

DRAFT OF THE VINI PARK LAYOUT SCHEME READ AND APPROVED UNANIMOUSLY IN THE MINUTES OF MEETING OF THE PROMOTERS OF THE PROPOSED VINI PARK PHASE 3 CO-OPERATIVE HOUSING SOCIETY LIMITED HELD ON 11th MAY 2024 AT VINI PARK AT 11.00 AM AT DEOLALI, NASHIK.

SCHEME DETAILS OF THE VINI PARK LAYOUT

- a. The Developers are seized and possessed of or are otherwise well and sufficiently entitled to all those pieces or parcels of freehold land bearing Survey No.60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali totally admeasuring 38,900 sq. mts. or thereabouts, and more particularly described in the **First Schedule** hereunder written and are hereinafter referred to as **the Said Property**
- b. The Developers' title in respect of the said Property is as set out in Report on Title dated 27th September 2022 issued by Mr. Pratik Shah, Advocate, High Court, Bombay. Hereto annexed and marked as **Annexure C** is a copy of the said report.
- c. The Collector, District Nashik has granted N.A. Permission dated 13th May, 2005, for using the said property for non-agricultural user subject to the terms and conditions of the said N.A. Order. Hereto annexed and marked **Annexure B (Colly)** is a photocopy of the said N.A. Order along with a copy of the N.A. Tax payment receipt.
- d. The Office of the Cantonment Board (Ministry of Defence, Government of India) Deolali has issued a No Objection Certificate dated 24th March, 2005, in favour of the Developers for conversion of Agricultural Lands into non-agricultural Lands laying down certain terms and conditions and by an Order dated 25th August, 2005, sanctioned the layout/building application and Plan for residential purpose and also approved the building proposals. Photocopies of the said Orders are annexed hereto and marked **Annexure B (Colly)**.
- e. The Buildings Plans have been sanctioned for construction of the twin bungalows, row houses, bungalows, apartments, the clubhouse showing therein, the Internal Roads, Recreation Ground, Open Spaces, Car Parkings, etc. in phase wise manner on the said Property. The main entrance of the said property is from the Military Approach Road. A layout Plan of the said property is annexed hereto and marked **Annexure A**. The Developers shall have the right to amend / modify the layout of the said property at any time.
- f. The Developers have engaged the services of and appointed Mr. Somnath Shevale as the Licensed Architect/Surveyor and other agencies for the development of the said Property as required under the bye-laws of the Deolali Cantonment Board and/or of any other statutory body, for the time being in force.
- g. The Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments etc., A copy of the said last sanction dated 15th September 2020 is annexed hereto as marked **Annexure D**.

M. Pratik Shah

h. The Developers have divided the entire development of the Said Property in multiple **PHASES**. The Developers have initiated development of the Said Property in Phase wise manner as stipulated herein

i. **Phase I :**

i. The Developers have completed construction of certain residential units and have obtained Occupation Certificates for twin bungalows, independent Bungalows, Row Houses and other units on the plan annexed hereto and marked **Annexure A**, the portion which has been shown in **Blue Colour Wash** is in respect of Phase I and which is more particularly described in the **Second Schedule** hereunder written. The details of the units forming part of Phase I are annexed hereto as **Annexure E**. The copy of the Occupation Certificates of all the units of Phase I are annexed hereto as **Annexure F (Colly)**. The Developers have sold Units in the Phase I to Unit Owners vide respective agreements on the terms and conditions recorded therein.

ii. **Phase II :**

- i. The Developers have completed the construction of the common areas and amenities for Phase 2 and notionally demarcated 19 plots and vide diverse agreements inter-alia allowed the purchaser/s to construct their respective independent residential Bungalows on such terms and conditions as mentioned in their respective Agreements and 1 no. of Right-of-way (ROW) plot is retained by the Developers. The said bungalows will be constructed and completed by the respective Purchasers by strictly adhering to the terms and conditions of the statutory bodies, permissions, sanctions and orders and their respective agreement for sale;
- ii. The said notionally demarcated sub plots forming portion of the said Property are shown on the said Plan being **Annexure A** hereto in **Yellow Colour Wash** and which is more particularly described in the **Third Schedule** hereunder written.
- iii. The details of the sub plots and bungalows forming part of Phase II are annexed hereto as **Annexure G**. The copy of the Occupation Certificates of all the bungalows of Phase II constructed till date are annexed hereto as **Annexure H (Colly)**. The Developers along with the Unit Owners/Purchasers will be forming VINI Park Phase II Co-operative Housing Society Ltd. which will be standing on part of the Survey no. 60/3+4/1 measuring 40 Are, Survey No. 60/3+4/2 measuring 40 Are, Survey No.60/3+4/3 measuring 3 Are, Survey No. 60/3+4/4 measuring 40 Are, Survey No. 60/3+4/5 measuring 40 Are at Village Sansari, Taluka and

District Nashik, Deolali Cantonment ("said Phase II plot details") and more particularly described in the Fourth Schedule hereunder written.

iii. Phase III :

- i. The Developers have completed development and have obtained Completion Certificates for 4 nos. of buildings comprising of total 32 residential unit/s on portion of the said Property which is admeasuring 3125 Sq. Mtrs., shown on the said Plan being **Annexure A** hereto in **Brown Colour Wash** is meant for and which is more particularly described in the **Fourth Schedule** hereunder written. Hereto annexed and marked as **Annexure I** is a copy of the Completion Certificate dated 13-09-2022 issued by the Office of Cantonment Board of Deolali.
- ii. The Developers have registered the said Phase III in RERA under Registration Certificate no. **P51600023437**. Hereto annexed and marked as **Annexure J** is a copy of the said certificate

iv. Developers' Clubhouse :

- i. The Developers has completed construction and obtained Occupation Certificates for the Clubhouse and Swimming Pool on Plot of Land (hereinafter referred to as the **said Clubhouse Plot**) which forms portion of the land described in **Second Schedule** hereunder written, shown on the plan in **Green Colour Wash** and more particularly described in the **Fifth Schedule** hereunder written. Hereinafter referred to as the "**Developers Clubhouse Premises**".
- ii. The Developers may at their discretion admit the Purchasers and their family members as members of the said clubhouse subject to the payment of entrance fees, membership fees, maintenance charges, annual fees etc. as may be fixed by the Developers, from time to time, and subject to the rules and regulations as may be adopted by the Developers. However, the Purchasers herein and other Purchasers of the entire layout shall not have any right, title or interest in respect of the said clubhouse, the swimming pool and the said plot of land and the same shall always remain the exclusive property of the Developers as the absolute owners and the Developers shall be at liberty to admit any person as members of the clubhouse or deal with the same in the manner they may deem fit and proper without any recourse to the Purchasers and / or the Apex Body.

v. Proposed Phases and future development potential:

- i. The Developers have proposed and are contemplating construction of multiple Phases and/or utilize and/or expand the scope of Development utilizing the adjoining property and/or FSI under any nomenclature from any of the Phases by loading on the Said property and/or part thereof

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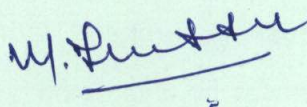
and/or Phases I, II, III, IV and/or proposed phases.

- ii. The Developers are solely entitled to avail benefits on the future increased FSI owing to any change in the rules, regulations and policies and load the same on the existing structure/s constructed and/or proposed.
- iii. All the Phases are notionally demarcated and cannot be sub-divided by any purchaser/s in their respective phases without written consent of the Developers and the NOC from all the concerned authorities.
- iv. The Developers have retained with them and will perpetually continue to be the Owners of the said Developers Clubhouse Premises.
- v. The Purchaser/s hereby agree and confirm to the Ownership right of the Developers in respect of the said Developers Clubhouse Premises (Phase 4). Further, the Purchaser/s confirm that the Developers have retained with themselves Units in form of row houses, twin bungalows, bungalows in Phase I, sub plots with FSI sanctioned thereon in Phase II, plots on which they have proposed apartments units in Phase III and further development in subsequent phases and they may use as they may deem fit and proper for dealing and allotting the same and/or to be occupied as guest house or as a dormitory without paying any extra amount to the Common Organization and also to consume balance of FSI of the entire said property by way of addition, alteration and/or reconstruction of the bungalows, club house, sub-plots all along with land appurtenant to and/or to be consumed elsewhere as per the building rules and regulations. The Developers are and shall be the absolute Owners of the said Developers Clubhouse Premises along all other parts of the said property which are not allotted or unsold.

vi. Layout Common Areas and amenities:

The Layout Common area and Amenities forming portion of land of the said property, is under layout road passing through the said property, common areas amenities, wells, layout gardens with trees and plants, electrical lines and installations such as transformer, layout drainages, street lights, security cabin, etc. and other such common areas and amenities running throughout the portion of the said property which is shown in **Pink Color Wash** on the plan annexed at Annexure "A" will remain as a common area and amenities to be shared and uninterruptedly be enjoyed by all the 3 nos. of Phases, the Developers Clubhouse and future proposed phases (if any) on the said Property (hereinafter referred to as the "said Common Areas and Amenities").

i. Nature of proposed Societies and Association/ Federation:

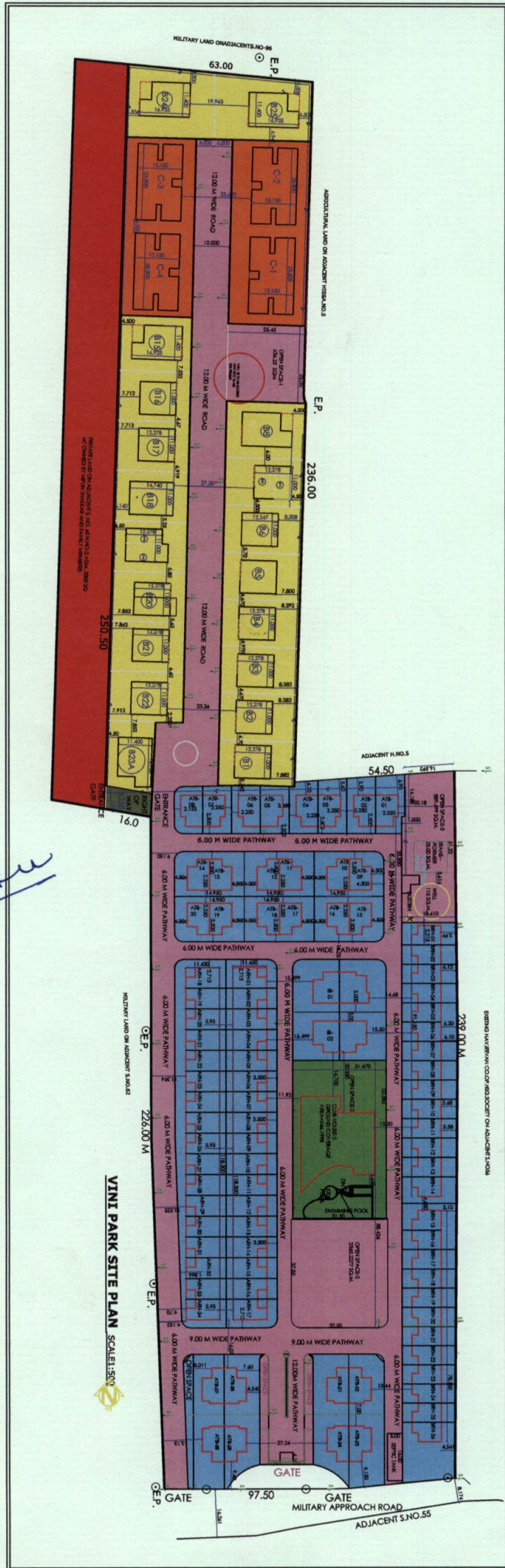

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- i. The Developers have proposed to form separate societies for each phase in the VINI Park Layout.
 - ii. The unit owners of Phase 1 have formed and subscribed to membership of 'VINI Park Phase 1 Co-operative Housing Society Ltd.',
 - iii. The unit owners of Phase 2 have formed and subscribed to membership of 'VINI Park Phase 2 Co-operative Housing Society Ltd.',
 - iv. The unit owners of Phase 3 shall form and be members of 'VINI Park Phase 3 Co-operative Housing Society Ltd.',
 - v. Upon formation of all the Societies of all phases, the Societies may come together to form a Association/ Federation of Societies, with the primary objective to act as the parent Society for all the Societies in the VINI Park Layout to obtain conveyance/ assignment, secure management, maintenance and up-keep of common amenities viz. internal roads, access roads and right of ways, storm water drains, street lights, transformers, water lines, sewerage lines/ chambers/ tanks, gardens and open spaces, compound walls, security cabins, entrance gates, etc.
- j. Maintenance and upkeep of the entire VINI Park Layout:**
- i. The maintenance and upkeep of the entire VINI Park Layout consisting of all phases shall be carried out by the three societies together.
 - ii. The proposed Society/ies will mutually determine the maintenance charges for the common areas and facilities in the said layout.
- k.** The unit owners have made themselves aware from the Developers that the said property cannot be sub-divided owing due to the sanctions and permissions granted by the local authority and also by the Cantonment Board order dated 24th March 2005, which the unit owners have taken note of. The Developers shall continue to develop the said Property with a right to utilize the full potential thereof, in accordance with the permissions, sanctions and applicable and such other laws, rules and regulations as may be in force at present and/or at any time hereafter.
- l.** The Developers and unit owners agree, declare and confirm that save and except as recorded herein none of parties have any claim against each other of any nature whatsoever, even under changed circumstances.

