

18/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. नाशिक 6
दस्त क्रमांक : 8120/2024
नोंदणी :
Regn.63m

गावाचे नाव : वडाळा

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	2339474
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1832000
(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 महानगर पालिका हद्दीतील मौजे वडाळा या गावचे शिवारातील मळ नं. 82/3/अ/82/4,(जुना सल्ले नं. 82/3/अ,यांसी क्षेत्र 00 हेक्टर 69 आर आणि सल्ले नं. 82/4,यांसी क्षेत्र 00 हेक्टर 07 आर)यांसी क्षेत्र 7600.00 चौ.मी. या मिळकतीपैकी रस्ता स्वीकरणानुसार मगादीत जाणारे नवेन नाशिक महानगर पालिका,नाशिक यांचे नांवे असलेले क्षेत्र 469.64 चौ.मी. वजा जाता उर्वरित संपूर्ण क्षेत्र 7130.36 चौ.मी.,यांसी सिटी सल्ले नं. 4457,या मिळकतीवर बांधण्यात आलेल्या 'सिप्रिफिकट' या नावाने ओळखल्या जाणारे इमारतीपैकी विंग -सी या इमारतीमधील दुसरे मजल्यावरील फ्लॅट/सदनिका नंबर - सी- 204,यांसी चटई क्षेत्र 43.554 चौ.मी. कारपेट + बाल्कनी याचे क्षेत्र 4.235 चौ.मी. असे एकूण क्षेत्र 47.789 चौ.मी.,ही मिळकत.((Survey Number : 82/3/A/82/4 ;))
(5) क्षेत्रफळ	1) 43.554 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:-मे. आयएनडी डेव्हलपर्स, भागीदारी संस्था तर्फे भागीदार - श्री. अब्दुल कादिर शाहीद जिन वय:-31; पत्ता:- प्लॉट नं: घर नं. 2793, माळा नं: -, इमारतीचे नाव: कोकणीपुरा, ब्लॉक नं: जुन नाशिक, रोड नं: नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422001 पॅन नं:-AAHF19469C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-बसिम अक्रम जहीद खान वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं. 21, माळा नं: -, टमागनीचे नाव. ताज नेहमीच, ब्लॉक नं: मनोज गॅरेज जवळ, रोड नं: खोडे नगर, नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422006 पॅन नं:- EARP8815C 2) नाव:-सीमा बसिम अक्रम खान वय:-30; पत्ता:-प्लॉट नं: फ्लॅट नं. 21, माळा नं: -, इमारतीचे नाव: ताज नेहमीच, ब्लॉक नं: मनोज गॅरेज जवळ, रोड नं: खोडे नगर, नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422006 पॅन नं:- CXIPA3976J
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8120/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23400
(14) शेरा	

सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
अरसल बरहुकुम जवकल
सह दुय्यम निबंधक वर्ग-२,
नाशिक-६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



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Ready Recknor Chart No	:	25.3
Flat No. C - 204	:	
Carpet area of Flat	:	43.554 Sq.Mtrs.
Open Balcony	:	4.235 Sq.Mtrs.
Flat Rate	:	Rs. 36,500/- per Sq.Mtrs.
Market / Govt. Valuation	:	Rs. 18,32,000/-
Consideration	:	Rs. 23,39,474/-
6 % Stamp	:	Rs. 1,40,400/-
Registration fees	:	Rs. 23,400/-

AGREEMENT FOR SALE

This Agreement for Sale is made and executed on this 18th Day of August 2024 at Nashik.

BETWEEN

M/s. IND DEVELOPERS,

A Partnership Firm,

PAN – AAHF1 9469 C

Add. : House No. 2808, Kokni Pura,

Nashik – 422 001

Through it's Partner -

MR. ABDUL QADIR SHAHID JIN,

Age. : 30 years, Occ. : Business and Agriculture,

R/o. House No. 2793, Kokni Pura,

Old Nashik, Nashik – 422 001

PAN – AREPJ 5164 D

Aadhhar No. 5930 8757 0883

Hereinafter referred to as the "Promoters"(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, successor-in-interest, executors, administrators and permitted assignees) of the One Part.

AND.....

- 1) **MR. VASIM AKRAM JAHID KHAN,**
Age. : 35 years, Occ. : Service,
PAN – FARPK 8815 C
Aadhaar No. 3025 0423 1986
- 2) **MRS. SIMA WASIM AKRAM KHAN,**
Age. : 30 years, Occ. : Household,
PAN – CXIPA 3976 J
Aadhaar No. 3239 3361 7056
Both R/o. Flat No. 21, Taj Tehzib,
Near Manoj Garage, Khode Nagar,
Nashik – 422 006

Hereinafter called the "Allottees" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assignees) of the Other Part.

