

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



29/05/2023

सुची क्र.2

दुय्यम निबंधक : मह नू ति नाशिक 4

पत्र क्रमांक : 6172/2023

लोकणी :

Regn 63m

गावाचे नाव : सातपूर

(1)चिन्हाचा प्रकार	पॅरीमेंट टू गेल
(2)मोबदला	1900000
(3) वाजारभाव(भाडेपट्टयाच्या बावतिलपट्टाकार आकारणी देवा की पट्टेदार ने असुद करावे)	1512000
(4) भू-मापन,पॉटहिल्सा व धरक्रमांक(अमल्याम)	1) पाविकेचे नाव:नाशिक म.न.पा. इतर वर्गन : इतर माहिती , इतर माहिती: तुळसी जिल्हा नाशिक पोस्ट तुळसी तालुका नाशिक पैकी व नाशिक महानगरपालिका हद्दीतील घाटे सातपूर या गावाचे जिवागकील विलगकी मिळकत घाटी नं 450/1/1 यांनी पाकुण क्षेत्र 0 ३.80अर म्हणजेच 8000.00 चौ.मी. या क्षेत्रामधून रि की गेद अर्जात रव्ने, जगत मंग एमएमईकी क्षेत्र व अमेनीटी मंग माटीचे क्षेत्र बगळता उर्वरित क्षेत्र 5038.97 चौ.मी या क्षेत्राकर नाशिक महानगरपालिका नाशिक घाकेकडील मंजूर बांधकाम तक्राग्रमाणे बांधकाम मूळ अमलेच्या मागीरव पार्क या घुप हीमिल प्रकल्पातील टाईप-बी या रहिवासी मंजुरातील गे हाऊस नं 23 यांनी तळजागेचे/प्लॉट क्षेत्र 63.55 चौ.मी व कार्पाट क्षेत्र 40.29 चौ.मी ही गे हाऊस मिळकत. ((GAT NUMBER : 450/1/1 ;))
(5) क्षेत्रफळ	1) 63.55 चौ.मीटर
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दमनगेंबज करन देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिबादिचे नाव व पत्ता.	1): नाव:-श्री कन्सुक्वान भागीदारी फर्म लॉके भागीदार 1,विसेज मधुकर बांधक 2,अजय माऊनान धोंगात लॉके वि.मु.म्हणुन पधयेज सोमनाथ पाटील बघ.-21; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गे हाऊस नं. 06 शिदिश संकुल, भाजीमार्फेट बळक अगोक नगर, सातपूर, नाशिक 422012. महाराष्ट्र. पाम्.ईक. पिन कोड:-422010 पॅन नं:-ACHFS0695L
(8)दमनगेंबज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिबादिचे नाव व पत्ता	1): नाव:-गणेश बापुराव तोहारकर बघ:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गे हाऊस नं. 06 शिदिश संकुल, भाजीमार्फेट बळक अगोक नगर, सातपूर, नाशिक, महाराष्ट्र. पाम्.ईक. पिन कोड:-422012 पॅन नं:-AMVPL9687R 2): नाव:-सतिश गणेश लोहारकर बघ:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गे हाऊस नं. 06 त्रिनिश संकुल, भाजीमार्फेट बळक अगोक नगर, सातपूर, नाशिक, महाराष्ट्र. पाम्.ईक. पिन कोड:-422012 पॅन नं:-AJOPL4418J
(9) दमनगेंबज करन दिल्याचा दिनांक	29/05/2023
(10)दमन नोंदणी केल्याचा दिनांक	29/05/2023
(11)धनुक्रमांक,पॅट व पृष्ठ	6172/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	114000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	19000
(14)धेरा	

मुल्यांकनामाटी बिचारात घेतलेला तपशील:-

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



सुची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-४.

