



25/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 8408/2024

नोदणी :

Regn:63m

गावाचे नाव : गंगापुर

(1)विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
(2)मोबदला	2750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2717000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे गंगापुर या गांवचे शिवारातील विनशेती मिळकत संगणकीकरणप्रमाणे सर्व्हे नंबर 65/2/ब/प्लॉट/3 यांसी क्षेत्र 625.00 चौरस मीटर यावरील यश पार्क या इमारती मधील दुस-या मजल्यावरील फ्लॅट / सदनिका नंबर 203 यांसी चटई क्षेत्र 58.21 चौरस मीटर + बाल्कणी क्षेत्र 13.99 चौरस मीटर यांसी अलॉटिड पार्कींग नं.203 यांसी क्षेत्र 13.00 चौरस मीटर((Survey Number : 65/2/ ब/प्लॉट/3 ;))
(5) क्षेत्रफळ	1) 58.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भारती शशिकांत तारगे यांचे तर्फे विपेश मुखत्यारपत्र धारक म्हणुन मिताराम दादाजी सुर्यवंशी वय:-48; पत्ता:-प्लॉट नं: यश बंगला नंबर 8, माळा नं: -, इमारतीचे नाव: श्रमिक कॉलनी नं.1, , ब्लॉक नं: गंगापुर रोड, रोड नं: नाशिक , महाराष्ट्र, णास्:ईक्र. पिन कोड:-422013 पॅन नं:-ACTPT4259P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुन गणेश साह वय:-22; पत्ता:-प्लॉट नं: फ्लॅट नं.6ए, माळा नं: शिवशक्ती अपार्टमेंट, इमारतीचे नाव: मोतीवाला डेन्टल कॉलेजजवळ, ब्लॉक नं: ध्रुव नगर, रोड नं: नाशिक , महाराष्ट्र, णास्:ईक्र. पिन कोड:-422222 पॅन नं:-PUEPS6385B 2): नाव:-मिनाकुमारी गणेश साह वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं.6ए, माळा नं: शिवशक्ती अपार्टमेंट, इमारतीचे नाव: मोतीवाला डेन्टल कॉलेजजवळ, ब्लॉक नं: ध्रुव नगर, रोड नं: नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422222 पॅन नं:-DYJPS5021M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8408/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	165000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27500
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



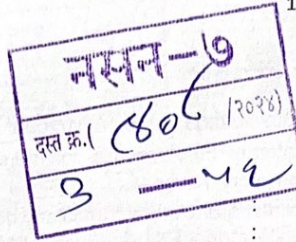
सुची क्र. II

नोंदणी नंतरची प्रथम प्रत

अस्सल बरहुकुम नक्कल

सह दुय्यम निबंधक वर्ग-२

नाशिक-७.



Zone No.	12.2
Flat Rate	Rs.34,500/- sq. meter.
Area of Flat	58.21 sq. meters. Carpet area
Balcony area	13.99 sq. meters
Parking area	13.00 sq. meters
Government Valuation	Rs.27,17,000/-
Consideration	Rs.27,50,000/-
Stamp Duty 5 % + Surcharg 1 %	Rs. 1,65,000/-
Registration Fees	Rs. 27,500/-

AGREEMENT FOR SALE

This Agreement for Sale is made & executed at Nashik on this 24th day of **JULY** in the Christian year **TWO THOUSAND TWENTY FOUR, A.D.**,

BY & BETWEEN

MRS. BHARTI SHASHIKANT TARGE,
Age : 64 Years, Occu : Business & Agriculturist,
PAN : ACTPT 4259 P
UID : 7164 6602 3041
R/o : YASH Bunglow No.08, Shramik Colony,
Gangapur Road, **NASHIK – 422 013.**

Hereinafter referred to as the "**PROMOTER/OWNER**" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his legal heirs, executors, administrators, representatives and assignees] of the **ONE PART,**

AND

(1) MR. RAHUL GANESH SHAH
Age : 22 Years, Occu : Service,
PAN : PUEPS 6385 B
UID : 7857 7105 3812
(2) MRS. MEENAKUMARI GANESH SHAH
Age : 52 Years, Occu : Service,
PAN : DYJPS 5021 M
UID : 4908 8612 5901
Both R/o. Flat No.6A, Shivshakti Apartment,
Plot No.106, S.No.58/1/2/1, Near Motiwala
Dental Collage, Dhruv Nagar, Gangapur Road,
NASHIK – 422 222.