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The Promoters and Allottees shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS, the Promoters are the absolute and lawful owner of property bearing Survey No. 82/3/A/82/4 (Old Survey No. 82/3/A, area admeasuring 00 Hector 69 R and Survey No. 82/4, area admeasuring 00 Hector 07 R) Total area admeasuring 7600.00 Sq.Mtrs., and out of it part area 469.64 Sq.Mtrs. towards Road Widening - shown in the name of Nashik Municipal Corporation, Nashik and total remaining area 7130.36 Sq.Mtrs. and having C.T.S. No. 4457, situated at Village Wadala, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik.

AND WHEREAS the Promoters have purchased the said property i.e. Survey No. 82/3/A and Survey No. 82/4 from Hariom Enterprises, through its Partners - Mr. Nilesh Devsi Parsiya and others - 7 as per Sale deed, dated 25/02/2020, which is duly registered in the office of Sub Registrar Office, Nashik - 3 at Sr. No. 1607/2020 on the same date and accordingly name of the Promoters have been entered into record of rights as per M. E. No. 17352.

AND WHEREAS the Tentative layout plan of the Project Land is approved from Nashik Municipal Corporation as per Letter Javak No./Nagar Rachana Vibhag / A-2/06, dated 26/04/2005 and also N.A. permission has been granted by Collector Nashik as per Order No. Mah / Kaksha - 3 / 4 / Bi.She.Pra.Kra. / 262 / 2006, Nashik, dated : 26/12/2006.

And such the Promoters are the absolute and lawful owner of property bearing Survey No. 82/3/A, area admeasuring 00 Hector 69 R and Survey No. 82/4, area admeasuring 00 Hector 07 R, Total area admeasuring 00 Hector 76 R i.e. 7600.00 Sq.Mtrs. having C.T.S. No. 4457, alongwith rights to the area under road widening area 577.934 Sq.Mtrs. situated at Village Wadala, Taluka and District Nashik,

AND WHEREAS the said property shall be hereinafter referred to as the "Said Property / the Project Land" and more particularly described in Schedule - I and property more particularly described in Schedule - II hereinafter as the "Said Premises" for the sake of brevity.

AND WHEREAS the Promoters are entitled to develop and dispose of the said property and the constructed premises from and out of the building construction carried out therein and to receive the consideration in respect thereof.

AND WHEREAS the Promoters are desirous to develop the said property, the buildings of Group Housing Schemes and its units subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the connected provisions thereof.

AND WHEREAS the Promoters are developing the said property by constructing the buildings under Group Housing Scheme for LIG /EWS and in the project name and style as "SIGNIFICANT" Apartment and the said

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Buildings are Wing – A, B, C, D and E in the said project. In each Wing of the said Building consisting of parking on the ground floor and Seven upper floor having 266 independent residential premises. In all the buildings 28 Flats out of total flats on Seventh Floor are reserved for all the persons, who are liable in the scheme of MHADA Scheme. The "SIGNIFICANT" Apartment buildings has 5 persons lift facility.

AND WHEREAS the Building Plans are approved and sanctioned by Nashik Municipal Corporation and issued the Commencement Certificate to develop the Project land vide approval No. LND/BP/A4/01/2020, dated 05/05/2020 and thereafter the said Building Plans are revised by Nashik Municipal Corporation vide their Letter No. LND/BP/A4/RBP/484/2022, dated 19/01/2022. The Promoters are constructing the buildings under Group Housing Scheme for LIG /EWS and in the project name and style as "SIGNIFICANT" Apartment and the said Buildings are Wing – A, B, C, D and E in the said project and thereafter the Vendor/ Promoter have surrender 469.64 Sq.Mtrs. area towards the Road Widening and the said area shown in the name of Nashik Municipal Corporation in respect of the said property.

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

AND WHEREAS the Promoters are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoters regarding the Said Land on which Project is to be constructed have to be completed.

AND WHEREAS the Promoters have proposed to construct on the project land, Five Buildings under Group Housing Scheme for LIG /EWS and in the project name and style as "SIGNIFICANT" Apartment and the said Buildings are Wing – A, B, C, D and E in the said project. In each building having Ground + Seven upper Floors.

AND WHEREAS the Allottees are offered an Apartment / Flat bearing number – C – 204 on Second Floor, admeasuring 43.554 Sq.Mtrs. Carpet + area of Balcony 4.235 Sq.Mtrs. Total area admeasuring 47.789 Sq.Mtrs. (herein after referred to as the said "Apartment/Flat") in the Building of Wing – 'C' in the project of Group Housing Scheme for LIG /EWS and in the project name and style as "SIGNIFICANT" Apartment.(herein after referred to as the said "Building") being constructed on the said project land, by the Promoters.