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Valuation Chart		Zone No. 22.17	
Plot Rate per Sq.Mtrs. Rs. :	6,900/-	Construction Rate per Sq.Mtr.Rs. :	24,200/-
Plot Area adm. :	63.55 Sq.Mtrs.	Carpet Area adm. :	40.29 Sq. Mtrs.
Government Valuation Rs. :	15,12,000/-	Agreed Consideration Rs. :	19,00,000/-
Stamp and LBC Rs. :	1,14,000/-	Registration Fees Rs. :	19,000/-

AGREEMENT TO SALE

This AGREEMENT is made and executed on this 29th day of May, in the year Two Thousand Twenty Three.

BETWEEN

SHREE CONSTRUCTIONS

[Partnership Firm] PAN: ACHFS0695L through it's Partner(s)-

- [1] **MR. NILESH MADHUKAR JADHAV,**
Age: 38 yrs, Occu.: Business, UID: 7933 2328 4008
R/at: Flat No. 101, Space Veyasor, Patil Lane No. 4, College Road, Nashik-5
- [2] **MR. AJAY BHAULAL THORAT,**
Age: 42 yrs, Occu.: Business,
R/o.: Row House No. 7, Heramb Apt., Papaya Nursery, Tryambak Road,
Satpur Colony, Nashik-422007

Hereinafter referred to as the **PROMOTERS** [Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said partnership firm, its partners, legal representatives, executors, administrators and assignees etc.] of the **ONE PART.**

AND

- [1] **MR. GANESH BAPURAO LOHARKAR,**
Age: 46 yrs, Occupation: Service, PAN: AMVPL 9687 R, UID: 8487 5723 7967,
- [2] **MRS. LALITA GANESH LOHARKAR,**
Age: 40 yrs, Occupation: Housewife, PAN: AJOP1 4410 J, UID: 6665 8606 4594,
Both R/at: Row House No. 06, Pritish Sankul, Near Vegetable Market,
Ashok Nagar, Satpur, Nashik-422012

Hereinafter referred to as the **ALLOTTEES** [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his / her / their heirs, legal representatives, executors and administrators, successors-in-interest, assignees] of the **OTHER PART.**

COMPLETE REGITAL OF THE TITLE OF THE PROMOTER TO THE PLOT ON WHICH PROMOTER PROPOSES TO CONSTRUCT AND SALE THE APARTMENT:

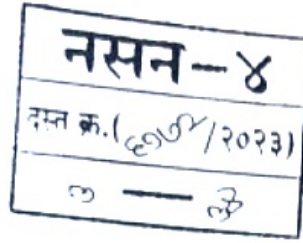
INITIALLY the land bearing Gut No. 450/1, area adm. 1 H. 15 Aar + Pot Kharab 0 H. 01 Aar. Total area adm. 1 H. 16 R was owned & possessed by Mr. Madhav Laxman Tidke. Said land is his ancestral property and he got said property by partition between all legal heirs. Accordingly his name is mutated in revenue record of rights vide M.E. No. 8000.

WHEREAS Mr. Madhav Laxman Tidke has sold an area adm. 0 H. 80 Aar (i.e. 2 Acres) out of total area adm. 1 H. 16 Aar to Mr. Shaligram Parnu Deshbhratar with consent of his wife Mrs. Meenabai Madhav Tidke by registered Sale Deed dated 30/01/2008 which is registered in the office of Jt. Sub. Registrar, Nashik at Sr. No. NSN-4-920/2008. Accordingly name of purchaser Mr. Shaligram Parnu Deshbhratar is mutated in revenue record of rights vide M.E. No. 9955 with separate NA Assessment No. 3=34 Ps.

AND WHEREAS Owner of the said land area adm. 0 H. 80 Aar, Mr. Shaligram Parnu Deshbhratar has demise on 01/10/2016. Before the demise he has registered his will deed in the Office of Jt. Sub. Registrar, Nashik at Sr. No. NSN-1-03790/2011 dated 05/05/2011. As per said registered will deed, after his death said land shall come to the share of his grand son [Son of his Sonr. Ashok Shaligram Deshbhratar] Mr. Sumant Ashok Deshbhratar.

Type - B Row Houses

BAHUBATH PARK, a group housing project of JADHAV SARIL GROUP at SATPUR, NASHIK.