Hereinafter referred to as "**ALLOTTEE/PURCHASERS**" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his/her/their legal heirs, executors, administrators, representatives and assigns] of the **SECOND PART,**

WHEREAS the Promoter/Owner has purchased Non-Agricultural land property bearing **Plot No.03** admeasuring **625.00 Sq. meters** from and out of **Survey No.65/2B**, lying, being and situated at **Gangapur, Taluka & District : Nashik**, more particularly described in the Schedule-I written hereunder and hereinafter referred to as the "**said property**" from its previous Owner **Mr. Nikhil Vinod Dharap** and **Mr. Vinod Madhav Dharap** by absolute Sale Deed which is duly stamped and registered before

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the Sub-Registrar, Nashik vide Serial No.00284/2006 dated 16/01/2006. Accordingly, name of the said Promoter/Owner is mutated in the ownership column of the revenue record of the said property vide mutation entry No.9431. Since then the said Promoter/Owner is in possession of the said property more particularly described in the Schedule-I written hereunder and hereinafter referred to as the "said property", with absolute rights, powers and authorities to deal with and dispose off the same to any individual, firm and/or institution of his own choice.

AND WHEREAS the said land is converted into Non-Agricultural use for Residential purpose by the Collector, Nashik bearing Order No.RB/DESK/III/LNA/SR/551/81 dated 21/11/1981. Thereafter, all the Owners of the said land have prepared a layout plan upon the said property and the same is finally approved by the Town Planner, Nashik vide its Order No.RP/GANGAPURLAY-OUT/4069 dated 10/11/1981.

AND WHEREAS the Promoters has completed all the legal formalities with respect to the right, title and interest in respect of the said property on which the said building is to be constructed and the Promoters are in the actual and physical possession of the said property described in Schedule-I.

AND WHEREAS the said Promoter/Owner is engaged in the business of land development and construction thereon and has all the required infrastructure and expertise for causing construction & finance as well. Accordingly, Promoter is decided to develop the said property on his own. Accordingly, the Promoter, considering the land area under said property along the Basic FSI, premium FSI and TDR (i.e. Basic FSI 666.68 + Premium FSI 275.00 sq. mtrs. + 60% Ancillary Area 356.88 sq. mtrs or 80% Ancillary Area 264.68 sq. mtrs for Commercial +Residential) total admeasuring **1563.24 sq. meters.**, as per approved building plan, the Promoter has decided to construct a Residential & Commercial project upon the said property and accordingly prepared a building plan of proposed construction caused on the said property and got it sanctioned from the Nashik Municipal Corporation, Nashik vide its Order No.NMCB/B/2022/APL/04586 dated 21/11/2022. And Promoter/Owner Re-Sanctioned Residential & Commercial project upon the said property and accordingly prepared a building plan of proposed construction caused on the said property and got it sanctioned from the Nashik Municipal Corporation, Nashik vide its Order No.LND/BP/B1/BP/209/2023 dated 23/02/2023. And Promoter/Owner Re-Sanctioned Residential & Commercial project upon the said property and accordingly prepared a building plan of proposed construction caused on the said property and got it sanctioned from the Nashik Municipal Corporation, Nashik vide its Order No.NMCB/RB/2023/APL/00329 dated 09/10/2023.

AND WHEREAS construction work of proposed "Yash Park Apartment" are commenced upon the said property by the said Promoter/Owner as per the aforesaid approved building plan and the same is in progress. Accordingly, the Promoter/Owner has commenced the construction on the said property which shall comprise of **17 Residential Family Units and 07 Commercial units** constructed upon **Ground Floor, Floor One, Floor Two, Floor Three, Floor Four, Floor Five, & Floor Six** having independent approach to each Unit as per the said approved and sanctioned building plan, more particularly described in the Exh.A attached hereunder and also having all the required facilities and civic amenities.