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**VINI PARK PHASE 3 (P) Co-operative Housing Society Ltd.,
Nashik, Deolali Camp**

Sr No.	Unit No	Purchaser Name	Signature
1	C1-001	Mr. Harit Harshdrai Chitalia & Mr. Sujay Harit Chitalia	<i>Harit Chitalia</i>
2	C1-002	Bindu Land Developers and Builders	<i>Bindu</i>
3	C1-003	Bindu Land Developers and Builders	<i>Bindu</i>
4	C1-004	Mrs.Sneha Ashok Shah & Mr.Kushal Ashok Shah	<i>K.A. Shah</i>
5	C1-101	Bindu Land Developers and Builders	<i>Bindu</i>
6	C1-102	Bindu Land Developers and Builders	<i>Bindu</i>
7	C1-103	Bindu Land Developers and Builders	<i>Bindu</i>
8	C1-104	Bindu Land Developers and Builders	<i>Bindu</i>
9	C2-001	Bindu Land Developers and Builders	<i>Bindu</i>
10	C2-002	Bindu Land Developers and Builders	<i>Bindu</i>
11	C2-003	Mr. Sanjay Digambar Malve	<i>Sanjay Malve</i>
12	C2-004	Mr. Sanjay Digambar Malve	<i>Sanjay Malve</i>
13	C2-101	Bindu Land Developers and Builders	<i>Bindu</i>
14	C2-102	Bindu Land Developers and Builders	<i>Bindu</i>
15	C2-103	Mr.Gaurav Rajesh Tanna, Mrs. Monali Gaurav Tanna & Ms. Urvi Rajesh Tanna	<i>Rajesh Tanna</i>
16	C2-104	MR. SAJJAN NARAYAN NARSINGHANI.	<i>Sajan</i>
17	C3-001	Bindu Land Developers and Builders	<i>Bindu</i>
18	C3-002	Bindu Land Developers and Builders	<i>Bindu</i>
19	C3-003	Bindu Land Developers and Builders	<i>Bindu</i>
20	C3-004	Bindu Land Developers and Builders	<i>Bindu</i>
21	C3-101	Mrs.Bela Mehta & Mr.Mayur Mehta	<i>Bela m. mehta</i>
22	C3-102	Mr.Mayur Mehta & Mrs. Bela Mehta	<i>Mayur Mehta</i>
23	C3-103	Bindu Land Developers and Builders	<i>Bindu</i>
24	C3-104	Priyanka Manohar Ganji & Preeti Manohar Ganji	
25	C4-001	Mrs. Minal Mukesh Parekh & Mr. Mukesh Tulsidas Parekh	
26	C4-002	Bindu Land Developers and Builders	<i>Bindu</i>
27	C4-003	Bindu Land Developers and Builders	<i>Bindu</i>
28	C4-004	Bindu Land Developers and Builders	<i>Bindu</i>
29	C4-101	Mr.Shailendra Radhacharan Saraswat & Mr.Mohnish Shailendra Saraswat	<i>S. Saraswat</i>
30	C4-102	Mrs. Rekha Dalal & Ms. Sandhya Jain	<i>R.D.</i>
31	C4-103	Mrs. Koshi Masters & Mr. Dinesh Manwani	<i>Koshi</i>
32	C4-104	Mrs. Koshi Masters & Mr. Dinesh Manwani	<i>Dinesh</i>



M. D. D. D.

VINI PARK SITE PLAN SCALE: 1:500

ANNEXURE "B" COLLY

- वाचते :- १) श्री. निपुण ईश्वरदास ठक्कर व सौ. विजया ठक्कर यांचा अर्ज दि. १/१/२००५.
 २) म. कार्यकारी देवळाली कॅन्टोमेन्ट बोर्ड देवळाली यांचे पत्र १३०९/ बीपीडी /१३५० दि. २४.३.२००५.
 ३) म. कार्यकारी अधिकारी (ULC) कुलाबा यांचे पत्र २२७८ ते २८८६ दि. २३/६/९६ व ६२ ते ७० दि. १/१/२००३

जिल्हाधिकारी कार्यालय, नाशिक.
 क्र. मह/कस-३ /वि.शे.प्र.क./४/१/२००५
 नाशिक दिनांक १३/५/२००५.

आदेश

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ प्रमाणे व त्याखालील नियमान्वये श्री. निपुण ईश्वरदास ठक्कर व सौ. विजया ठक्कर रा. देवळाली कॅम्प ता.जि. नाशिक यांना मौजे. संसरी, ता.जि. नाशिक येथील स.नं. ६०/३+४/१ ते ५ व ६९/१ +२+३+४/१ ते ४ प्लॉ.क्र. ---- चे क्षेत्र ३८,९००.०० चौ.मी. (अक्षरी क्षेत्र अडोतीस हजार नऊशे चौ.मी. फक्त) या क्षेत्रात निवासी या कारणासाठी आकृषिक प्रयोजनार्थ खालील अटीवर परवानगी देण्यांत येत आहे.

शर्ती

- महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्याखालील नियम व महाराष्ट्र जमिन महसूल अधिनियमास (सुधारीत १९७९ चे) अधिन राहून परवानगी देण्यांत येत आहे.
- सदरहू परवानगी ही नागरी जमिन कमाल मर्यादा अधिनियम १९७६ ला अधिन राहून देण्यांत येत आहे.
- परवानगदारा यांनी आदेशातील प्लॉटचे व सर्व प्लॉटचे विभाजन म. जिल्हाधिकारी यांचे पूर्व संमती शिवाय करू नये.
- परवानगदारा यांनी सदरहू जमिन व त्यावरील बिल्डींग अथवा बांधकामाचा उपयोग ज्या कारणासाठी अकृषिक परवानगी दिली आहे त्याच कारणासाठी करवा. तसेच सदरहू जमिनीचा किंवा सदरहू जमिनीपैकी काही भागाचा अथवा त्यावरील बिल्डींगचा अथवा बांधकामाचा उपयोग दुसऱ्या कारणासाठी करावयाचा झाल्यास यास म. जिल्हाधिकारी नाशिक यांची लेखी पूर्व संमती घ्यावी. याच कारणासाठी बिल्डींगचा उपयोग हा संपूर्ण जमिनीचा उपयोग म्हणून मानण्यांत येईल.
- परवानगदारा यांनी हा आदेश दिलेल्या तारखे पासून एक वर्षांच्या आंत जमिनीची सुधारणा, मंजूर लेआऊट प्रमाणे म्हणजे रस्ते, ड्रेनेज इ. करावी की, ज्यामुळे जिल्हाधिकारी व संबंधित नगरपालिका यांची संमती राहिल. त्याचप्रमाणे सदरहू लेआऊटमधील प्लॉटची मोजणी व रेखांकन सर्व्हे खात्याकडून करून घ्यावी व जोपर्यंत जमिनीची सुधारणा होत नाही तोपर्यंत त्यामधील प्लॉटची विल्हेवाट कोणत्याही तऱ्हेने लावू नये.
- परवानगदारा यांनी सदरहू जमिनीतील प्लॉटची विल्हेवाट कोणत्याही तऱ्हेने लावली तर परवानगदारा यांची जबाबदारी राहिल की, सदरहू प्लॉटची विक्री किंवा विल्हेवाट ही आदेशातील शर्तीस अधीन राहून अथवा सनदेमधील शर्तीस अधीन राहून करावी.
- सदरहू परवानगी ही देखाव्याच्या नकशामध्ये दाखविल्याप्रमाणे ओट्यावर बांधकामाप्रमाणे किंवा प्लॅनमध्ये दाखविल्याप्रमाणे बांधावयाचे बिल्डींगप्रमाणे करण्यास देण्यांत येत आहे. प्लॅनमध्ये दाखविल्याप्रमाणे मोकळी जागा ठेवावी.
- ही परवानगी बिल्डींगचे बांधकामाचे बांधकामा बाबत म. कार्यकारी अधिकारी, देवळाली कॅन्टोमेन्ट बोर्ड यांचेकडील पत्र क्र. १३०९/ बीपीडी /१३५० दि. २४.३.२००५ मधील शर्तीस अधिन राहून देण्यांत येत आहे.
- परवानगदारा यांनी संबंधित महानगरपालिका / नगरपालिका / सहाय्यक संचालक / ग्रामपंचायत / नगररचना / यांचेकडून योग्य ती बांधकामाची परवानगी घेतल्यावरच बांधकामास सुरुवात करावी. सदरहू अट ही परवानगीदारा यांचेवर बंधनकारक आहे.
- परवानगीदारा यांनी बिल्डींग प्लॅन हे संबंधित सक्षम अधिकार्यांकडून मंजूर करून घ्यावेत. ज्या ठिकाणी सक्षम अधिकारी नाही, अशावेळी परवानगीदारा यांनी महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ अनुसूची - ३ प्रमाणे प्लॅन तयार करून तो म. जिल्हाधिकारी यांचेकडून मंजूर करून त्याप्रमाणे बांधकाम करावे.
- परवानगदारा यांनी राष्ट्रीय महामार्ग, जिल्हा मार्ग यामधील रस्त्याची सिमा व इमारतीची रांग यामधील व इमारतीची रांग या नियंत्रण रेखा यामधील रस्त्यापासूनचे अंतर महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ अनुसूची - २ प्रमाणे ठेवावी.
- परवानगदारा यांनी हा आदेश दिल्याचे तारखेपासून एक वर्षाचे आंत मंजूरी दिलेल्या अकृषिक प्रयोजनासाठीच जमिनीचा वापर करावा. अन्यथा अकृषिक परवानगीची मुदत जिल्हाधिकारी यांचेकडून वेळोवेळी वाढवून घ्यावी. तसे न केल्यास परवानगी रद्द समजण्यांत येईल.
- परवानगदारा यांची अकृषिक प्रयोजनाकरिता जमिनीचा उपयोग सुरू केल्याबाबत अथवा उपयोगात बदल केल्याबाबत एक महिन्याचे आंत संबंधित तलाठी / तहसिलदार / जिल्हाधिकारी नाशिक यांना कळवावे. अन्यथा, परवानगदारा यांचेविरुद्ध महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६६ (६) प्रमाणे कार्यवाही करण्यांत येईल.
- परवानगदारा यांनी जमिनीचा अकृषिक सारा दर चौ.मी. ला दर रु.००-६२ पै. या प्रमाणे ज्या अकृषिक कारणासाठी परवानगी दिली आहे. त्याच कारणासाठी आणल्याने तारखेपासून भरावा. अकृषिक दर हा दिनांक ३१/०७/२००५ पर्यंत अंमलात राहिल व १/८/२००५ पासून सुधारीत अकृषिक दराने येणाऱ्या फरकाची रक्कम भरण्याच्या अटीवर सदरची परवानगी देण्यांत येत आहे.
- परवानगदारा यांनी अकृषिक सान्याचे पाचपट रूपांतरीत कर रक्कम रु. त्वरीत भरावा किंवा कोणत्याही परिस्थितीत जास्तीत जास्त हा आदेश मिळालेपासून दहा दिवसांचे आंत भरावा. तसे करण्यांत चुकल्यास अकृषिक परवानगी रद्द समजण्यांत येईल.

१३. सदरहू आदेशामदील नमूद केलेल्या अकृषिक सारा व सनदेमधील अकृषिक सारा ज्या ज्या वेळेस अकृषिक सारा बदलेल त्याप्रमाणे सारा बदलणेवर राहिल.

१४. परवानादार यांनी मोजणी फि जमिनीचा उपयोग अकृषिक कारणासाठी अंमलात आणलेपासून एक महिन्याचे आंत भरावी.

१५. न. जिल्हा निरीक्षक भूमि अभिलेख, यांनी जमिनीची मोजणी केलेनंतर मोजणीप्रमाणे जमिनीचे क्षेत्रात व अकृषिक साऱ्यात बदल झाल्यास त्याप्रमाणे क्षेत्र न सारा बदलता राहिल.

१६. परवानादार यांनी जमिनीचा अकृषिक कारणासाठी उपयोग सुरू केल्यापासून तीन वर्षांचे आंत विल्डींग व इतर बांधकाम पूर्ण करावे. सदरहू कालावधी मा. जिल्हाधिकारी यांनी शासकीय आदेशाप्रमाणे परवानादार यांचेकडून दंड व नजराणा रक्कम भरून घेऊन वाढवून देण्यात येईल.

१७. परवानादार यांनी विल्डींग व इ. बांधकामे पूर्ण केल्यानंतर त्यामध्ये वाढीव बांधकाम किंवा बांधकामामध्ये बदलपूर्व परवानगीशिवाय व सदरहून बांधकामाचे प्लॅन जिल्हाधिकारी / सहाय्यक संचालक नगररचना / महानगर पालिका / नगर पालिका यांचेकडून मंजूर करून घेतल्याशिवाय करू नये.