ACCORDINGLY after demise of Late Shalikram Parnu Deshbhratar, name of his grand son Mr. Sumant Ashok Deshbhratar is mutated in the revenue record of rights by registered will deed vide M.E.No. 15332 on 21/07/2017.

AND WHEREAS as sole owner of the said property, Mr. Sumant Ashok Deshbhratar has sold said land to Promoter i.e. Shree Constructions through partners (1) Mr. Nilesh Madhukar Jadhav and (2) Mr. Ajay Bhaulal Thorat by Sale Deed which is registered in the office of Jt. Sub. Registrar, Nashik-4 at Sr. No. NSN-4-8044/2021 on 20/08/2021. As per said sale deed, name of partnership firm of Promoter is recored in revenue record of rights vide M.E. No. 17733.

MEAN WHILE Hon'ble District Collector of Nashik has passed N.A. Order No. Masha/ Kaksha/ 3/1/Ru.Ka.Aa./S.R./574/2021 dated 03/08/2021 for RESIDENTIAL PURPOSE for an area adm. 0 H. 36 Aar (i.e. 3600 Sq. Mtrs.) out of Gut No. 450/1(P) and Hon'ble Tahasildar, Nashik has issued SANAD vide No. Jama-1/Reg.No./506/2021 on 06/08/2021. As per said sanad, sperate 7/12 extracts of Gut No. 450/1/1 Non Agricultural use area adm. 0 H. 80 Aar (i.e. 8000 Sq.Mtrs.) is came to the share of Mr. Sumant Ashok Deshbhratar and remaining non-agricultural use area adm. 0 H. 36 Aar (i.e. 3600 Sq.Mtrs.) of Gut No. 450/1/2 is came to the share of another owner Mr. Rahul Bhaskar Musale vide M.E. No. 17671 dated 10/08/2021. The said Gut No. 450/1/1 having corresponding CTS No. 6453.

ACCORDINGLY promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the properties bearing Gut No. 450/1/1 area adm. 0 H. 80 Aar, i.e. 8000 Sq. Mtrs. out of that, after deducting the area of DP Road, Internal Road, MSEB Area, Open Sapce & Amenity Space, area used for Group Housing Project adm. 5038.97 Mtrs. situated at Revenue Village Satpur, Taluka and District Nashik and more particularly described in the First Schedule hereunder written and hereinafter referred to as the 'PROJECT LAND' and remaining area of the said land adm. 13.03 Sq. Mtrs. is deducted for D.P. Road widening purpose.

AND WHEREAS promoter has obtained Non-Agricultural use permission (N.A. Order) for the said project land from Tahasildar of Nashik vide their order No. Jama-1/42-B/S.R./175/2021 Dated 21/12/2021, for RESIDENTIAL PURPOSE and also promoter has also obtained N.A. order for COMMERCIAL PURPOSE having Commercial N.A. Order No. Jama-1/42-B/S.R./712/2022 dated 22/12/2022.

AND WHEREAS the above said properties (Project Land) are free from all or any encumbrances and the title of the Vendor is cleared, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said properties. The properties are not subjected to any attachment or there is no lis pendency in respect of the said properties, the properties are also not subjected to any acquisition or requisition by any Govt. or Local Authority.

AND WHEREAS The promoter is also specify that:

- (i) Any covenants affecting the said property? - **Not Applicable** -
- (ii) Any impediments attached to the said property? - **Not Applicable** -
- (iii) Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property. - **Not Applicable** -
- (iv) Details of illegal encroachment on the said property. - **Not Applicable** -
- (v) Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained. **Necessary Non-Agricultural use permission for Residential and Commerical purpose and concern mutilations are available and detailed mentioned in complete recitals of the property. No any additional permission is required with respect to project land.**
- (vi) Details of mortgage or lien or charge on the said property. -**Not applicable- (Said property is free from all encumbrances).**

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project land.