AND WHEREAS the said Promoter has converted an area admeasuring **222.84 sq. meters** from and out of total area of **625.00 sq. meters**, into Non-

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५ - १२



Agricultural use for Commercial purpose which is sanctioned by the Collector, Nashik bearing Order No. **JAMA-1/42-B/S.R./717/2022** dated **13/01/2023**.

AND WHEREAS, it is necessary to have a perfect title and legal status to each independent constructed tenement proposed to be constructed upon the said property, therefore, for that purpose, the Promoter/Owner have decided to submit the said property, building on it and the constructed tenements therein under a **Scheme of Apartment U/s 2 & 11 of the MAHARASHTRA OWNERSHIP ACT, 1970**, hereinafter referred to as the "said Act" and under Rule 3 of THE MAHARASHTRA APARTMENT RULES, 1972, hereinafter referred to as the "said Rules". Hence, the Promoter/Owner has adopted the mode of The MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and Rules framed there under for commencing and completing the said Housing Project to be constructed upon the said property under his sole discretion and choice available under the concerned law

AND WHEREAS the Promoters have entered into a standard agreement with its Architect **Ar. Pankaj Gurudinasinghani**, who is registered with the council of Architecture and such agreement is as per the agreement prepared by the Council of Architecture and the Promoters have appointed **Er. B. P. Bhavsar & Structure Engineer** as a structural engineer for the preparation of structural design and drawing of the said building. The Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the said building.

AND WHEREAS the Promoter has registered the said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Registration No. **P51600054792** dated **05/07/2022 to 31/12/2026**. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

AND WHEREAS the plans and specification have been displayed for the inspection of the purchasers at the site and also in the office of Promoters.

AND WHEREAS the Allottee/Purchaser being interested has offered to the Promoters for the purchase of Flat/Apartment bearing **FLAT No.203** admeasuring Carpet area **58.21 sq. meters** on **Floor Second** consisting of **Two Bedroom + Hall + Kitchen + Balcony + Toilets** along with Balcony admeasuring **13.99 sq. meters** and allotted parking area admeasuring **13.00 sq. meters** on **Ground Floor** from and out of **Yash Park Apartment**, more particularly described in the Schedule-II written hereunder and herein after referred to as the said "**Flat/Apartment**" and accordingly applied for allotment of the same. The Promoter/Owner accepted the said application and has agreed to sale the said Flat premises to the Purchaser. Further, the Purchaser and his/their legal Advisors have inspected the same and are satisfied with all such documents, deeds and title of the Promoter/Owner to the said property.

AND WHEREAS the Allottee/Purchaser have demanded from the Promoters and the Promoters have given inspection and delivered to the Allottee/Purchaser the copies of all the documents of title relating to the said property, Title Certificate of advocate, 7/12 extracts and other related revenue records showing the nature of the title of the Promoters to the said property, The Plans, Designs and Specifications prepared by the Architect of the Promoters and of such documents which are specified under Maharashtra Ownership Flats (Regulation of promotion of construction, sale, Management & Transfer) Act 1963 (hereinafter referred to as the said Act) & rules

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 २० South
 North



Plot No. 02
 9.00 Mtr. Colony Road

All the said property together with all the things appurtenant thereto and also all rights of easement attached thereto.

SCHEDULE-II OF THE FLAT PREMISES HERE-IN-ABOVE REFERRED TO

ALL THAT piece and parcel of the constructed **FLAT No.203** admeasuring Carpet Area **58.21 sq. meters** on **Floor Second** consisting of **Two Bedroom + Hall + Kitchen + Balcony + Toilets** along with Balcony admeasuring **13.99 sq. meters** and allotted parking area admeasuring **13.00 sq. meters** on **Ground Floor** from and out of **Yash Park Apartment**, duly constructed on the land property, more particularly described in Schedule-I written hereinabove and as per approved building plan by the Nashik Municipal Corporation vide Commencement Certificate bearing No.NMCCB/RB/2023/APL/00329 dated **09/10/2023** and the said property is bounded as follows:

On or towards

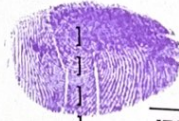
- East : Back Side Marginal Space
- West : Flat No.202, Staircase & Lift
- North : side marginal open space
- South : side marginal open space

All the said Flat premises together with the amenities listed and written hereunder in the Schedule-IV, together with all rights of easement and common facilities appurtenant thereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PROMOTER/OWNER"