१८. परवानादार यांचेवर महाराष्ट्र जमिनी महसून (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ चे अनुसूचि ४ किंवा ७ मध्ये नमूद केलेल्या शर्ती व नुमन्यामध्ये सनद बिनशेती उपयोग सुरू केल्यापासून एक महिन्याचे आंत करून देण्याचे बंधनकारक राहिल.

१९. परवानादार यांचेकडून या आदेशात नमूद केलेल्या शर्तीचा अथवा सनदेमध्ये नमूदकेलेल्या शर्तीचा भंग केल्यास महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्या खालील नियमान्वये मा. जिल्हाधिकारी जो दंड व सारा फर्मावतील त्याप्रमाणे दंड व सारा भरून घेऊन त्यांना जमिनीचा अकृषिक कारणासाठी उपयोग पुढे चालू ठेवता येईल.

१९ अ. शर्त क्र. १९(अ) काहीही शर्ती नमूद केल्या असल्या तरीसुद्धा जिल्हाधिकारी यांना या परवानगी विरुद्ध विल्डींग व इतर बांधकामे केली असल्यास किंवा ते वाढवून किंवा त्यामध्ये बदल केला असल्यास ते ठराविक मुदतीत काढून टाकण्याचा फर्माविषयचा कायदेशिर अधिकार राहिल व सदरहू मुदतीत परवानादार यांनी तसे न केल्यास मा. जिल्हाधिकारी हा सदरहू बांधकाम काढून टाकतील व ते बांधकाम काढून टाकण्याचा खर्च परवानादार यांचेकडून जमिन महसुलाची थकबाकी म्हणून वसूल केलील.

२०. सदरहू परवानगी ही इतर कायद्यातील तरतुदीस अधिन राहून व सदरहू प्रकरणी त्या कायद्याच्या लागू असलेल्या तरतुदीस अधिन राहून म्हणजे मुंबई कुळ कायदा आणि शर्त जमिनी अधिनियम १८४८ व महाराष्ट्र ग्रामपंचायत अधिनियम व नगरपालिका अधिनियम इ. चे तरतुदीस अधिन राहून देण्यांत येत आहे.

स्थळ प्र.तेवर

म. जिल्हाधिकारी सो. यांची स्वाक्षरी असे.



जिल्हाधिकारी नाशिक करिता

प्रति,

श्री. निपुण ईश्वरदास ठकर व सौ. विजय ठकर

म. देवळाली कॅम्प १, नवजीवन सोसायटी जवळ, आनंदरोड, देवळाली, नाशिक.

प्रत - मुल कागदपत्र पान नं. १ ते १८९ सह. म. तहसिलदार नाशिक यांचेकडेस माहितीसाठी व कार्यवाहीसाठी अग्रेषित
२/- त्यांना विनंती करण्यात येते की, परवानदार यांना अकृषिक प्रयोजनाकरिता जमिनीचा वापर केल्याबाबत लक्ष ठेवावे. परवानदार यांना अकृषिक प्रयोजनाकरिता जमिनीचा वापर सुरू केल्याबाबत कळविल्या नंतर तालुका फॉर्म नंबर ०२, गा. नं.नं. ०२ अकृषिक प्रयोजन नोंदवहीमध्ये बिनशेती सा-यबाबत योग्य ती नोंद घ्यावी. परवानादार यांनी अकृषिक प्रयोजनाकरिता वापरलेल्या तारखेपासून वसूल करण्याचे दृष्टिने काळजी घ्यावी व योग्य त्या नुमन्यामध्ये सनद करून घ्यावी. परवानादार यांनी मोजणी फि भरल्यास म. जिल्हानिरिक्षक भूमि अभिलेख नाशिक यांना त्याप्रमाणे कळवावे व संबंधित जमिनीचे प्लॅन नं. ७/१२ चे उतारे सोबत पाठवावेत.

टीप - परवानादार यांनी रूपांतील कर रक्कम १,२०,५९०/- दि. ७/५/२००५ मोजणी फि रूपये ९०००/- दिनांक ९/५/२००५ रोजी चलनाने सरकारी खजिन्यात भरून तशी चलने हजर केली आहेत.

प्रत. १) मा. जिल्हा निरीक्षक भूमि अभिलेख, नाशिक यांचेकडेस माहितीसाठी अग्रेषित

२) मा. सहाय्यक संचालक, नगररचना, नाशिक यांचेकडेस माहितीसाठी अग्रेषित

३) कार्यकारी अधिकारी देवळाली कॅन्टोनमेंट बोर्ड

४) म. उपविभागीय अधिकारी, नाशिक उपविभाग, नाशिक

५) न. नगर भुमापन अधिकारी, नाशिक

६) कामगार तलाठी मौजे संसरी, ता. नाशिक.

जिल्हाधिकारी नाशिक करिता

Tele: 2491206
FAX: 253 2492599

No.1309/BLD/E-8/ 1379
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 24 /03/2005.

To

Shri Nipun I Thakkar &
Smt. Vijaya Thakkar,
C/o Sanjay Shode,
Status Complex, Deolali

Subject: NOC FOR CONVERSION OF AGRICULTURAL LAND INTO NON
AGRICULTURAL LAND FOR REV. SY.NO. 60/3+4/1 TO
60/3+4/5 & 61+1+2+3+4(PART) OF SANSARI.

Dear Sir/Madam,

Reference your application dated 13.11.2003.

Your application dated 13.11.2003 was referred to the Cantonment Board meeting held on 1.03.2005 and the Cantonment Board vide CBR No. 41 dated 1.03.2005 resolved that the NOC for conversion of Agricultural land into Non Agricultural land be granted, subject to the conditions mentioned below and the applicant is required to strictly adhere to the conditions as specified below and to incorporate the conditions in the Building Plan when it is submitted to the Cantonment Board for consideration. In case these conditions are not incorporated in the Building Plan, the same will not be considered by the Board and the applicant will be held responsible for the same.

2 No Objection Certificate is granted for conversion of agricultural land into non agricultural land for the land bearing Sy. No. 60/3+4/1 to 60/3+4/5 & 61+1+2+3+4(Part) of Sansari, admeasuring 38900 sq.mtrs. subject to the following conditions:

1. Realisation of development/conversion charges as fixed by the Board.

2. The subject conversion is strictly for the residential purpose only as per the site plan submitted by you.

3. If the subject land is to be used for Co-operative Society, the list of the members alongwith their addresses etc. be communicated.

4. The development has to be done before the submission of the building plan.

5. When the Building Plan is submitted to the Cantonment Board for consideration/sanction, it is to be ensured that the building/construction is restricted to Ground and first floor only.

..2

ravi/bdacf05

6. As per the Draft Layout Bye Laws of the Board, you have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owners shall comply with the following:

(i) The width of means of access should be as under:

MEANS OF ACCESS

S.No.	Width of means of access in Mts.	Length of means of access in Mts.
(i)	6.0	75
(ii)	7.5	150
(iii)	9.0	300
(iv)	12.0	Above 300

(ii) Construction of streets : The streets shall be constructed with a minimum of 200 mm thick soling, 100 mm thick water bound macadam and 40 mm thick asphalt premix carpet with seal coat as specified in the Standard Schedule of Rate, as amended from time to time, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Executive Officer.

(iii) Street lighting and electricity supply lines shall be as per MSER specifications alongwith provision for electricity transformer.

(iv) Water Supply lines shall be laid as per Cantonment Board, Deolali specifications.

(v) Drainage and Sewerage shall be provided as per MES SSR and the sizes/conditions imposed by the Cantonment Board, Deolali. A Sewerage Treatment Plant and garbage point for collection of garbage will have to be provided.

(vi) Exclusive open/recreational spaces: 10% of the entire holding area shall be reserved as recreational / open space which shall as far as possible be provided in one place. The space and location of such open space shall be such that it can be properly utilised as playground and shall be transferred to Cantonment Board, Deolali by a registered transfer deed. The open space shall be exclusive of areas of accesses/internal road, drain, sewer, road berm/designation or reservations, development plan roads and areas of road widening and shall be provided at one place as far as possible. The open spaces can be provided at more than one place but at least one of such place shall be not less

Tele: 2491206
Fax : 0253 2492599

No. 2359/BLD/E-8/ 91
Office of the Cantonment Board
Deolali Cantonment - 422 401.
Dated : 04 '01 '06

To,
Shri Nipun i Thakkar &
Mrs. Vijaya N. Thakkar,
AMI Corporation,
Next to Navjeevan Society,
Anand Road, Deolali Camp.

Subject : SANCTION OF REVISED BUILDING APPLICATION & PLAN
FOR RESIDENTIAL PURPOSE.

Dear Sir,

1. Reference your application dated 24.11.2005 for Building plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of village Sansari, Deolali Cantonment.
2. The Revised Building Plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of village Sansari, Deolali Cantonment, has been sanctioned by the Cantonment Board vide CBR No. 41 dated 20.12.2005 under Section 181 of the Cantonments Act, 1924 from municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. As per Section 183 of the Cantonments Act 1924, the sanction accorded shall be available for one year from the date on which it is given, and if the building sanctioned is not begun by you within that period, it shall not thereafter be begun, unless the Board on application made by you in writing has allowed an extension of that period. The date of commencement of the construction should be informed to the office in writing failing which the date of commencement of the construction will be considered from the date of issue of this letter.
3. This will not confer any Rights to the applicant's /occupier to claim any civic amenities like approach road, water supply, drainage etc; from Cantonment Board, Deolali at a subsequent date.
4. The Cantonment Board/Cantonment Executive Officer shall not be made party in any legal dispute arising with/between the applicants and other parties due to the sanctioning of the building plan.
5. The work of building construction should be completed within one year after the work has commenced. In case the construction of the building is not completed within the specified period, it shall not be continued thereafter without obtaining a fresh sanction from the Cantonment Board by making a written application. It is to be noted that not more than two extensions shall be allowed by the Board in any case.

6. Once the construction reaches plinth level, the same shall be informed to this office and the Assistant Engineer(R&B) of this office shall check the same. Only then you are allowed to proceed with any further construction. In case you proceed with construction beyond plinth level without informing the Office or without obtaining the Plinth Certificate, the construction carried out by you will be treated as unauthorised. Any deviations found in the sanctioned plan and plinth level construction shall necessitate the risk of withdrawal of the sanction, which may be noted.

7. You are required to give a notice under Section 183-B of the Cantonments Act, 1924 to the Cantonment Board/Cantonment Executive Officer in writing within 30 days after completion of erection/re-erection and the Board/Cantonment Executive Officer shall on receipt of the notice cause the building to be inspected by an authorised officer to ensure that the building has been completed in accordance with sanction given by the Board / Cantonment Executive Officer.

8. You are required to undertake tree plantation in the subject premises for 156 Nos. of trees, which shall be well looked after and shall also be a part of sanction and inspected during the various stages as mentioned above. The tree deposit shall be refundable after two years, if the grown up trees of the said numbers are shown in the plot to this office.

9. You are required to preserve the Octroi Receipts of the materials used by you on the said construction and submit the Octroi Receipts at the time of application for extension or for completion certificate.

10. As per Para 7 above, you are required to inform the date of completion of the building within 30 days after completion of the building to this office, failing which the taxes on the building will be levied from the date of lapse of sanction period, which may please be noted.

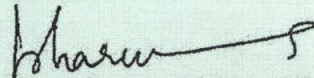
11. As per notice under Section 74 of the Cantonment Act, 1924 (2 of 1924), you are required to inform this office the date of the completion of the erection/re-erection of the said building and the date from which you have occupied the said building, in pursuance of sanction granted to you by the Cantonment Board vide Cantonment Board Resolution, as mentioned in Para (2) above and building plan released to you vide this letter. Copy of the notice to be given under Section 74 of the Cantonment Act, 1924 is enclosed.

12. You will be required to pay the revised development charges if levied.

.3.

13. After completion of the building the applicant should obtain completion certificate from Cantonment Board. Before the completion certificate is issued, no water connection and no NDC for electric connection will be given, which may be noted.

Yours faithfully



Cantonment Executive Officer
DEOLALI
(VIBHA SHAMRA)

Encl : Copy of sanctioned plan (blue print)
duly stamped and endorsed.

than 50% at one place and further not less than 300 sq.mt. at one place. Such recreational space will not be necessary in the case of land used for educational institutions with attached independent play grounds. No such recreational spaces shall be admeasuring less than 200 sq.Mt.

The minimum one side dimension of open space shall not be less than 7.5 M and the length and width ratio shall be 1:2.5 times.

(vii) A swimming pool may also be permitted in such a recreational open space and shall be free of FSI.

(viii) Recreation open space is required to be kept as recreational open space or ground viz. "Recreation ground" in the layout of subdivision of the land, which shall vest (through transfer deed) in the Board and shall not be less than 10% of total area of layout excluding road, street, path, water sewer, electricity line etc. Such structure shall not be used for any other purpose except for recreational activity, for which a security deposit at 25% of the total estimated cost of the project, as decided by the Cantonment Board will have to be paid to the Cantonment Board. The remaining area of these recreational open space for playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground. Every plot meant for a recreational open space shall have independent means of access, unless it is approachable directly from every building.