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AND WHEREAS the Promoter has proposed to construct on the project land a GROUP HOUSING PROJECT by name & style as "BHAGIRATH PARK" and said project having-

Residential Cum Commercial Project having -

"A" Type	Row House No. 01 to 16	Ground Floor
"B" Type	Row House No. 17 to 30	Ground Floor
"C" Type	Row House No. 31 to 41	Ground Floor
"D" Type	Row House No. 42 to 56	Ground Floor
"E" Type	Row House No. 57 to 72	Ground Floor
"F" Type	Row House No. 73 to 80	Ground Floor
"G" Type	Shop No. 01 to 03	Ground Floor
"G" Type	Hall	First Floor

♦ TOTAL 80 ROW-HOUSES, ♦ 3 SHOPS & ♦ 1 HALL

AND WHEREAS Promoters appointed Architect has prepared a building plan which is sanctioned by Executive Engineer, Town Planning Department, Nashik Municipal Corporation Nashik and issued **Sanctioned Building Plan and Commencement Certificate** from Executive Engineer, Town Planning Department of Nashik Municipal Corporation Nashik vide permission no. **LND/BP/B1/123/2022 Dated 19/08/2022**, with available TDR & FSI for commercial and residential purpose.

ANDWHEREAS the Allottee is offered an **Row House bearing No. 23 on Ground Floor** (hereinafter referred to as the said "UNIT") in **Type B** of the Group Housing Project by name & Style as "**BHAGIRATH PARK**" (hereinafter referred to as the said "Project") being constructed on the said project land, by the Promoter.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect **Ar. Manoj H. Gupta, Ar. Suresh Gupta, Ar. Satyaprakash Gupta, Ar. Chitra Tibrewal (Gupta), GUPTA'S ASSOCIATED ARCHITECTS PVT. LTD.** registered with the Council of Architects [bearing Regn. No. CA/98/23739] and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **NASHIK** no **P51600049007** authenticated copy is attached in **Annexure 'F'**;

AND WHEREAS the Promoter has appointed a structural Engineer **Mr. Anil N. Yeola**, for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the legal and sole owner of the project land, Promoter has sole and exclusive right to sell the constructed residential and commercial units in the said Group Housing Project to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s) of the residential and commercial units to receive the sale consideration in respect thereof;

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

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of 7/12 extracts, 6-D Mutation entries, Village Forms-VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the residential and commercial units are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A'** and **'B'**, respectively.

AND WHEREAS the authenticated copies of Layout Plan from Land Records Office (*Mojni Nakasha*) as approved by the concerned Land Record Office have been annexed hereto and marked as **Annexure C-1**.

Type - B Row Houses

BHAGIRATH PARK, a group housing project of **JAGHAV SARKI GROUP** at **SATPUR, NASHIK...**

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25. **PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, OR at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **NASHIK**.
26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee : [1] MR. GANESH BAPURAO LOHARKAR,
[2] MRS. LALITA GANESH LOHARKAR,
Allottee's Address : Row House No. 06, Pritish Sankul,
Near Vegetable Market, Ashok Nagar,
Satpur, Nashik-422012
Notified Email ID : - Mob. 80808 91614

Promoter Address :
SHREE CONSTRUCTIONS [Partnership Firm] through it's Partner(s)-
[1] MR. NILESH MADHUKAR JADHAV,
R/at: Flat No. 101, Space Veyasor, Patil Lane No. 4, College Road, Nashik-5
[2] MR. AJAY BHAULAL THORAT,
R/o.: Row House No. 7, Heramb Apt., Papaya Nursary, Tryambak Road,
Satpur Colony, Nashik-422007
Notified Email ID : pprathmesh3400@gmail.com Cell: +91 7447777034

It shall be the duty of the Allottee 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 failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case maybe.

28. **JOINT ALLOTTEES:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/ her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. **STAMP DUTY AND REGISTRATION:**

The charges towards stamp duty and Registration of this Agreement shall be borne by the **Promoter**.

30. **DISPUTE RESOLUTION:**

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

31. **GOVERNING LAW:**

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **NASHIK** in the presence of attesting witness, signing as such on the day first above written.