MRS. BHARTI SHASHIKANT TARGE



श्री. भारती तारगे

[PROMOTER/ OWNER]

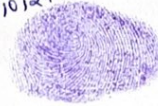
SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PURCHASERS"

(1) MR. RAHUL GANESH SHAH

श. नि. राहुल श. शाह

श. नि. मीनाकुमारी श. शाह

(2) MRS. MEENAKUMARI GANESH SHAH



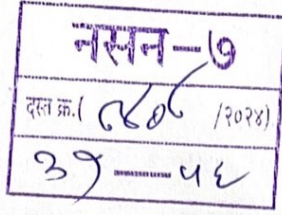
[PURCHASERS]

WITNESSES

1. [Signature]
 Vishal Dipak Bhawar
 NSK

2. [Signature]
 C.S. Gshah



**SCHEDULE – III****Common Areas and Facilities: -**

- a) The parcel of land described in Schedule - I written herein above.
- b) The foundations and main walls, columns, grinders, beams and terrace, roofs of the building as described in the plans which forms part of this agreement.
- c) All the Plumbing networks and electric network throughout the said building.
- d) Over Head Water Tank located on the terrace of the said building.
- e) Stair case and passage, necessary light on each floor of the said building.
- f) Lift and lift room in the said building/s.
- g) Drainage line, water lines and electrical connections and also common water and electric meters including connections and electric motor and other equipment's and incidental things in general all apparatus and installation.
- h) Under Ground Water storage tank, water pumps, Motors, ducts and other equipment's and in general all apparatus and installation.
- i) The passage portion lying between staircase and apartment units at various floors and at various stages.
- j) The staircase leading from the Ground floor level to Floor Sixth to the common terrace.
- k) Under Ground Septic Tank.
- l) Common Gate which is provided at the entrance of the entire **Yash Park Apartment**.
- m) Partial Ground Floor, excluding the parking spaces allotted to respective apartment Purchasers and Front Open spaces adjoining to Flats allotted to the respective Flat Purchasers, shall be common for all the apartments owners and shall be use for Parking as per the Mutual allotment of the apartment Owners.

Restricted Areas and Facilities: -

- i) Partition wall common between such two units shall be restricted and shall be common between the two units only.
- ii) The parking spaces on the Ground floor which are allotted to the respective Flat Purchasers shall be reserved for exclusive use, utilisation and enjoyment for respective Flats Purchasers. Accordingly, **Parking No.203** on Basement Floor is allotted to the said Allottee/Purchaser as an additional amenity provided to the said Flat/Apartment.
- iii) All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

SCHEDULE – IV**PROPOSED AMENITIES FOR "YASH PARK APARTMENT"**

Structure	:	Earthquake resistant R.C.C. framed structure.
Brick Work	:	External Wall: 6" thick wall with AAC Block Internal Wall : 4" thick wall with AAC Block

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दस्तावेज क्र. (८६०/२०२४)
Plaster २२ - ५५



External	:	Single coat plaster
Internal	:	Single coat plaster & Neru finish.
Flooring	:	Vitrified tiles for all rooms
Electrification	:	Concealed electrification with Cable point. ISI certified Modular switches.
Kitchen Otta	:	Granite Top with S. S. Sink & lintel height Glazed tiles dado.
Plumbing fixtures.	:	Concealed plumbing any other equivalent brand
Toilets	:	Antiskid flooring with dado up to 8 feet height.
Doors	:	Both side laminated & finished doors.
Windows	:	2 track powder coated aluminum sliding windows and decorative safety Grills.
Coloring	:	External : OBD paints Internal : OBD paints
Parking & Lobby	:	Allotted parking space for each premises. Designed entrance lobby.
Lift	:	Lift with battery back-up facility.
Security System	:	C.C.T.V. Cameras in parking & corridors.

COMMON EXPENDITURE TO BE PAID BY THE OCCUPANTS IN THE BUILDING

1. For the maintenance and upkeep of the total building and also for the maintenance of the electric wiring and motor pipe lines, drainage pipe lines.
2. For the maintenance of the overhead tanks and electric pump. Common electric expenses for the passage light in the landing, staircase marginal space as well as bore well electric consumption charges and relevant electrical common consumption charges.
3. Proportionate share for the payment of the N.A taxes,
4. For the payment of the watchman, and the swipe and also for the regular maintenance of the cleanliness of the building.
5. Proportionate share for the payment of the salaries of the appointed servants and staff.
6. Salary to the person appointed for the recovery of the maintenance charges.
7. Lift maintenance.