(ix) Convenience shopping - In the case of layouts or plots of areas in excess of 10,000 sq.mtr. provisions shall be made for convenience shopping. Such shopping area shall not, however exceed 5% of the area of the layout/plot. Convenience shopping will have to be distributed in the plot so that it is available within 300 Mtr. from any part of the building and the shops shall not have an area of less than 6 sq.mtr. and more than 20 sq.mtr. each. and shall comprise of following shopping activities only:-

- (a) Food Grain Shop (Ration Shop) and groceries and general provisions.
- (b) Pan Shops.
- (c) Tailors.
- (d) Hair Dressing Saloon and Beauty Parlour
- (e) Vegetable and Food stalls.
- (f) Milk Shops.
- (g) Florist.
- (h) Small bakeries.
- (i) News paper stalls.
- (j) Book and stationery etc.
- (k) Medicine and Chemist shops.

(917) (114)

.4.

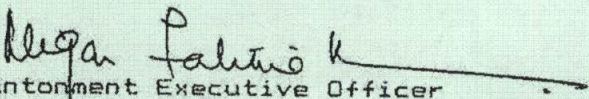
- (l) Plumbers, electricians, radio, television and video equipments repair shops and video libraries.
- (m) Public Communication Office/ Standard Trunk Dialing, other equipments based communication facilities.
- (n) Tea & Snack shop.
- (o) Sweet shop.

Note: Licence as required under the Cantonment Act, 1924 shall be applicable.

(2) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(3) A Compound wall of 8 feet Height (6 feet construction work + 2 ft. Barbed wire fencing with angle jali) should be constructed on the side of plot facing A-1 land and 30 feet should be left as open space towards A1 land in which no sheds/temporary construction will be permitted.

Yours faithfully,


Cantonment Executive Officer
Deolali
(NF HUSAIN)

ravi/bdac f05

Tele: 2491206
Fax : 0253 2492599

No. 2359/BLD/E-8/ 3096
Office of the Cantonment Board
Deolali Cantonment - 422 401.
Dated : 25/08/2005.

To,
Shri Nipun I Thakkar &
Mrs. Vijaya N. Thakkar,
AMI Corporation,
Next to Navjeevan Society,
Anand Road, Deolali Camp.

Subject : SANCTION OF BUILDING APPLICATION & PLAN
FOR RESIDENTIAL PURPOSE.

Dear Sir,

1. Reference your application dated 27.05.2005 for Building plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Village Sansari, Deolali Cantonment.

2. The Building Plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Village Sansari, Deolali Cantonment, has been sanctioned by the Cantonment Board vide CBR No. 35 dated 04.08.2005 under Section 181 of the Cantonments Act, 1924 from municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. As per Section 183 of the Cantonments Act 1924, the sanction accorded shall be available for one year from the date on which it is given, and if the building sanctioned is not begun by you within that period, it shall not thereafter be begun, unless the Board on application made by you in writing has allowed an extension of that period. The date of commencement of the construction should be informed to the office in writing failing which the date of commencement of the construction will be considered from the date of issue of this letter.

3. This will not confer any Rights to the applicant's /occupier to claim any civic amenities like approach road, water supply, drainage etc; from Cantonment Board, Deolali at a subsequent date.

4. The Cantonment Board/Cantonment Executive Officer shall not be made party in any legal dispute arising with/between the applicants and other parties due to the sanctioning of the building plan.

5. The work of building construction should be completed within one year after the work has commenced. In case the construction of the building is not completed within the specified period, it shall not be continued thereafter without obtaining a fresh sanction from the Cantonment Board by making a written application. It is to be noted that not more than two extensions shall be allowed by the Board in any case.

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6. Once the construction reaches plinth level, the same shall be informed to this office and the Sectional Engineer (R&B) of this office shall check the same. Only then you are allowed to proceed with any further construction. In case you proceed with construction beyond plinth level without informing the Office or without obtaining the Plinth Certificate, the construction carried out by you will be treated as unauthorised. Any deviations found in the sanctioned plan and plinth level construction shall necessitate the risk of withdrawal of the sanction, which may be noted.

7. You are required to give a notice under Section 183-B of the Cantonments Act, 1924 to the Cantonment Board/Cantonment Executive Officer in writing within 30 days after completion of erection/re-erection and the Board/Cantonment Executive Officer shall on receipt of the notice cause the building to be inspected by an authorised officer to ensure that the building has been completed in accordance with sanction given by the Board / Cantonment Executive Officer.

8. You are required to undertake tree plantation in the subject premises for 156 Nos. of trees, which shall be well looked after and shall also be a part of sanction and inspected during the various stages as mentioned above. The tree deposit shall be refundable after two years, if the grown up trees of the said numbers are shown in the plot to this office.

9. You are required to preserve the Octroi Receipts of the materials used by you on the said construction and submit the Octroi Receipts at the time of application for extension or for completion certificate.

10. As per Para 7 above, you are required to inform the date of completion of the building within 30 days after completion of the building to this office, failing which the taxes on the building will be levied from the date of lapse of sanction period, which may please be noted.

11. As per notice under Section 74 of the Cantonment Act, 1924 (2 of 1924), you are required to inform this office the date of the completion of the erection/re-erection of the said building and the date from which you have occupied the said building, in pursuance of sanction granted to you by the Cantonment Board vide Cantonment Board Resolution, as mentioned in Para (2) above and building plan released to you vide this letter. Copy of the notice to be given under Section 74 of the Cantonment Act, 1924 is enclosed.

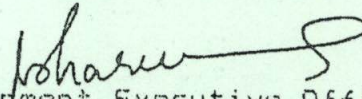
12. You will be required to pay the revised development charges if levied.

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13. After completion of the building the applicant should obtain completion certificate from Cantonment Board. Before the completion certificate is issued, no water connection and no NOC for electric connection will be given, which may be noted.

Yours faithfully



Cantonment Executive Officer
DEOLALI
(VIBHA SHAMRA)

Encl : Copy of sanctioned plan (blue print)
duly stamped and endorsed.

Annexure "c"

PRATIK K. SHAH

Advocate High Court

Off Address: 8, Oriental Business Centre, Ground Floor, Plot No. 14, Rajabhadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai- 400 001

e-mail: shahpratik00@gmail.com

Cell No. 9892155835

REPORT ON TITLE

To,
M/s. Bindu Land Developers and Builders
Registered partnership firm through their partners
Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar
Having their address at
301, CIEM Industrial Estate,
Ramchandra Lane Extn.,
Malad (West), Mumbai - 400 064.

RE: All those pieces or parcels of freehold land bearing Survey No. 60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali in aggregate admeasuring 38,900 sq. mts. or thereabouts (**the said Property**) being seized owned and possessed by M/S. Bindu Land Developers And Builders (**the Developers**).

Under the instructions and request of the Developers have investigated the title of the Developers on the basis of the copies provided with respect to the said Property and information thereof I have to report hereunder:

- 1) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 98 / 1997 and made by and between Mr. Hormuzdiar K. Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 1 forming part of the said Property;
- 2) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 101 / 1997 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 2 forming part of the said Property;

3) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 100 / 1997 and made by and between Hormuzdiar Sabza and others, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 3 forming part of the said Property;

4) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 99 / 1997 and made by and between Mr. Jamshed Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 4 forming part of the said Property;

5) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 97 / 1997 and made by and between Mr. Behrooz Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 5 forming part of the said Property;

6) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 96 / 1997 and made by and between Mr. Behrooz Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 1 forming part of the said Property;

7) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 94 / 1997 and made by and between Mr. Jamshed Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers



PRATIK K. SHAH

Advocate High Court

*Off Address: 8, Oriental Business Centre, Ground Floor, Plot No. 14, Rajabhadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai- 400 001*

e-mail: shahpratik00@gmail.com

Cell No. 9892155835

- for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 2 Are forming part of the said Property;
- 8) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 95 / 1997 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 3 forming part of the said Property;
- 9) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 102 / 1997 and made by and between Mr. Hormuzdiar K. Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 4 forming part of the said Property;
- 10) By a Deed of final conveyance dated 16th June 2000 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN - 2 / 5635 / 2000 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 4 forming part of the said Property;
- 11) Pursuantly to the said registered sale deeds, the name of Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar ("Purchasers") came to be mutated in the 7/12 Extracts.
- 12) The said Purchasers came together to develop the said property in the

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name of their registered Partnership concern viz., M/s. Bindu Land Developers and Builders,

13) Pursuantly, the Developers are possessed of or are otherwise well and sufficiently entitled to the said Property and more particularly described in the First Schedule hereunder written.

14) The Collector, District Nashik has granted N.A. Permission dated 13th May, 2005, for using the said Property for non-agricultural user subject to the terms and conditions of the said N.A. Order.

15) The Office of the Cantonment Board (Ministry of Defence, Government of India) Deolali has issued a No Objection Certificate dated 24th March, 2005, for conversion of Agricultural Lands into non-agricultural Lands laying down certain terms and conditions and by an Order dated 25th August, 2005, sanctioned the layout/building application and Plan for residential purpose and also approved the building proposals.

16) The Building Plans have been sanctioned for construction of the twin bungalows, independent bungalows, row houses, bungalows, apartments, the clubhouse with recreational facilities, the Internal Roads, Recreation Ground, Open Spaces, Car Parkings, etc. in phase wise manner on the said Property. The main entrance of the said property is from the Military Approach Road.

17) The Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments, from time to time.

18) Pursuantly the Developers have commenced and completed the development on the said Property by dividing the entire development in multiple PHASES as stipulated herein

- a. **Phase I** : The Developers have completed development and have obtained Completion Certificates for 90 units on all those pieces and parcels of land forming part of the said Property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 in aggregate admeasuring 14242 Sq. Mtrs. more particularly described in the **Second Schedule** hereunder written. The Developers have sold Units

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PRATIK K. SHAH

Advocate High Court

Off Address: 8, Oriental Business Centre, Ground Floor, Plot No. 14, Rajabhadur Mansion,
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e-mail: shahpratik00@gmail.com

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in the Phase I to diverse Unit Owners vide respective agreements for sale on such terms and conditions as recorded therein.

- b. **Phase II** : The Developers have notionally demarcated 19 plots and vide diverse agreements inter-alia allowed the Purchaser/s to construct their respective independent residential Bungalows on such terms and conditions as mentioned in their respective Agreements on portion of all those pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 8393 Sq. Mtrs. is more particularly described in the **Third Schedule** hereunder written. The architect has duly certified that the Developers has completed entire work of VINI Park Phase II.
- c. **Phase III** : The Developers have completed development and have obtained Completion Certificates for 32 residential unit/s on portion of all those pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 3125 Sq. Mtrs. more particularly described in the **Fourth Schedule** hereunder written. The Developers have sold some Units in the Phase III to diverse Unit Owners vide respective agreements for sale on such terms and conditions as recorded therein.
- 19) The Developers having utilized FSI, completed development and obtained completion Certificate for the Clubhouse and Swimming Pool including but not limited to the restaurant/s, gym, hall, etc. attached to the said Clubhouse, on the portion of those pieces and parcels of land being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 admeasuring 1666 Sq. Mtrs. or thereabouts (hereinafter referred to as the **said Clubhouse**

Plot") and more particularly described in the **Fifth Schedule** hereunder written. The Developers are sole and absolute Owners, seized and possessed of the said Clubhouse Plot and entitled to commercial exploit as they deem fit and proper. The said Clubhouse plot or any facility thereof is neither a common amenity nor attached to any of the residential Units in any of the Phases mentioned above. The Developers has at their sole discretion issued temporary membership (terminable) to some of its members to avail certain facilities at the said Clubhouse plot. Vide a registered Leave and License Agreement dated 6th August 2022, the Developers executed in favour of M/s. Jubilee Foods commercial space for running restaurant / café in the said Clubhouse Plot for consideration and on such terms and conditions as recorded therein. The said Leave and License Agreement is registered at Sr. No. NSN - 2 - 8333 - 2022.