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**FIRST SCHEDULE
[OF PROJECT LAND]**

**ABOVE REFERRED TO DESCRIPTION OF THE
FREE HOLD/ LEASE HOLD LAND AND ALL OTHER DETAILS;**

All that piece and parcel of Non Agricultural use lands bearing Gut No. 450/1/1 area adm. 0 H. 80 Aar, i.e. 8000 Sq. Mtrs. out of that, after deducting the area of DP Road, Internal Road, MSEB Area, Open Space & Amenity Space, area used for Group Housing Project adm. 5038.97 Mtrs. area used for **Group Housing Project** by name & style as "**BHAGIRATH PARK**" situated at Revenue Village **Satpur**, Taluka and District **Nashik** having corresponding CTS No. 6453 within the limits of Nashik Municipal Corporation, Nashik along with TDR and FSI which are briefly mentioned in the sanctioned building plans on said properties are bounded as under:-

On or towards East : Adj. Gat No. 449
On or towards West : Tiradshet Village Border
On or towards South : Chunchale Village Border
and 18.0 Mtr. Wide Road
On or towards North : Gut No. 451 and 452

SECOND SCHEDULE

**ABOVE REFERRED TO HERE SET OUT THE NATURE, EXTENT AND
DESCRIPTION OF COMMON AREAS AND FACILITIES.**

All that piece and parcel of constructed property constructing on the property as mentioned in the **FIRST SCHEDULE** bearing **Row House No. 23** on **GROUND FLOOR** admeasuring **Carpet area 40.29 Sq. Mtrs** having **Plotted Area adm. 63.55 Sq.Mtrs.** in the **TYPE- B** of Group Housing Project by name "**BHAGIRATH PARK**" the said **Row House** is bounded as follows:

On or towards East : **Row House No. 24,**
On or towards West : **Row House No. 22,**
On or towards South : **9.00 Mtr. Wide Road,**
On or towards North : **Gut No. 451,**

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

SIGNED AND DELIVERED BY THE
WITHIN NAMED ALLOTTEE:

[1] **MR. GANESH
BAPURAO LOHARKAR,**



Loharkar
Party of the **SECOND PART**

[2] **MRS. LALITA
GANESH LOHARKAR**



श्री ललिता लोहार्कर
Party of the **SECOND PART**

Type - B Row Houses

BHAGIRATH PARK, a group housing project of **JADHAV SAKUL GROUP** at **SATPUR, NASHIK.**

SIGNED AND DELIVERED BY THE
WITHIN NAMED PROMOTER:
SHREE CONSTRUCTIONS
Through it's Partners-
[1] MR. NILESH MADHUKAR JADHAV



[Handwritten signature of Nilesh Madhukar Jadhav]



[2] MR. AJAY BHAULAL THORAT,
(Authorized Signatory)



[Handwritten signature of Ajay Bhaulal Thorat]



In the presence of witnesses:

1. Name: Bhuvan Nayan Arasth
Address: Shant. Nagar,
Mathmalabad, Nsk

[Handwritten signature of Bhuvan Nayan Arasth]

2. Name: अभि सुकोठ
Address: राने नगर,
रेलवे रोड, गुडवा

[Handwritten signature of Abhi Sukoth]

DRAFTED
[Handwritten initials]
BY ME

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ANNEXURE-A

[Name of the Attorney at Law/Advocate. Address:]

MANIK DEVRAM BODAKE
B.Com., LLB., ADVOCATE

Office: FD-02, Above Maharashtra Aquarium, Thakker Bazaar, New CBS, Nashik.
Mobile: +91 9822108778; Email: advmd.nsk@gmail.com

TITLE REPORT
[Details of the Title Report]

Sub: Title Clearance Certificate with respect to **Gut No. 450/1/1** area adm. 0 H. 80 Aar, i.e. 8000 Sq. Mtrs. out of that, after deducting the area of DP Road, Internal Road, MSEB Area, Open Sapce & Amenity Space, area used for Group Housing Project adm. 5038.97 Mtrs. area used for **Group Housing Project** by name & style as "**BHAGIRATH PARK**" situated at Revenue Village **Satpur**, Taluka and District **Nashik** having corresponding **CTS No. 6453** within the limits of Nashik Municipal Corporation, Nashik (hereinafter referred as the "said property").

