No. C1/BP/2862
Case No :- ----

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 922.40 subject to the following conditions.

CONDITIONS (1 to 37)

- 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 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

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 rooms 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 Preservation 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."

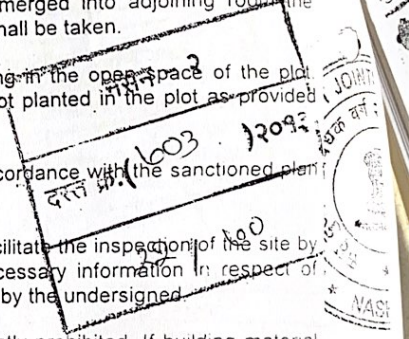
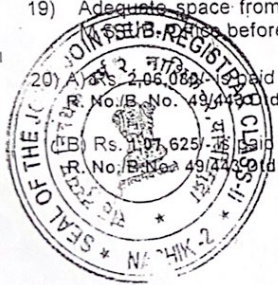
17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B

18) N. A. order No. 42/2010 Dated: 20 / 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. before actually commencing the proposed Construction.

20) Rs. 2,05,000/- paid for development charges w. r. to the proposed Construction vide R. No./B. No. 49/2010 d:- 05 / 10 /2011.

Rs. 1,97,625/- paid for development charges w. r. to proposed land development vide R. No./B. No. 49/2010 d:- 05 / 10 /2011.



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Tree Officer of N.M.C. & NOC

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21) C. C. for P. No.- 20+21 of S. No. 86/4/20+21 of Nashik Shiwar. Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.
Sum of Rs. 4615/- Deposited vide B.No./R.No. 93/1819
Date:- 05/10/2011 As per Order No 137 Dt. 18/08/2003.

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.

d) F.S.I. permitted.

e) Number of Residential/Commercial flats with their areas.

Address where copies of detailed approved plans shall be available for inspection.

Notice in the form of an advertisement, giving all the details mentioned in 23A shall also be published in two widely circulated newspapers one of which should be in regional language.

Arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

Proper arrangement for rain water harvesting should be made at site.

26) Drainage connection charges Rs. 19,750/- is paid vide R.No./B.No. 65/4576
Dtd:- 05/10/2011.

27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

29) NMC Tax for Vacant plot shall be paid before Completion.

30) Welfare cess charges Rs. 1,28,250/- is paid vide R.No./B.No. 65/4576 dtd: 05/10/2011

31) This permission is given on the strength of DRC No: 258 dtd: 10/12/2008 and 325-00 Sq.mt TDR area utilized from the same.

32) The corrected 7/12 extract as per amalgamated plots shall be produced before occupancy certificate.

33) Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.

34) Fanning should be maintained as per D. C. Rule.

35) Road widening area handed over to N. M. C. and 7/12 extract in the name of NMC should be produced before occupancy.

36) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: 11/155/2011 dt: 22/09/2011 & conditions their in strictly followed.

37) 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.

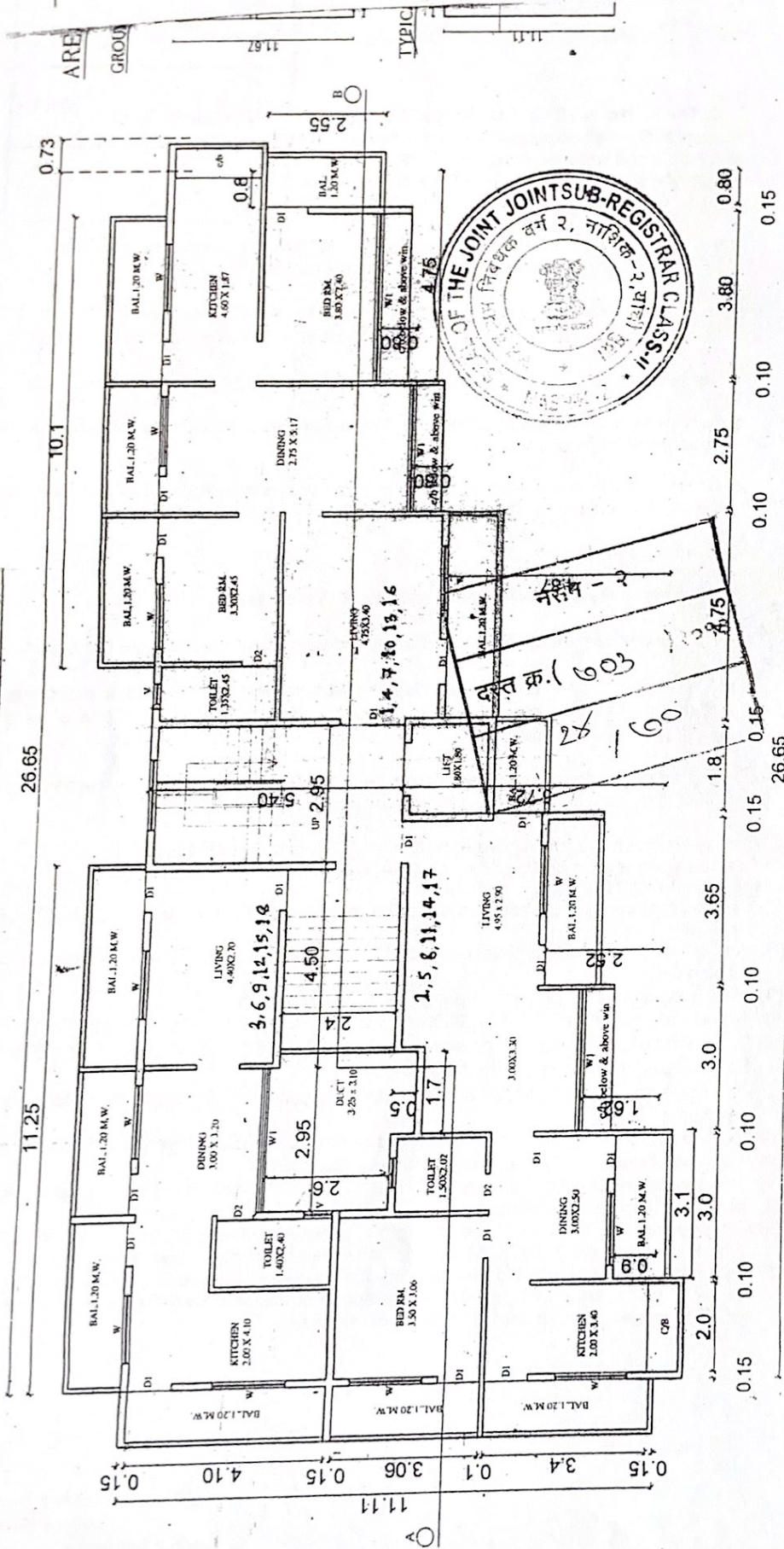



Executive Engineer
(Town Planning)

Nashik Municipal Corporation, Nashik

No LND / BP
Nashik, Dt / / 200
Copy to Divisional Officer,
Division

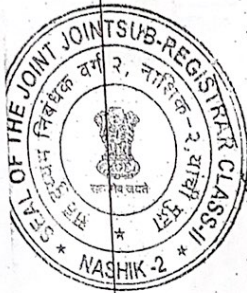
SECTION AT-A-B



TYPICAL FLOOR PLAN

FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH FLOOR PLAN





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