20) The Developers (First Grantor) along-with the Purchasers Mr. Nipun Ishwardas Thakkar and Mrs. Vijaya Nipun Thakkar (Second Grantors) therein jointly referred to as the Grantors have by and under Deed of Right of Way dated 5th August, 2022 duly registered before the Joint Sub Registrar Class 2 at Nashik under Serial No. NSN-2-7960 of 2022 have perpetually granted irrevocable and unobstructed right of way at all times hereafter for Mr. Nipun Ishwardas Thakkar and three others therein referred to as the Grantees, their nominees, successors in title without any consideration, being the owners of the adjoining property (being all that piece and parcel of land bearing Survey No. 60/2 Village Sansari admeasuring 33 ARE ie., 3300 Sq. Mtrs) from the VINI Park Property as well as through the notionally sub-divided the plot B-23 in Phase II (being Part of the Vini Park property and having area 505 Sq. Mtrs. into two sub-plots viz. Plots B-23-A having area 376 Sq. Mtrs. and B-23-B having area 129 Sq. Mtrs. The Plot B-23-B having a width of minimum 7.5 Mtr. is owned solely by the Grantors therein), including to their servants, tenants, owner, owners, successors in title as also to the occupiers their respective servants, agents, licensees and all other persons having a right at all times hereinafter over the said Right of Way access road on the VINI Park Property and the said demarcated plot to pass, repass over, upon the said right of way with or without vehicles and with or without any animal for all

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Advocate High Court

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e-mail: shahpratik00@gmail.com

Cell No. 9892155835

purposes and at all times connected with the beneficial use and enjoyment of the said Grantee's property, permanent and at all times for ever hereinafter for the pleasure for better and beneficial enjoyment with or without horses, carts, carriages, vehicles, to pass, repass, and the parties herein shall allow each other to assign cables, fittings, constructing electric and telephone cables, water and gas pipes lines, drainage and storage pipe lines underneath, through, over and along the said Right of Way passing through the Grantors' property / VINI Park property for the purpose of ingress to and egress from the public road / military approach road.

21) In the sequence hereinabove and on the basis of the documents furnished including copies of the title deeds, agreements for sale, permissions, sanctions, completion certificates, architect certificates, revenue records as well as the representations given and made by the Developers with respect to the said Property more particularly described in the First Schedule hereunder I am of the opinion and do certify that the title of the Developers to the said Property and also the said Clubhouse plot, subject to what is set out hereinabove, is clear marketable and free of encumbrances beyond reasonable doubts.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces of parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik bearing Survey no. 60/3+4/1, Survey No. 60/3+4/2, Survey No. 60/3+4/3, Survey No. 60/3+4/4, Survey No. 60/3+4/5, Survey No.61/1+2+3+4/1, Survey No.61/1+2+3+4/2, Survey No.61/1+2+3+4/3 and Survey No. 61/1+2+3+4/4 in aggregate admeasuring 38,900 Sq. Mtrs. or thereabout.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

THE PHASE I

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 in aggregate admeasuring 14242 Sq. Mtrs. or thereabouts.

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:THE THIRD SCHEDULE ABOVE REFERRED TO:
THE PHASE II

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 8393 Sq. Mtrs. or thereabouts.

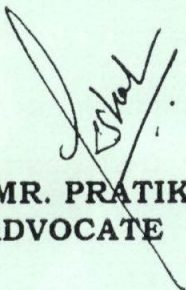
:THE FOURTH SCHEDULE ABOVE REFERRED TO:
THE PHASE III

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 3125 Sq. Mtrs. or thereabouts.

:THE FIFTH SCHEDULE ABOVE REFERRED TO:
THE SAID CLUBHOUSE PLOT

The Clubhouse structure along with Swimming Pool including but not limited to the restaurant/s, gym, hall, etc. attached to the said Clubhouse, on all those pieces and parcels of land forming part of the said property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 admeasuring 1666 Sq. Mtrs. or thereabouts.

Dated this 27th day of September, 2022.



(MR. PRATIK K. SHAH)
ADVOCATE

Annexure "D"



छावनी परिषद कार्यालय
कनाउट रोड
देवलाली छावनी 422401 -
नासिक, महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय



Office of the Cantonment Board
Cannaught Road,
Deolali Cantonment - 422401
Nashik, Maharashtra
Govt. of India, Ministry of Defence

फोन : 2491206-0253 , फ़ैक्स : 2492599-0253 , ई-मेल : ceodeol-stats@nic.in

संख्या: 2359/BLD/E-8/ 3120

दिनांक : 15 सितम्बर 2020



सेवा में,

श्री निपुण आय. ठक्कर और अन्य 01,
विनी पार्क,
देवलाली कैम्प।

विषय: आवासीय भवन हेतु परिशोधित भवन आवेदनपत्र एवं नक्शे की स्वीकृति हेतु।

प्रिय महोदय,

- संदर्भ: संसरी देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर परिशोधित भवन नक्शा हेतु आपका आवेदन पत्र दिनांक 23.10.2019।
- संसरी देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर परिशोधित भवन नक्शे को नगरपालिका दृष्टिकोण से मालिकाना हक के पूर्वाग्रह बिना और नियम एवं शर्तों, जिनके अधीन आवेदक के द्वारा स्थल को अधिकार में लिए गया है, के अंतर्गत छावनी अधिनियम, 2006 की धारा 238 के तहत परिषद ने छावनी परिषद संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा अनुमोदन दिया। स्वीकृत नक्शे का हर हाल में पालन किया जाना चाहिए। छावनी अधिनियम, 2006 की धारा 238 के अनुसार, उस तारीख से दो वर्ष के लिए उपलब्ध रहेगी जिस तारीख को स्वीकृति दी गई है, और यदि उस अवधि के दौरान आपके द्वारा स्वीकृत भवन का कार्य शुरू नहीं किया जाता है तो उसके बाद कार्य शुरू नहीं किया जाएगा जब तक कि आपके द्वारा दिए गए लिखित रूप में आवेदन पर परिषद उस अवधि को बढ़ाने की अनुमति नहीं दे देता है। कार्यालय को लिखित रूप में निर्माण शुरू होने की तारीख की सूचना दी जानी चाहिए, ऐसा न करने की स्थिति में पत्र जारी होने की तारीख को ही निर्माण शुरू होने की तारीख के रूप में माना जाएगा।
- यह आवेदक / कब्जेदार को भविष्य में छावनी परिषद, देवलाली से किसी भी प्रकार की नागरिक सुविधायें जैसे आवागमन मार्ग, जलापूर्ति, ड्रेनेज आदि का दावा करने का कोई अधिकार नहीं देता है।
- भवन नक्शे के स्वीकृति के कारण आवेदकों और अन्य पक्षों के बीच / साथ किसी भी प्रकार की कानूनी विवाद उत्पन्न होने पर छावनी परिषद / मुख्य कार्यकारी अधिकारी को पक्षदार नहीं बनाया जाएगा।

5. कार्य शुरू होने के दो वर्षों के भीतर भवन का निर्माण कार्य पूरा किया जाना चाहिए। निर्धारित समय-सीमा के अन्दर भवन निर्माण कार्य पूरा न होने की स्थिति में, लिखित आवेदन करके छावनी परिषद से नयी स्वीकृति प्राप्त किए बिना इसे जारी नहीं किया जाएगा। यह ध्यान दिया जाए कि परिषद के द्वारा किसी भी मामले में दो बार से अधिक विस्तार की अनुमति नहीं दी जाएगी।
6. निर्माण कार्य प्लिंथ स्तर तक होने के पश्चात इसकी सूचना कार्यालय को दी जाएगी और तदोपरान्त इस कार्यालय के सहायक अभियन्ता (सड़क एवं भवन) उसकी जाँच करेंगे। इसके बाद ही आपको आगे निर्माण कार्य की अनुमति दी जाएगी। यदि आप इस कार्यालय को सूचित किए बिना या प्लिंथ पूर्ति प्रमाणपत्र प्राप्त किए बिना प्लिंथ स्तर से ऊपर निर्माण करते हैं तो आपके द्वारा किए गए निर्माण कार्य को अनाधिकृत माना जाएगा। प्लिंथ स्तर के निर्माण में और स्वीकृत भवन नक्शे में किसी भी प्रकार का विचलन / अतिक्रमण होने पर, स्वीकृति के रद्द होने का जोखिम उठाना होगा, इसे ध्यान में ले।
7. निर्माण / पुनःनिर्माण की पूर्ति होने के 30 दिनों के अन्दर आपको छावनी अधिनियम 2006, की धारा 242 के तहत छावनी परिषद / मुख्य कार्यकारी अधिकारी को लिखित रूप में सूचना देने की आवश्यकता है और परिषद को सूचना प्राप्त होने के पश्चात अधिकृत अधिकारी द्वारा भवन की जाँच की जाएगी एवं सुनिश्चित किया जाएगा कि परिषद / मुख्य कार्यकारी अधिकारी के द्वारा स्वीकृत अनुसार भवन का निर्माण कार्य किया गया है।
8. आपको विषय परिसर में 156 पेड़ लगाना होगा, जिसकी देखभाल आपके द्वारा की जायेगी एवं वह स्वीकृति का एक भाग होगा और उपरोक्त वर्णित अनुसार विभिन्न स्तरों में उसकी जाँच भी की जाएगी। यदि इस कार्यालय द्वारा जाँच के दौरान परिसर के अंतर्गत कथित संख्या में बड़े हुए पेड़ पाए गए तो दो वर्ष की अवधि के पश्चात पेड़ हेतु जमा की गई राशि वापस की जाएगी।
9. उपरोक्त पैरा 7 के अनुसार, भवन निर्माण पूर्ण होने के 30 दिनों के अन्दर आपको इसकी जानकारी इस कार्यालय को देनी होगी, ऐसा न करने की स्थिति में भवन पर कर स्वीकृत अवधि समाप्त होने के बाद से लगायी जाएगी, कृपया इसे ध्यान में ले।
10. छावनी अधिनियम, 2006 की धारा 82 के तहत सूचना के अनुसार, उपरोक्त पैरा (2) में उल्लिखित छावनी परिषद संकल्प के माध्यम से छावनी परिषद द्वारा आपको दिए गए स्वीकृति एवं इस पत्र के द्वारा आपको दिए गए भवन नक्शे के अनुसरण में, आपको उक्त भवन के निर्माण / पुनःनिर्माण पूर्ण होने की तारीख एवं उक्त भवन पर कब्जा किए जाने की तारीख की सूचना इस कार्यालय को देना आवश्यक है।
11. छावनी अधिनियम, 2006 की धारा 82(1) के तहत भवन के पूर्ण होने या भवन पर कब्जा करने की तारीख, जो भी पहले हो, से 30 दिनों के अन्दर आपको मुख्य कार्यकारी अधिकारी को सूचना देना अनिवार्य है, विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।
12. आपको संशोधित विकास शुल्क का भुगतान करना होगा, यदि लगाया जाता है।

13. भवन निर्माण पूर्ण होने के पश्चात, आवेदक को छावनी अधिनियम, 2006 की धारा 246 के तहत मुख्य कार्यकारी अधिकारी से पूर्ति प्रमाणपत्र करना होगा। पूर्ति प्रमाणपत्र जारी करने से पहले, जलसंबंधन और विद्युतीय संबंधन हेतु अनापत्ति प्रमाणपत्र नहीं दिया जाएगा, कृपया इसे ध्यान में ले।
14. अनुमोदित भवन नक्शे में कोई बदलाव नहीं किया जाएगा। भवन निर्माण पश्चात आपको उचित पूर्ति प्रमाणपत्र प्राप्त करना होगा। पूर्ति प्रमाणपत्र जारी होने के पश्चात ही भवन पर कब्जा किया जाएगा। छावनी अधिनियम, 2006 के तहत वर्तमान उपविधियां / निर्णय अनुसार उचित नियम / प्रक्रियाओं का पालन न करने पर आवेदक को जैसा लागू हो, जुर्माना देना होगा।
15. यदि उक्त सम्पत्ति से सम्बंधित कोई विवाद चल रहा है या विचाराधीन है, यदि भविष्य में उक्त सम्पत्ति से संबंधित कोई विवाद उत्पन्न होता है तो इसका जिम्मेदार स्वयं आवेदक होगा। उक्त हेतु यह कार्यालय जिम्मेदार नहीं होगी और कथित भवन नक्शा रद्द करने के लिए उत्तरदायी होगी।
16. आवेदक के द्वारा स्थल नक्शा में दर्शाये अनुसार आंतरिक सड़क, पथदीप, पानी कि पाइपलाइन, भूमिगत नालियाँ, कचरा पेटी आदि का प्रावधान शेष 30% निर्माण पूर्ति प्रमाणपत्र प्राप्त करने से पहले करना होगा।
17. आपको अचल सम्पत्ति नियामक अधिनियम (रियल एस्टेट रेगुलेटरी एक्ट - आर.ई.आर.ए.) में उल्लिखित नियमों एवं शर्तों का पालन करना होगा, यदि लागू हो।
18. आपको स्वीकृत निर्माण स्थल पर धातु का एक बोर्ड लगाना होगा जिसपर मालिक का नाम, सर्वे संख्या, प्लॉट संख्या, शिवर, छावनी परिषद संकल्प संख्या, स्वीकृति की तारीख और स्वीकृति की वैध अवधि आदि स्पष्ट रूप से लिखा होना चाहिए। धातु के बोर्ड पर ऐसा लिखा होना चाहिए जो 50 फीट की दूरी से भी नग्न (खुली) आँखों द्वारा पढ़ा जा सके।

भवदीय/ Yours faithfully,



(यू व्हा गोरवाडकर) (UV GORWADKAR)
 प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO,
 मुख्य कार्यकारी अधिकारी For Chief Executive Officer
 देवलाली छावनी परिषद के लिए Deolali Cantonment Board

संलग्न: विधिवत अनुमोदित एवं मुहर लगी हुई
 स्वीकृत नक्शे (ब्लू प्रिंट) की प्रति।

इसकी प्रति: जल पूर्ति विभाग।

छावनी बोर्ड, देवलाली

: उचित कार्रवाई हेतु।

Annexure "E"