I have investigated the title of the said property on the request of:-
SHREE CONSTRUCTIONS [partnership firm] through it's partner(s)-

[1] Mr. Nilesh madhukar jadhav,

R/at: Flat No. 101, Space Veyasor, Patil Lane No. 4, College Road, Nashik-5

[2] Mr. Ajay Bhaulal Thorat,

R/o: Row House No. 1, Heramb Apt., Papaya Nursary, Tryambak Road,

Satpur Colony

1) Description of the Property

That the said property is a Non Agricultural use lands bearing Gut No. 450/1/1 area adm. 8000 Sq. Mtrs. out of that, after deducting the area of DP Road, Internal Road, MSEB Area, Open Sapce & Amenity Space, area used for Group Housing Project adm. 5038.97 Mtrs. area used for **Group Housing Project** by name & style as "**BHAGIRATH PARK**" situated at Revenue Village **Satpur**, Taluka and District **Nashik** having corresponding **CTS No. 6453** within the limits of Nashik Municipal Corporation, Nashik along with TDR and FSI which are briefly mentioned in the sanctioned building plans on said properties are bounded as follows:-

On or towards East : Adj. Gat No. 449
On or towards West : Tiradshet Village Border
On or towards South : Chunchale Village Border and 18.0 Mtr. Wide Road
On or towards North : Gut No. 451 and 452

2) The documents of allotment of Project Land:-

- A. Certified copies of 7/12 extracts and relevant 6D
- B. Original Sale Deed dated 30/01/2008 (NSN-4/920/2008)
- C. Copy of Special Power of Attorney & its Registration Receipt Dt. 05/05/2011 (NSN-1-3791/2011)
- D. Certified copy of Will dated 05/05/2011 (NSN-1-3790/2011) issued by Sub-Registrar of Nashik-1 on 20/08/2021
- E. Copy of General Power of Attorney & its Registration Receipt Dated 12/04/2019 (TNN-1-6064/2019)
- F. Original General Power of Attorney & it's Registration Receipt dated 23/06/2021 (NSN-1-8342/2021)
- G. Original Agreement to Sale dated 28/06/2021 & it's registration receipt dated 29/06/2021 (NSN-3-4893/2021)
- H. Original Correction Deed & it's Registration Receipt dated 20/08/2021 (NSN-4-8043/2021)
- I. Original Sale Deed dated 18/08/2021 & its Registration Receipt dated 20/08/2021 (NSN-4-8044/2021)
- J. Copy of N.A. Order dated 21/12/2021.
- K. Copy of Commencement Certificate dated 19/08/2022.



NASHIK MUNICIPAL CORPORATION

NO. LND/BP/ B1/BP/128/2022
DATE :- 19/08/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Shree Constructions Partnership Firm Through Partner
Mr. Ajay Bhaulal Thorat & Mr. Nilesh Madhukar Jadhav,
C/o. Ar. Manoj H. Gupta & Stru. Engg. Anil N. Yeola Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No:- ---- of
G.No. 450/1/1 of Satpur Shiwar, Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan In Dated:- 23/12/2021 Inward No.B1/BP/466.

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 per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 49)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building or 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 Building Permission 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. The 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 commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then worked out on the basis of number of tenements, a pigeon hole circular brick wall should be properly constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

नसन - 8
दस्त क्र. (8910) 20



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 :
P51600049007

Project: BHAGIRATH PARK, Plot Bearing / CTS / Survey / Final Plot No.: SR / CTS NO GAT NO 450/1/1t Nashik (M Corp.), Nashik, Nashik, 422007;

1. Shree Construction having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422007.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 cost of the project is less than the estimated cost of completion of the project.