For any extra works in the said Flat premises shall be made at the cost of Allottee/Purchasers. The Allottee/Purchasers should contact the Promoter/Owner on the site and give, in writing, the required alterations, changes etc. to be made in the said Flat premises. However, for all such additions, deletions, changes to be made in the aforesaid amenities, the costs and expenses, as certified by the said Promoter/Owner shall be final and binding upon the Allottee/Purchasers, and will have to be paid without any dispute to the Promoter/Owner, in advance with respective stage.

SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

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दस्तावेज क्र. (२६०/२०२४)
३५ - ४६



महाराष्ट्र शासन
गाव नमुना सात (अधिकार अमिलेख पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- गंगापुर (१४४०२६) तालुका :- नाशिक जिल्हा :- नाशिक

PJ-ID : 39009401432 भूमापन क्रमांक व उपविभाग ६५/२/ब/रॉलॉट/३ 39009401432

भूगारणा पद्धती भोगवटादार वर्ग - १ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	८८५	भारती शशीकांत तारणे	६.२५.००	६३७.००		(१४३१)	कुळाचे नाव व खंड
अक्षुषिक क्षेत्र							इतर अधिकार
विन शेती ६.२५.००							प्रलंबित फेरफार : नाही.
विन शेती ६३७.००							शेवटचा फेरफार क्रमांक : १७१२३ व दिनांक : २१/०४/२०१७
आकारणी							

कुले फेरफार क्र : (२१२७) (२१२७) (२८४५) (१३१८) (१४३१) (१११३७) (१४५३८) (१७१२३)

सीमा आणि भूमापन चिन्हे :

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक १४/०९/२०१९-२०१९ PM सोबी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंसेवागिथ असल्यामुळे ७/१२ अमिलेखावर वर कोपल्याही सही मिळवण्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०३/०६/२०२४ : ०८:५३:३९ AM. वैभवा पडताळणीसाठी <https://digitalabara.mahathumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001005707 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२





Nashik Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 215429
Proposal Code : NMCB-22-85837

Permit No. : NMCB/RB/2023/APL/00329
Date : 09/10/2023

Reference:- Building Permission No. : NMCB/B/2022/APL/04586

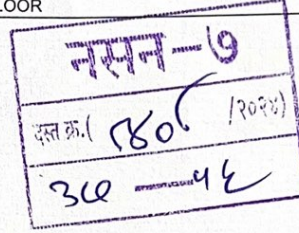
Approval date : 21/11/2022

Building Name : TARGE(Mixed) Floors : GROUND FLOOR,FIRST FLOOR,SECOND TO FIFTH FLOOR,SIXTH FLOOR,BASEMENT FLOOR

To,

- i) Mrs Bharti Shashikant Targe,
S NO 65/2/B PLOT NO 3 OF GANGAPUR SHIWAR NASHIK
- ii) Pankaj Gurudinasinghani (Architect)