VINI PARK PHASE 1 UNIT DETAILS

SR. NO.	UNIT NO.
1	ARH-1
2	ARH-2
3	ARH-3
4	ARH-4
5	ARH-5
6	ARH-6
7	ARH-7
8	ARH-8
9	ARH-9
10	ARH-10
11	ARH-11
12	ARH-12
13	ARH-13
14	ARH-14
15	ARH-15
16	ARH-16
17	ARH-17
18	ARH-18
19	ARH-19
20	ARH-20
21	ARH-21
22	ARH-22
23	ARH-23
24	ARH-24
25	ARH-25
26	ARH-26
27	ARH-27
28	ARH-28
29	ARH-29
30	ARH-30
31	ARH-31
32	ARH-32
33	ARH-33
34	ARH-34
35	BRH-1
36	BRH-2
37	BRH-3
38	BRH-4
39	BRH-5
40	BRH-6
41	BRH-7
42	BRH-8
43	BRH-9
44	BRH-10

45	BRH-11
46	BRH-12
47	BRH-13
48	BRH-14
49	BRH-15
50	BRH-16
51	BRH-17
52	BRH-18
53	BRH-19
54	BRH-20
55	BRH-21
56	BRH-22
57	BRH-23
58	BRH-24
59	BRH-25
60	BRH-26
61	ATB-1
62	ATB-2
63	ATB-3
64	ATB-4
65	ATB-5
66	ATB-6
67	ATB-7 & 8
69	ATB-9
70	ATB-10
71	ATB-11
72	ATB-12
73	ATB-13
74	ATB-14
75	ATB-15
76	ATB-16
77	ATB-17
78	ATB-18
79	ATB-19
80	ATB-20
81	ATB-21
82	ATB-22
83	ATB-23
84	ATB-24
85	ATB-25
86	ATB-26
87	ATB-27
88	ATB-28
89	IB-1
90	IB-2

- Annexure "F"

Tel: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 958
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 09 / 03 / 2010

To

Shri Nipun I Thakkar and other one
Bindu Land Developers and Builders,
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject: COMPLETION CERTIFICATE.

Dear Sir,

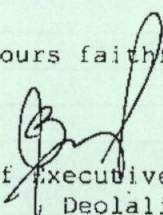
Reference your application dated 08.10.2009, 02.02.2010 and site visit on 24.02.2010.

2. The revised building plan for construction of residential buildings on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 12 dated 13.08.2009 with total built up area of 17234.81 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 09.03.2010 for ATB-21 to ATB-28 and IB-1 type buildings on ground and first floor with total built up area 1554.19 Sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3. You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,


Chief Executive Officer
Deolali
(AMOL B JAGTAP)

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 958
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 09 / 03 / 2010

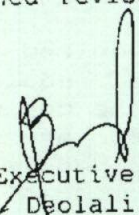
To

Shri Nipun I Thakkar and other one
Bindu Land Developers and Builders,
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board, Deolali vide CBR No. 12 dated 13.08.2009 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/4321 dated 17.09.2009. The ATB-21 to ATB-28 and IB-1 type buildings are completed on ground and first floor with total built up area 1554.19 Sq.mtrs. as per sanctioned revised building plan.




Chief Executive Officer
Deolali
(AMOL B JAGTAP)

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/1893
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 21 / 04 / 2007

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 23.03.2007.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 22 dated 17.03.2007 with the total built up area of 17531.29 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 20.04.2007 of ARH-18, ARH-19, BRH-1 to 14 and BRH-16 to 20 type building on ground and first floor with built up area 2311.75 Sq.mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3. You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

[Signature]
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/1893
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 21 / 04 / 2007

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No.22 dated 17.03.2007 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/1479 dated 30.03.2007. The ARH-18, ARH-19, BRH-1 to 14 and BRH-16, to 20 type buildings has been completed on ground and first floor as per the sanctioned building plan with built up area of 2311.75 sq.mtrs.



Shaw
Chief Executive Officer
DEOLALI

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/4758
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 08 / 10 / 2007

To

✓ Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

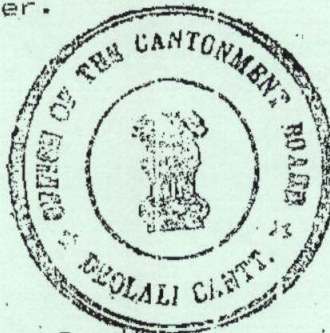
Dear Sir,

Reference your application dated 02.08.2007 and this office letter No. 2470/BLD/E-8/3996 dated 13.08.2007 and No. 2470/BLD/E-8/4512 dated 07.09.2007.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 22 dated 17.03.2007 with the total built up area of 17531.29 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 08.10.2007 of ARH-20 to 27, ARH-34, BRH-15 and BRH-21 to 26 type building on ground and first floor with built up area 1836.17 Sq.mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.

Yours faithfully,



[Signature]
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali. : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/
Office of the Cantonment Board
Deolali Cantonment -422401

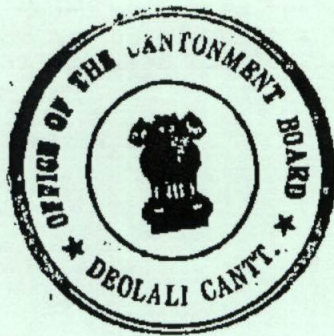
Dated : 08 / 10 / 2007

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No.22 dated 17.03.2007 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/1479 dated 30.03.2007. The ARH-20 to 27, ARH-34, BRH-15 and BRH-21 to 26 type buildings has been completed on ground and first floor as per the sanctioned building plan with built up area of 1836.17 sq.mtrs.



Shrawan
Chief Executive Officer
DEOLALI

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 4830
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 05 / 11 / 2008

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 16.10.2008.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 17, dated 01.02.2008 with the total built up area of 17869.91 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 05.11.2008 for ATB-1 to ATB-5, ATB-9 to ATB-20, and IB-2 type buildings on ground and first floor with total built up area 2601.46 sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from 45 receipt of this letter.

Yours faithfully,

Chief Executive Officer
Deolali



Copy to : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 4830
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 6/ 11 / 2008


To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No. 17 dated 01.02.2008 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/544 dated 06.02.2008. The ATB-1 to ATB-5, ATB-9 to ATB-20, and IB-2 type buildings has been completed on ground and first floor with total built up area 2601.46 sq.mtrs. as per the revised sanctioned building plan.




Chief Executive Officer
DEOLALI

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/1169
Office of the Cantonment Board
Deolali Cantonment -422401

Dated: 09 / 03 / 2008

To

✓ Shri Nipun I Thakkar and other one
Hindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 20.02.2008.

2 The revised building plan for construction of residential building on Revenue Survey Number 62/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 17 dated 01.02.2008 with the total built up area of 17869.92 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 27.03.2008 for ARH-17, ARH-28 to 33 (revised building plan sanctioned vide CBR No. 22 dated 17.03.2007 with built up area 119.15 sq.mtrs each), ATB-6 and ATB-8 (revised building plan sanctioned vide CBR No. 17 dated 01.02.2008 with built up area 133.65 sq.mtrs. and 138.025 sq.mtrs. respectively) type buildings on ground and first floor with built up area 1105.725 Sq.mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

Sham
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 1169
Office of the Cantonment Board
Deolali Cantonment -422401

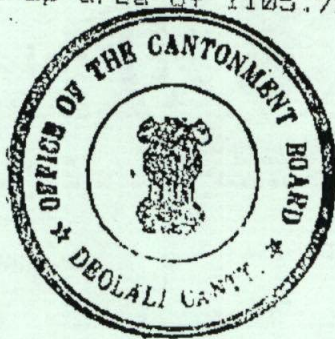
To

Dated : 09 / 03 / 2008

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No. 17 dated 01.02.2008 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/544 dated 06.02.2008. The ARH-17, ARH-28 to 33 (revised building plan sanctioned vide CBR No. 22 dated 17.03.2007 with built up area 119.15 sq.mtrs each), ATB-6 and ATB-8 (revised building plan sanctioned vide CBR No. 17 dated 01.02.2008 with built up area 133.65 sq.mtrs. and 138.025 sq.mtrs. respectively) type buildings has been completed on ground and first floor as per the revised sanctioned building plan with built up area of 1105.725 sq.mtrs.



Sham
Chief Executive Officer
DEOLALI

t.ion

eng(r&b)/comple

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/2251
Office of the Cantonment Board
Deolali Cantonment -422401

To

Dated : 26/05/2008

Shri Nipun I Thakkar and other one
Hindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

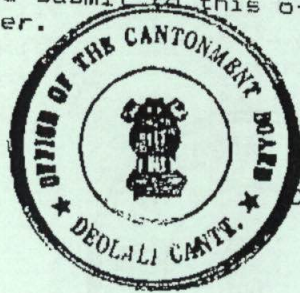
Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 20.05.2008.

2. The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 25 dated 18.03.2008 with the total built up area of 17881.86 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 26.05.2008 for ARH-1, ARH-4, ARH-8, and ARH-13 (sanctioned vide CBR No. 22 dated 17.03.2007) and ATB-7 (sanctioned vide CBR No. 17 dated 01.02.2008) type buildings on ground and first floor with total built up area 600.94 sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3. You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

[Signature]
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/2251.
Office of the Cantonment Board
Deolali Cantonment -422401

To

Dated : 26 / 05 / 2008

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No. 25 dated 18.03.2008 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/1396 dated 24.03.2008. The ARH-1, ARH-4, ARH-8, and ARH-13 (sanctioned vide CBR No. 22 dated 17.03.2007) and ATR-7 (sanctioned vide CBR No. 17 dated 01.02.2008) type buildings has been completed on ground and first floor with total built up area 600.94 sq.mtrs. as per the revised sanctioned building plan.



[Signature]
Chief Executive Officer
DEOLALI

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/ELD/E-8/1777
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 16 / 04 / 2008

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 02.04.2008.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 22 dated 17.03.2007 with the total built up area of 17531.29 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 16.04.2008 for ARH-7, ARH-10, ARH-11, ARH-12, ARH-15 and ARH-16 with total built up area 700.92 sq.mtrs type buildings on ground and first floor. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

[Signature]
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 1777
Office of the Cantonment Board
Deolali Cantonment -422401

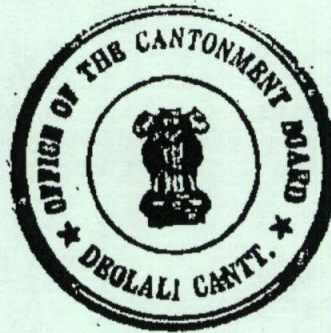
Dated : 16 / 04 / 2008

To

Shri Nipun I Thakkar and other one-
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No. 22 dated 17.03.2007 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/1479 dated 30.03.2007. The ARH-07, ARH-10 to 12, ARH-15 and ARH-16 type buildings has been completed on ground and first floor as per the revised sanctioned building plan with total built up area of 700.92 sq.mtrs.



[Signature]
Chief Executive Officer
DEOLALI

eng(r&b) /complet.ion

Tel: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/2272
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 21 / 05 / 2009

To

Shri Nipun I Thakkar and other one
Bindu Land Developers and Builders,
Next to Navjivan Society,
Anand Road,
Deolali Camp.

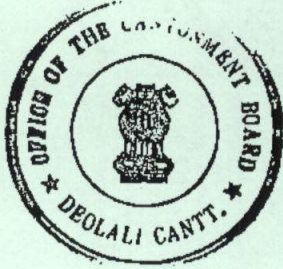
Subject: COMPLETION CERTIFICATE.

Dear Sir,

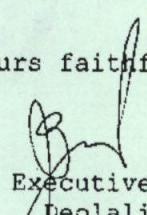
Reference your application dated 28.04.2009.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 17 dated 01.02.2008 with total built up area of 17869.92 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 18.05.2009 for club house building on ground, first and second floor with built up area 1109.39 Sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,


Chief Executive Officer
Deolali
(AMOL B JAGTAP)

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-B/ 2448
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 12/06/2008

To

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

Subject : COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 09.06.2008.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 25 dated 18.03.2008 with the total built up area of 17881.86 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 17.06.2008 for ARH-2, ARH-3, ARH-5, ARH-6, ARH-9 and ARH-14 (sanctioned vide CBR No. 22 dated 17.03.2007) type buildings on ground and first floor with total built up area 700.92 sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No.60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

[Signature]
Chief Executive Officer
Deolali

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

eng(r&b)/complet.ion

Tele: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 2448
Office of the Cantonment Board
Deolali Cantonment -422401

To

Dated : 17/06/2008

Shri Nipun I Thakkar and other one
Bindu Land developers and builders
Next to Navjivan Society,
Anand Road,
Deolali Camp.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment, sanctioned by the Cantonment Board, Deolali vide CBR No. 25 dated 18.03.2008 and released to the applicant vide Cantonment Board Office letter No. 2359/BLD/E-8/1396 dated 24.03.2008. The ARH-2, ARH-3, ARH-5, ARH-6, ARH-9 and ARH-14 (sanctioned vide CBR No. 22 dated 17.03.2007) type buildings has been completed on ground and first floor with total built up area 700.92 sq.mtrs. as per the revised sanctioned building plan.