AND WHEREAS the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

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AND WHEREAS the Promoters have appointed MR. PRASHANT THEMASKAR as the Architect and MR. RAJENDRA BIRLA as the RCC and structural Engineer for the project.

AND WHEREAS the Promoters have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at - Nashik vide RERA Certificate No. P 51600027892, authenticated copy is attached in Annexure 'F'.

AND WHEREAS on demand from the Allottees, the Promoters have given inspection to the Allottees of all the documents of title relating to the project land / properties, which is more particularly described in the Schedule - I hereunder written. The Allottees having inspected all the relevant documents i.e. 7/12 and mutation entries for last 30 years, sale deeds and other documents mentioned in above paragraphs, N.A. order, Layout, Title Certificate, Commencement Certificate, Amalgamation Letter and approved Building plan, revised Building plan in respect of the said properties and being satisfied about the title of the Promoters and the rights and the authorities of the Promoters for developing the said properties and disposal thereof.

AND WHEREAS by virtue of the Sale Deeds the Promoters have sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoters on the project land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottees, the Promoters have given inspection to the Allottees of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and or such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

AND WHEREAS the Allottees are offered an Apartment / Flat bearing number - C - 204 on Second Floor, admeasuring 43.554 Sq.Mtrs. Carpet + area of Balcony 4.235 Sq.Mtrs. Total area admeasuring 47.789 Sq.Mtrs. (herein after referred to as the said "Apartment/Flat") in the Building of Wing - 'C' in the project of Group Housing Scheme for LIG /EWS and in the project name and style as "SIGNIFICANT" Apartment being constructed on the said project land, by the Promoter.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

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made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**
Wherever in this Agreement it is stipulated that the Allottees have to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment/Flat bears to the total carpet area of all the Apartments in the Project.
24. **FURTHER ASSURANCES -**
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
25. **PLACE OF EXECUTION-** The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottees, in one month after the Agreement is duly executed by the Allottees and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.
26. The Allottees and/or Promoters shall present this Agreement as well as the conveyance / assignment of lease at the proper registration office of registration within the time limits prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.
27. The Promoters shall be entitled to consume if any additional F.S.I. granted by N.M.C or Govt. in respect of the said properties in future then the Promoters can use it in any other property or in the said building. If the Promoters want to use it in the said property then the Promoters shall be entitled to use it in the said property then the building and the purchaser or any person claiming right through them shall not object or resist the same.
28. That all notices to be served on the Allottees and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoters by Registered Post and notified E-mail ID/Under Certificate of posting at their respective addresses specified below:

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- 1) **MR. VASIM AKRAM JAHID KHAN,**
- 2) **MRS. SIMA WASIM AKRAM KHAN,**
Both R/o. Flat No. 21, Taj Tehzib,
Near Manoj Garage, Khode Nagar,
Nashik - 422 006

M/s. IND DEVELOPERS,
A Partnership Firm,
Through it's Partner -
MR. ABDUL QADIR SHAHID JIN,
R/o. House No. 2793, Kokni Pura,
Old Nashik, Nashik - 422 001
E - Mail Address - inddevelopers92@gmail.com

It shall be the duty of the Allottees and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottees, as the case may be.

29. **JOINT ALLOTTEES:-**
That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottees whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served on all the Allottee.
30. **Stamp Duty and Registration :-** The charges towards stamp duty and Registration of this Agreement has been paid by the Promoters.
31. **Dispute Resolution :-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
32. **GOVERNING LAW -**
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik Court will have the Jurisdiction of this Agreement.

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

First Schedule Above Referred to

All that piece and parcel of the non agricultural property situated in Layout bearing Survey No. 82/3/A/82/4 (Old Survey No. 82/3/A, area admeasuring 00 Hector 69 R and Survey No. 82/4, area admeasuring 00 Hector 07 R) Total area admeasuring 7600.00 Sq.Mtrs., and out of it part

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area 469.64 Sq.Mtrs. towards Road Widening - shown in the name of Nashik Municipal Corporation, Nashik and total remaining area 7130.36 Sq.Mtrs. and having C.T.S. No. 4457, situated at Village Wadala, Taluka and District Nashik and the said plot is bounded as below :-

ON OR TOWARDS	BY
East :	Adj. Hissa No. 3 (B+C+D)
West :	Road
South :	Adj. Survey No. 82/5/2+3+4+5+6
North :	Adj. Hissa No. 4

Second Schedule Above Referred to

Here set out the nature, extent and description of common areas and facilities.