Sir/Madam,



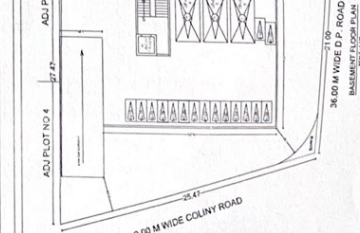
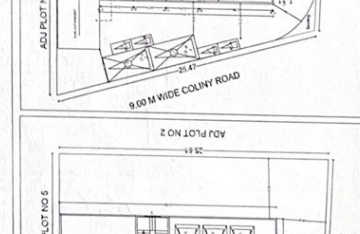
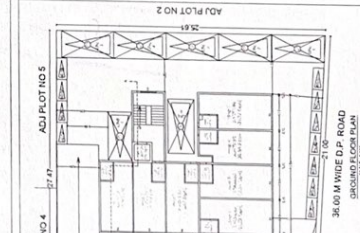
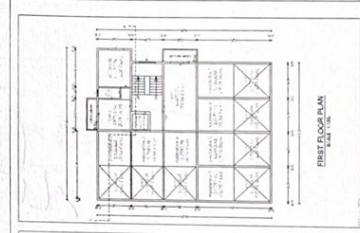
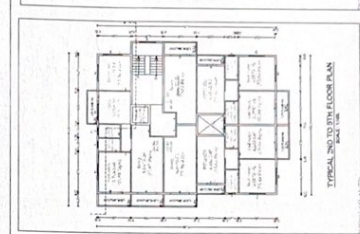
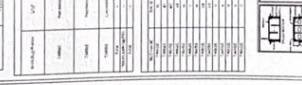
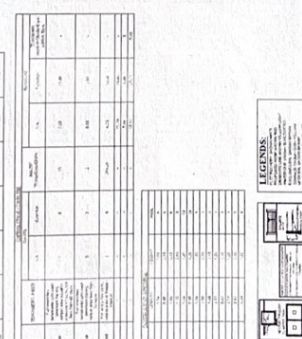
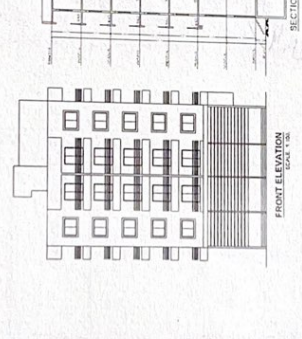
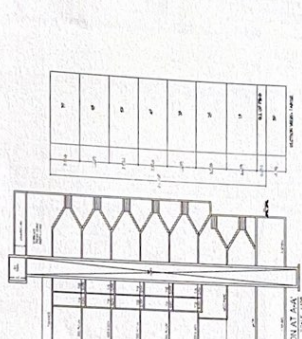
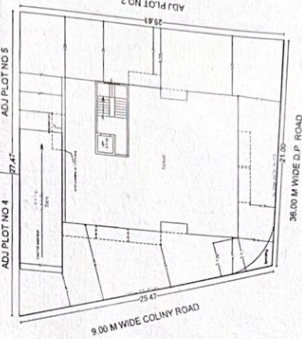
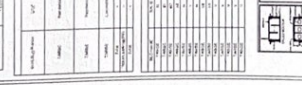
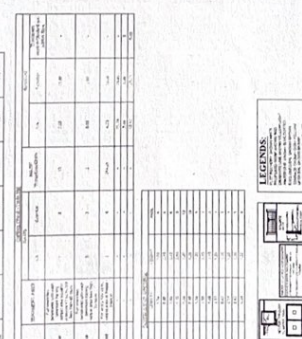
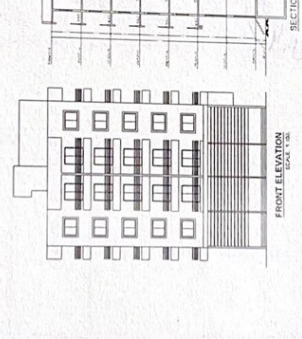
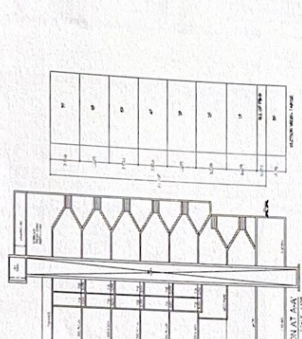
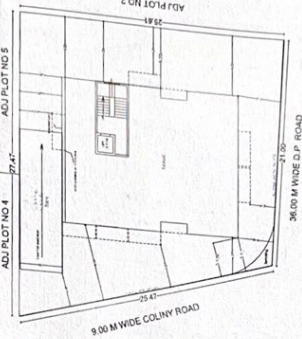
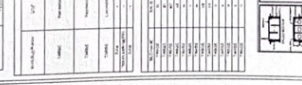
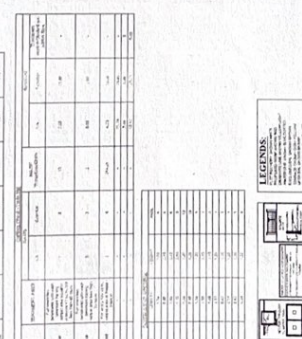
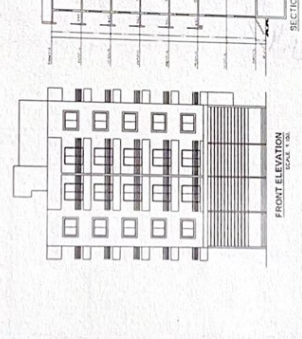
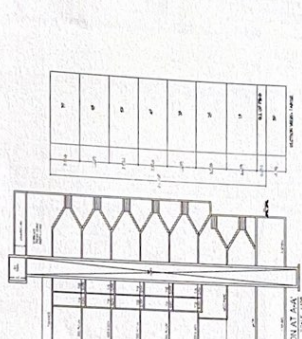
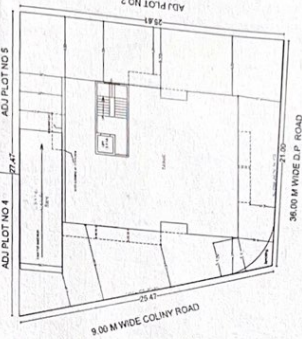
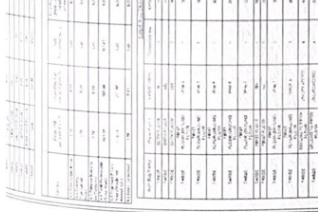
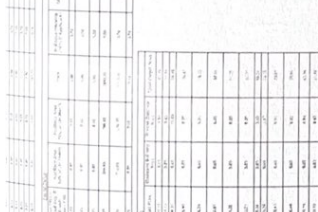
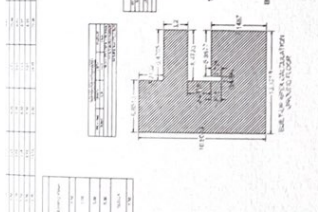
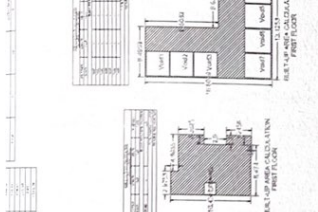
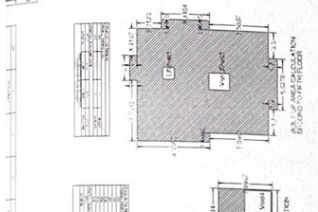
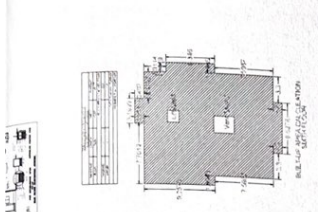
With reference to your application No RNNMCB202305002, dated 30-09-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 3, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 65/2/B, Final Plot No. -, Sector No. , Mouje GANGAPUR SHIWAR situated at Road / Street 36, Society RESICOMMERCIAL. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.