Maddy
Chief Executive Officer
DEOLALI

eng(r&b)/complet.ion

Annexure "G"

VINI PARK PHASE 2 UNIT DETAILS

SR. NO.	UNIT NO.
1	B-1
2	B-2
3	B-3
4	B-4
5	B-5
6	B-6
7	B-7
8	B-8
9	B-15
10	B-16
11	B-17
12	B-18
13	B-19
14	B-20
15	B-21
16	B-22
17	B-23A
18	B-23B
19	B-24
20	B-25

Annexure "H"



सत्यमेव जयते

छावनी परिषद कार्यालय
कनाउट रोड
देवलाली छावनी - 422401
नासिक, महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय
Office of the Cantonment Board
Cannaught Road,
Deolali Cantonment - 422401
Nashik, Maharashtra
Govt. of India, Ministry of Defence

फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



No. 2359/BLD/E-8/ 209

Date : 14 Feb. 2018.

To

Shri Nipun I Thakkar & other one,
C/o Bindu land Developers & Builders,
✓ Next to Navjeevan Society,
Anand Road,
Deolali Camp.

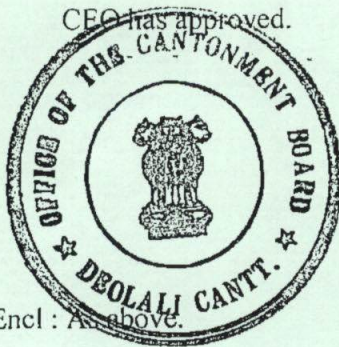
Sub: COMPLETION CERTIFICATE.

Reference your application dated. 09.02.2018.

Dear Sir,

2. The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1+2+3+4/1 to 4 of Sansari, Cantonment, admeasuring 38900 Sq.Mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No.04(41) dated 29.09.2015 with total built up area of 344.82 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 14.02.2018 for residential B-7A (Part) type, on Ground floor & B-8 type Ground & first floor with total built up area 344.82 Sq.Mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 60/3+4/1 to 5 & 61/1+2+3+4/1 to 4 of of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



भवदीय Yours

(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए
(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

Encl : As above.

Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

COMPCERT



सत्यमेव जयते

छावनी परिषद कार्यालय Office of the Cantonment Board
कनाउट रोड Cannought Road,
देवलाली छावनी - 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence

फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



No. 2359/BLD/E-8/ 709

Date: 14 Feb. 2018.

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number. 60/3+4/1 to 5 & 61/1+2+3+4/1 to 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board, Deolali vide CBR.No. 04(41) dated 29.09.2015. and released to the applicant vide Cantonment Board Office letter No 2359/BLD/E-8/3339 dated 28.10.2015. The residential building on B-7A (Part) type on Ground floor & B-8 type Ground & first floor with total built up area 344.82 Sq.mtrs. are completed as per sanctioned building plan.



(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

Copy to :

Shri Nipun I Thakkar & other one, - with reference to your application
C/o Bindu land Developers & Builders - dated 09.02.2018.
Next to Navjeevan Society,
Anand Road,
Deolali Camp.

COMPCERT

Tel: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 1377
Office of the Cantonment Board
Deolali Cantonment - 422401.

Dated: 12/05/2015.

To

✓
Shri Nipun Thakkar & other one,
Vini Park, next to Navjeevan Society,
Anand Road, Deolali Camp.

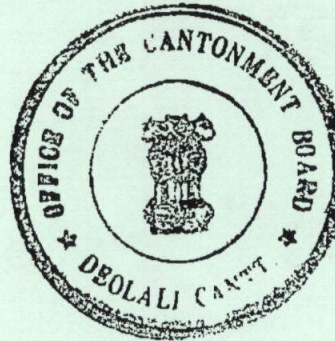
Sub: COMPLETION CERTIFICATE.

Dear Sir,

Reference your application dated 26.02.2015.

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No 05(20) dated 29.08.2012 with total built up area of 1933.986 Sq.Mtrs. The Cantonment Board have approved the issuance of the completion certificate vide CBR No. 05(65) dated 17.04.2015 for B-15 type building on Ground & First floor with built up area 295.10 Sq.mtrs. Please find enclosed the Completion Certificate for the said Buildings on Rev. Survey No. 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

(UV GORWADKAR)
Administrative Officer & PRO
or Chief Executive Officer
Deolali

Encl : As above.

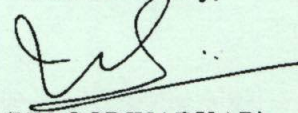
Copy to : The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

COMPCERT

COMPLETION CERTIFICATE

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board, Deolali vide CBR No. 05(20) dated 29.08.2012 and released to the applicant vide Cantonment Board Office letter No 2359/BLD/E-8/4149 dated 24.09.2012. The B-15 type building on Ground & First floor with total built up area 295.10 Sq.mtrs. is completed as per sanctioned building plan. (Authority : CBR No. 05(65) dated 17.04.2015).

Yours faithfully,



(UV GORWADKAR)
Administrative Officer & PRO
For Chief Executive Officer
Deolali



No. 2359/BLD/E-8/
Office of the Cantonment Board
Deolali Cantonment - 422401.

Dated : 12 / 05 / 2015.

Copy to :

Shri Nipun M. Thakkar & other one,
Vini Park, next to Navjeevan Society,
Anand Road, Deolali Camp

- with reference to your application
dated 26.02.2015

COMPCERT

Tel: 2491206
FAX: 0253 2492599

No. 2359/BLD/E-8/ 4947
Office of the Cantonment Board
Deolali Cantonment - 422401.

Dated: 04 / 11 / 2016.

To

✓ Shri Nipun Thakkar & other one,
Vini Park, next to Navjeevan Society,
Anand Road, Deolali Camp.

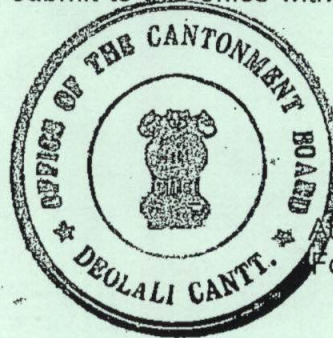
Sub: **COMPLETION CERTIFICATE**
(Authority : CBR No. 09 (08) dated 25.10.2016)

Dear Sir,

Reference your application dated 29.08.2016 and CBR No. 09 dated 25.10.2016..

2 The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment, admeasuring 38900 sq.mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No 04(41) dated 29.09.2015 with total built up area of 19353.48 Sq.Mtrs. The Cantonment Board have approved the issuance of the completion certificate vide CBR No. 09 (08) dated 25.10.2016 for 'B-18' type building on ground & first floor & 'B-19A' type building on ground floor and left marginal spaces as per sanctioned building plan. The total built up area is 361.505 Sq Mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment.

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonments Act 2006. The copies of Notice under Section 116 of the Cantonments Act 2006 are also enclosed and you are required to fill up the same and submit to this office within 15 days from receipt of this letter.



Yours faithfully,

(U V GORWADKAR)
Administrative Officer & PRO
For Chief Executive Officer
Deolali

Encl : As above.

Copy to: The Revenue Supdt.,
Cantonment Board, Deolali : for necessary action.

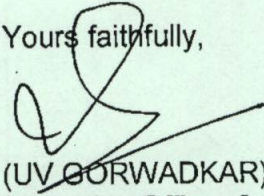
COMPCERT

COMPLETION CERTIFICATE

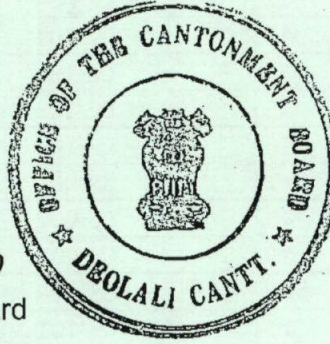
The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1+2+3+4/ 1 to 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board, Deolali vide CBR No. 04(41) dated 29.09.2015 and released to the applicant vide Cantonment Board Office letter No 2359/BLD/E-8/3339 dated 28.10.2015. The 'B-18' type building on ground & first floor & 'B-19A' type building on ground floor with total built up area 361.505 Sq.mtrs. is completed as per sanctioned building plan.

(Authority : CBR No. 09 dated 25.10.2016).

Yours faithfully,



(UV GORWADKAR)
Administrative Officer & PRO
For Chief Executive Officer
Deolali



No. 2359/BLD/E-8/ *4347*
Office of the Cantonment Board
Deolali Cantonment - 422401.

Dated : *04* / 11 / 2016.

Copy to :

Shri Nipun ~~T~~ Thakkar & other one,
Vini Park, next to Navjeevan Society,
Anand Road, Deolali Camp

- with reference to your application
dated 29.08.2016

VINI PARK PHASE 3 UNIT DETAILS

SR. NO.	UNIT NO.
1	C1-001
2	C1-002
3	C1-003
4	C1-004
5	C1-101
6	C1-102
7	C1-103
8	C1-104
9	C2-001
10	C2-002
11	C2-003
12	C2-004
13	C2-101
14	C2-102
15	C2-103
16	C2-104
17	C3-001
18	C3-002
19	C3-003
20	C3-004
21	C3-101
22	C3-102
23	C3-103
24	C3-104
25	C4-001
26	C4-002
27	C4-003
28	C4-004
29	C4-101
30	C4-102
31	C4-103
32	C4-104



AR. SOMNATH SHEVALE
B.Arch

9850043455
somnathshevale@gmail.com

Date: 01-07-2022

To,
The Deputy Registrar,
Co-op. Societies,
Nashik

1. This is to certify that the Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments etc. for group housing project 'VINI Park' on land bearing Survey No. 60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali totally admeasuring 38,900 Sq. Mts. or thereabouts (hereinafter referred to as the "Vini Park Layout").
2. This is to confirm that M/s. Bindu Land Developers and Builders has constructed and obtained completion certificates for 90 Units comprising of 60 nos. row house, 28 nos. twin bungalows and 2 nos. of independent bungalows in Phase 1 of the VINI Park Layout which is constructed on land situate lying and being at Village Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik, forming part of Survey No. 61/1+2+3+4/1 to 4, forming part of the said Vini Park Layout mentioned hereinabove, approx. admeasuring 14242 sq. mt. (hereinafter referred to as the "VINI Park Phase 1 Land").
3. The Plot Area Statement for VINI Park Layout is as follows:

Plot Area Statement for VINI Park Layout		
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 and S.No. 60/3+4/1 to 5	38,900	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4	22,600	Sq. Mt.
Area of Phase 1 Plot under 90 units:	14,242	Sq. Mt.
Area under Clubhouse and Swimming Pool:	1,666	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 under common areas	6,692	Sq. Mt.

4, SUNFLOWER, SUYOJIT GARDEN, GANGAPUR RD, NASHIK 422013



AR. SOMNATH SHEVALE
B.Arch

9850043455
sournathshevale@gmail.com

Area of Plot bearing S. No. 60/3+4/1 to 5	16,300	Sq. Mt.
Area of Phase 2 Plot under units 19 plots:	8,393	Sq. Mt.
Area of Phase 2 Plot under units 1 ROW plots:	129	Sq. Mt.
Area of Phase 3 Plot under C1 to C4:	3,125	Sq. Mt.
Area of Plot bearing S. No. 60/3+4/1 to 5 under common areas	4,653	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 and S.No. 60/3+4/1 to 5 under common areas	11,345	Sq. Mt.

4. The details of the Phase 1 units are as follows:

SR. NO.	UNIT NO.	CARPET AREA (SQ FT)
1	ARH-1	1,185
2	ARH-2	1,185
3	ARH-3	1,185
4	ARH-4	1,185
5	ARH-5	1,185
6	ARH-6	1,185
7	ARH-7	1,185
8	ARH-8	1,185
9	ARH-9	1,185
10	ARH-10	1,185
11	ARH-11	1,185
12	ARH-12	1,185
13	ARH-13	1,185
14	ARH-14	1,185
15	ARH-15	1,185
16	ARH-16	1,185
17	ARH-17	1,185
18	ARH-18	1,210
19	ARH-19	1,210
20	ARH-20	1,210
21	ARH-21	1,210
22	ARH-22	1,210
23	ARH-23	1,210
24	ARH-24	1,210

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B.Arch

9850043455
somnathshevale@gmail.com

25	ARH-25	1,210
26	ARH-26	1,210
27	ARH-27	1,210
28	ARH-28	1,210
29	ARH-29	1,210
30	ARH-30	1,210
31	ARH-31	1,210
32	ARH-32	1,210
33	ARH-33	1,210
34	ARH-34	1,210
35	BRH-1	1,110
36	BRH-2	1,110
37	BRH-3	1,110
38	BRH-4	1,110
39	BRH-5	1,110
40	BRH-6	1,110
41	BRH-7	1,110
42	BRH-8	1,110
43	BRH-9	1,110
44	BRH-10	1,110
45	BRH-11	1,110
46	BRH-12	1,110
47	BRH-13	1,110
48	BRH-14	1,110
49	BRH-15	1,110
50	BRH-16	1,110
51	BRH-17	1,110
52	BRH-18	1,110
53	BRH-19	1,110
54	BRH-20	1,110
55	BRH-21	1,110
56	BRH-22	1,110
57	BRH-23	1,110
58	BRH-24	1,110
59	BRH-25	1,110
60	BRH-26	1,110
61	ATB-1	1,360

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B.Arch

9850043455
somnathshevale@gmail.com

62	ATB-2	1,360
63	ATB-3	1,360
64	ATB-4	1,360
65	ATB-5	1,360
66	ATB-6	1,330
67	ATB-7 & 8	2,538
69	ATB-9	1,360
70	ATB-10	1,360
71	ATB-11	1,360
72	ATB-12	1,360
73	ATB-13	1,360
74	ATB-14	1,360
75	ATB-15	1,360
76	ATB-16	1,360
77	ATB-17	1,329
78	ATB-18	1,360
79	ATB-19	1,360
80	ATB-20	1,360
81	ATB-21	1,560
82	ATB-22	1,560
83	ATB-23	1,560
84	ATB-24	1,560
85	ATB-25	1,560
86	ATB-26	1,560
87	ATB-27	1,560
88	ATB-28	1,560
89	IB-1	3,337
90	IB-2	3,337

*Please note that the areas are worked out from the approved drawings.