• The Registration shall be valid for a period commencing from 24/01/2023 and ending with 31/10/2023 and shall be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

नसन-४
दस्त क्र. (६१७२/२०२३)
२५ — ३

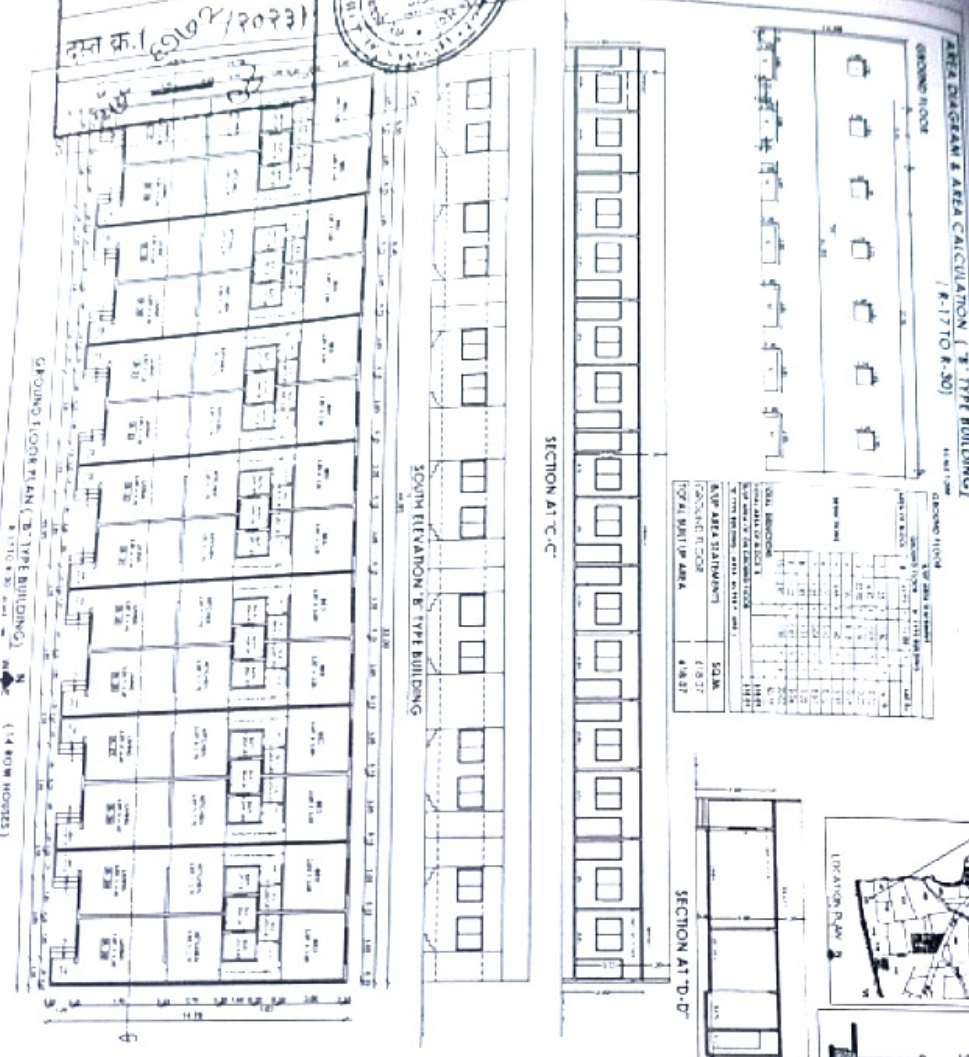


Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 08-02-2023 14:21:06

Dated: 08/02/2023
Place: Mumbai

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

नसन-४
दस्तावेज क्र. (६९७४/२०२३)



AREA BUILDING & AREA CALCULATION (7 TYPE BUILDING)
(R-17 TO R-30)