नसम-७
 वस्त क्र. (४४०) / २०२४
 ३२-५६



1. Name of the Project	2. Name of the Applicant	3. Name of the Architect
4. Name of the Engineer	5. Name of the Surveyor	6. Name of the Valuer
7. Name of the Surveyor	8. Name of the Valuer	9. Name of the Surveyor
10. Name of the Valuer	11. Name of the Surveyor	12. Name of the Valuer



Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
1	Plot Area	1200.00	
2	Building Area	1000.00	
3	Open Area	200.00	
4	Roof Area	1000.00	
5	Basement Area	1000.00	
6	Staircase Area	100.00	
7	Lift Area	50.00	
8	Common Area	100.00	
9	Other Area	100.00	
10	Total Area	5350.00	

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
1	Plot Area	1200.00	
2	Building Area	1000.00	
3	Open Area	200.00	
4	Roof Area	1000.00	
5	Basement Area	1000.00	
6	Staircase Area	100.00	
7	Lift Area	50.00	
8	Common Area	100.00	
9	Other Area	100.00	
10	Total Area	5350.00	

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
1	Plot Area	1200.00	
2	Building Area	1000.00	
3	Open Area	200.00	
4	Roof Area	1000.00	
5	Basement Area	1000.00	
6	Staircase Area	100.00	
7	Lift Area	50.00	
8	Common Area	100.00	
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Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
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8	Common Area	100.00	
9	Other Area	100.00	
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