*This certificate is issued to M/s. Bindu Land Developers and Builders.



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B. Arch
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AR. SOMNATH SHEVALE
B.Arch

9850043455
sornathshevale@gmail.com

Date: 01-07-2022

To,
The Deputy Registrar,
Co-op. Societies,
Nashik

1. This is to certify that the Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments etc. for group housing project 'VINI Park' on land bearing Survey No. 60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali totally admeasuring 38,900 Sq. Mts. or thereabouts (hereinafter referred to as the "Vini Park Layout").
2. This is to confirm that M/s. Bindu Land Developers and Builders has completed the Vini Park Phase 2 layout consisting of notionally demarcated 19 plots with a right to construct independent Bungalow thereon (hereinafter referred to as the units) and 1 plot (which is reserved as a right of way to the adjoining land bearing Survey No. 60/2 Village Sansari) in phase 2 of the VINI Park Layout on land situate lying and being at Village Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik, forming part of Survey no. 60/3+4/1 to 5, forming part of the Vini Par Layout mentioned hereinabove, approx. admeasuring 8393 sq. mt. (hereinafter referred to as the "VINI Park Phase 2 Land").
3. The Plot Area Statement for VINI Park Layout is as follows:

Plot Area Statement for VINI Park Layout		
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 and S.No. 60/3+4/1 to 5	38,900	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4	22,600	Sq. Mt.
Area of Phase 1 Plot under 90 units:	14,242	Sq. Mt.
Area under Clubhouse and Swimming Pool:	1,666	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 under common areas	6,692	Sq. Mt.
Area of Plot bearing S. No. 60/3+4/1 to 5	16,300	Sq. Mt.
Area of Phase 2 Plot under units 19 plots:	8,393	Sq. Mt.

4, SUNFLOWER, SUYOJIT GARDEN, GANGAPUR RD, NASHIK 422013



AR. SOMNATH SHEVALE
B.Arch

9850043455
sommathshevale@gmail.com

Area of Phase 2 Plot under units 1 ROW plots:	129	Sq. Mt.
Area of Phase 3 Plot under C1 to C4:	3,125	Sq. Mt.
Area of Plot bearing S. No. 60/3+4/1 to 5 under common areas	4,653	Sq. Mt.
Area of Plot bearing S.No. 61/1+2+3+4/1 to 4 and S.No. 60/3+4/1 to 5 under common areas	11,345	Sq. Mt.

4. The details of the units are as follows:

SR. NO.	UNIT NO.	UNIT PLOT AREA (SQ FT)
1	B-1	4,510
2	B-2	4,484
3	B-3	4,489
4	B-4	4,494
5	B-5	4,500
6	B-6	4,499
7	B-7	4,503
8	B-8	5,402
9	B-15	4,890
10	B-16	4,650
11	B-17	4,647
12	B-18	4,657
13	B-19	4,658
14	B-20	4,680
15	B-21	4,685
16	B-22	4,629
17	B-23A	4,047
18	B-23B	1,389
19	B-24	7,532
20	B-25	7,532

*Please note that the areas are worked out from the approved drawings.

*This certificate is issued to M/s. Bindu Land Developers and Builders.



AR. SOMNATH SHEVALE

B. ARCH

CA / 2007 / 39521

● 9850043455

4, SUNFLOWER, SUYOJIT GARDEN, GANGAPUR RD, NASHIK 422013

Annexure "I"



सत्यमेव जयते

छावनी परिषद कार्यालय Office of the Cantonment Board
कनाट रोड Cannought Road,
देवलाली छावनी - 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



संख्या: 2359/बी.एल.डी./ई-8/ 2183

दिनांक : 13/09/2022

सेवा में,

श्री निपुण आय. ठक्कर और अन्य 01,
विनी पार्क,
देवलाली कैम्प।

विषय: पूर्ति प्रमाणपत्र / COMPLETION CERTIFICATE.

प्रिय महोदय,

संदर्भ: आपका प्रमाणपत्र दिनांक 08.08.2022।

2. संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर **38900.00 वर्ग मी.** माप वाली आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा **19310.374 वर्ग मी.** के कुल निर्मित क्षेत्र सहित, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया है। मुख्य कार्यकारी अधिकारी ने यूनिट - **सी-01,02,03 और 04** पर **तलमंजिला और पहली मंजिल** पर कुल निर्मित क्षेत्र **2657.12 वर्ग मी.** वाले भवन हेतु दिनांक **13/09/2022** को पूर्ति प्रमाणपत्र जारी करने हेतु स्वीकृति दी है। संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर उक्त पारिशोधित भवन हेतु पूर्ति प्रमाणपत्र प्राप्त करे।

2. The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Cantonment, admeasuring **38900.00 Sq.Mtrs.** had been sanctioned by the Cantonment Board, Deolali vide **CBR No. 01(24) dated 23.07.2020** with total built up area of **19310.374 Sq.Mtrs.** The Chief Executive Officer has approved the issuance of the completion certificate on **13.09.2022** for **Unit- C- 01,02,03 & 04** building on **Ground & First Floor** with total built up area **2657.12 Sq.Mtrs.** Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment.

3. इस पत्र की प्राप्ति के 15 दिनों के अन्दर छावनी अधिनियम 2006 की धारा 116 के तहत आवश्यक करारधान हेतु आपको संपत्ति का करनिर्धारण करने की आवश्यकता है। विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonment Act 2006 within 15 days from receipt of this letter. Failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

CEO has approved.

भवदीय | Yours faithfully,

(**यू व्ही गोरवाडकर**) (U.V. GORWADKAR)
प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO,
मुख्य कार्यकारी अधिकारी For Chief Executive Officer
देवलाली छावनी परिषद के लिए Deolali Cantonment Board



प्रतिलिपि: कस अधीक्षक।
छावनी बोर्ड, देवलाली

उचित कार्रवाई हेतु।

COMPCERT



छावनी परिषद कार्यालय Office of the Cantonment Board
कनाउट रोड Cannought Road,
देवलाली छावनी - 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



संख्या: 2359/बी.एल.डी./ई-8 / 2183

दिनांक : 13/09/2022

पूर्ति प्रमाणपत्र

संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया है और छावनी परिषद कार्यालय पत्र संख्या 2359/बी.एल.डी./ई-8/3120 दिनांक 15.09.2020 द्वारा आवेदक को जारी किया गया है। यूनिट - सी-01,02,03 और 04 पर तलमंजिला और पहली मंजिल पर कुल निर्मित क्षेत्र 2657.12 वर्ग मी. वाले भवन का निर्माण स्वीकृत भवन नक्शे के अनुसार किया गया है।

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board vide CBR No. 01(24) dated 23.07.2020 and released to the applicant vide Cantonment Board Office letter No.2359/BLD/E-8/3120 dated 15.09.2020. The residential Unit- C- 01,02,03 & 04 building on Ground & First Floor with total built up area 2657.12 Sq.mtrs. are completed as per sanctioned building plan.

(यू.वी. गोरवाडकर) (U.V. GORWADKAR)
प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO,
मुख्य कार्यकारी अधिकारी For Chief Executive Officer
देवलाली छावनी परिषद के लिए Deolali Cantonment Board

प्रतिलिपि:

श्री निपुण आय. ठक्कर और अन्य 01, - आपके आवेदन पत्र दिनांक 08.08.2022 के संदर्भानुसार।
विनी पार्क,
देवलाली कैम्प।

COMPCERT

Annexure "J"



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 :
P51600023437

Project: **VINI Park - Phase II** Plot Bearing / CTS / Survey / Final Plot No.: **S No 60 H No 3 to 4 - 1 to 4** at **SANSARI, Nashik, Nashik, 422401;**

1. **Bindu Land Developers And Builders** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400068.**
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 receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from **16/12/2019** and ending with **31/03/2023** unless 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.

Signature valid



Dated: **16/12/2019**
Place: **Mumbai**

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



सत्यमेव जयते

छावनी परिषद कार्यालय Office of the Cantonment Board
कनाउट रोड Cannought Road,
देवलाली छावनी - 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



संख्या: 2359/बी.एल.डी./ई-8/ 21 83

दिनांक : 13 /09/2022

सेवा में,

श्री निपुण आय. ठक्कर और अन्य 01,
विनी पार्क,
देवलाली कैम्प।

विषय: पूर्ति प्रमाणपत्र / COMPLETION CERTIFICATE.

प्रिय महोदय,

संदर्भ: आपका प्रमाणपत्र दिनांक 08.08.2022।

2. संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर 38900.00 वर्ग मी. माप वाली आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा 19310.374 वर्ग मी. के कुल निर्मित क्षेत्र सहित, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया है। मुख्य कार्यकारी अधिकारी ने यूनिट - सी-01,02,03 और 04 पर तलमंजिला और पहली मंजिल पर कुल निर्मित क्षेत्र 2657.12 वर्ग मी. वाले भवन हेतु दिनांक 13 /09/2022 को पूर्ति प्रमाणपत्र जारी करने हेतु स्वीकृति दी है। संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर उक्त पारिशोधित भवन हेतु पूर्ति प्रमाणपत्र प्राप्त करे।

2. The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Cantonment, admeasuring 38900.00 Sq.Mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 01(24) dated 23.07.2020 with total built up area of 19310.374 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 13.09.2022 for Unit- C- 01,02,03 & 04 building on Ground & First Floor with total built up area 2657.12 Sq.Mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment.

3. इस पत्र की प्राप्ति के 15 दिनों के अन्दर छावनी अधिनियम 2006 की धारा 116 के तहत आवश्यक कराधान हेतु आपको संपत्ति का करनिर्धारण करने की आवश्यकता है। विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonment Act 2006 within 15 days from receipt of this letter. Failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

CEO has approved.

भवदीय / Yours faithfully,

(यू व्ही गोरवाडकर) (U V GORWADKAR)
प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO,
मुख्य कार्यकारी अधिकारी For Chief Executive Officer
देवलाली छावनी परिषद के लिए Deolali Cantonment Board

प्रतिलिपि: कमांडीक्षक।
छावनी बोर्ड, देवलाली

उचित कार्रवाई हेतु।

COMPCERT



सत्यमेव जयते

छावनी परिषद कार्यालय Office of the Cantonment Board
कनाउट रोड Cannought Road,
देवलाली छावनी - 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



संख्या: 2359/बी.एल.डी./ई-8 / 2183

दिनांक : 13/09/2022

पूर्ति प्रमाणपत्र

संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया है और छावनी परिषद कार्यालय पत्र संख्या 2359/बी.एल.डी./ई-8/3120 दिनांक 15.09.2020 द्वारा आवेदक को जारी किया गया है। यूनिट - सी-01,02,03 और 04 पर तलमंजिला और पहली मंजिल पर कुल निर्मित क्षेत्र 2657.12 वर्ग मी. वाले भवन का निर्माण स्वीकृत भवन नक्शे के अनुसार किया गया है।

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board vide CBR No. 01(24) dated 23.07.2020 and released to the applicant vide Cantonment Board Office letter No.2359/BLD/E-8/3120 dated 15.09.2020. The residential Unit- C- 01,02,03 & 04 building on Ground & First Floor with total built up area 2657.12 Sq.mtrs. are completed as per sanctioned building plan.

(यू.वी. गोरवाडकर) (U.V. GOR WADKAR)
प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO,
मुख्य कार्यकारी अधिकारी For Chief Executive Officer
देवलाली छावनी परिषद के लिए Deolali Cantonment Board

प्रतिलिपि:

श्री निपुण आय. ठक्कर और अन्य 01, - आपके आवेदन पत्र दिनांक 08.08.2022 के संदर्भानुसार।
विनी पार्क,
देवलाली कैम्प।