FLOOR NO.	CARPET AREA	COVERED AREA	UNCOVERED AREA	TOTAL AREA
GROUND FLOOR	1181.00	1181.00	0.00	1181.00
FLOOR 1	1181.00	1181.00	0.00	1181.00
FLOOR 2	1181.00	1181.00	0.00	1181.00
FLOOR 3	1181.00	1181.00	0.00	1181.00
FLOOR 4	1181.00	1181.00	0.00	1181.00
FLOOR 5	1181.00	1181.00	0.00	1181.00
FLOOR 6	1181.00	1181.00	0.00	1181.00
FLOOR 7	1181.00	1181.00	0.00	1181.00
FLOOR 8	1181.00	1181.00	0.00	1181.00
FLOOR 9	1181.00	1181.00	0.00	1181.00
FLOOR 10	1181.00	1181.00	0.00	1181.00
FLOOR 11	1181.00	1181.00	0.00	1181.00
FLOOR 12	1181.00	1181.00	0.00	1181.00
FLOOR 13	1181.00	1181.00	0.00	1181.00
FLOOR 14	1181.00	1181.00	0.00	1181.00
FLOOR 15	1181.00	1181.00	0.00	1181.00
FLOOR 16	1181.00	1181.00	0.00	1181.00
FLOOR 17	1181.00	1181.00	0.00	1181.00
FLOOR 18	1181.00	1181.00	0.00	1181.00
FLOOR 19	1181.00	1181.00	0.00	1181.00
FLOOR 20	1181.00	1181.00	0.00	1181.00
FLOOR 21	1181.00	1181.00	0.00	1181.00
FLOOR 22	1181.00	1181.00	0.00	1181.00
FLOOR 23	1181.00	1181.00	0.00	1181.00
FLOOR 24	1181.00	1181.00	0.00	1181.00
FLOOR 25	1181.00	1181.00	0.00	1181.00
FLOOR 26	1181.00	1181.00	0.00	1181.00
FLOOR 27	1181.00	1181.00	0.00	1181.00
FLOOR 28	1181.00	1181.00	0.00	1181.00
FLOOR 29	1181.00	1181.00	0.00	1181.00
FLOOR 30	1181.00	1181.00	0.00	1181.00
TOTAL	35430.00	35430.00	0.00	35430.00

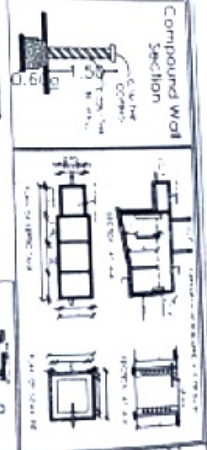
COVERED AREA : 35430.00 SQ.M.
UNCOVERED AREA : 0.00 SQ.M.
TOTAL BUILT UP AREA : 35430.00

TABLE OF DISTINGUISHING DATA FOR THE BUILDING

NO.	DESCRIPTION	UNIT	AMOUNT
1	GROUND FLOOR AREA	SQ.M.	1181.00
2	FLOOR AREA	SQ.M.	1181.00
3	COVERED AREA	SQ.M.	1181.00
4	UNCOVERED AREA	SQ.M.	0.00
5	TOTAL AREA	SQ.M.	1181.00

TABLE OF DISTINGUISHING DATA FOR THE BUILDING

NO.	DESCRIPTION	UNIT	AMOUNT
1	GROUND FLOOR AREA	SQ.M.	1181.00
2	FLOOR AREA	SQ.M.	1181.00
3	COVERED AREA	SQ.M.	1181.00
4	UNCOVERED AREA	SQ.M.	0.00
5	TOTAL AREA	SQ.M.	1181.00



R/W AREA STATEMENTS
GROUND FLOOR 518.07
TOTAL BUILT UP AREA 418.07

APPROVED
APPROVED BY: *[Signature]*
APPROVED BY: *[Signature]*

PROPOSED BUILDING PERMITS
PROPOSED BUILDING PERMITS FOR THE PROPOSED ROW HOUSES IN EW/S / UO COMMERCIAL & RESIDENTIAL BUILDINGS, GROUP HOUSING SCHEME, ON S. NO. / GAT NO. 450/1/A, AT SAIKUR IN NASHIK. OF SAIKUR SHIVAM TAL. & DIST. NASHIK.
FOR SHRE CONSTRUCTIONS PARTNERSHIP FIRM, THROUGH PARTNERS SHRI ALAY SHAHUL THORAT & SHRI NILESH MADHUKAR JADHAV
APPROVING AUTHORITY