1. Staircase,
2. Common Passage,
3. Common Parking,
4. Common Terrace,
5. Common area for ingress and outgress.

SCHEDULE 'A'

Upon the property more particularly described in Schedule above construction of a Building A, B, C, D and E Wings, under named and style as "SIGNIFICANT" consisting Ground + Seven Upper floors, from and out of the said constructed building, the premises situated in the building a Flat bearing C - 204, admeasuring Carpet area 43.554 Sq.Mtrs., plus open Balcony area 4.235 Sq.Mtrs. Total area admeasuring 47.789 Sq.Mtrs. situated on Second Floor in 'C' Wing and together with right to use common staircase, common parking, lift and landings and in the common areas of the said Building. The said premise is bounded as:-

ON OR TOWARDS	BY
East :	Duct and thereafter Flat No. C - 203
West :	B - Wing
South :	Amenity Space
North :	Lobby and thereafter Flat No. C - 205

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

ANNEXURE - A:

Mrs. V. K. Tated,
Advocate.
206, Damodhar chambers,
Kanhere wadi, C.B.S.
Nashik

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TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

On verification of all documents produce before me, it appears that, the title of property, bearing Survey No. 82/3/A, area admeasuring 00 Hector 69 R and Survey No. 82/4, area admeasuring 00 Hector 07 R, Total area admeasuring 00 Hector 76 R i.e. 7600.00 Sq.Mtrs. having C.T.S. No. 4457, situated at Village Wadala, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, which is owned by M/s. IND Developers is clear, marketable and they have right to develop the plots and to sale the constructed premises thereon.

Sd/-
Mrs. V. K. Tated,
Advocate.

ANNEXURE - B

Extract Village Form VI or VII and XII showing nature of the title of the Promoters / lessor / original owner / Promoters to the project land.

ANNEXURE - C

Authenticated copies of the plans of the Layout as approved by the concerned local authorities .

ANNEXURE - D

Authenticated copies of the plans and specifications of the apartment agreed to be purchase by the Allottees as approved by the concerned local authorities .

ANNEXURE - E

AMENITIES AND SPECIFICATIONS FOR THE APARTMENT

1. Seismic resistance RCC structure.
2. Building External wall 6" thick & internal 4" thick in bricks, Sand faced double coat cement plaster externally and baking plaster with putty / gypsum internally.
3. Designer Main door with Europa Lock. Bedroom door shutters in plywood with both side laminate. All bedrooms with Premium quality Locks. Heavy duty Three-track powder coated Aluminum sliding window with Mosquito net and safety grill.
4. 24" x 24" size Vitrified Tiles Flooring in all flats.
5. Building externally painted with maintenance free and pleasant shades or texture paint / Asian / equivalent brand and internally with Asian Tractor Emulsion / equivalent branded paint.
6. Kitchen platform in gray / black granite with steel sink.
7. Water cocks fittings of one shower, wall mixture in bathroom and one sink basin and Anti-Skid titles for bathrooms and utility.
8. Municipal Water Facility and boring water facility.

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9. Concealed electric fittings, wiring and good quality switches
10. All plumbing in concealed with PVC of ISI Mark.
11. NMC drinking water and boring water facility.
12. Compound Walls with secured M.S. Gates.
13. parking with checkered tiles / trimix flooring / paver block.
14. Lift with battery backup.
15. Childeren's Play area

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEES

Received of and from the Allottees the above name, a sum of Rs. 2,33,950/- (Rupees Two Lacs Thirty Three Thousand Nine Hundred Fifty only) on execution of this Agreement.

I say received

Qadir
Promoters

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH & YEAR MENTIONED HEREINBEFORE.

SIGNED, SEALED & DELIVERED
by within named Promoter.

M/s. IND DEVELOPERS,
Through it's Partner -
MR. ABDUL QADIR SHAHID JIN



Qadir



SIGNED, SEALED & DELIVERED
by within named Allottees.

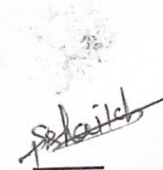
1) MR. VASIM AKRAM JAHID KHAN



Vasim



2) MRS. SIMA WASIM AKRAM KHAN



Simab



In presence of Witnesses ::

1. *Nosir*
Nosir Shaikh.

2. *Kosip*
Kosip Shaikh



नसिप-६
दस्ता क्र. (८९२०/२०२०)
२७-६९



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/AA/RDP/ASA/222

DATE :- 19/01/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/s. IND Developers Th. Partner Mr. Shahid Gulam Mustufa Jin & Other 8.**
C/o. Ar. Prashant Themaskar & Stru.Engg. Rajendra Biral Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No.-- of
S.No.82/3/A+82/4 of Wadala Shiwar.

- Ref :-**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 31/03/2021 Inward No. A4/BP/560/2020
 - 2) Final Layout/Tentative layout No.02/06 Date:26/04/2005
 - 3) Previous Approved building permission No.A4/01/2020 Dt:05/05/2020

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 53)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements. a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.



नसिन-६
दस्ता नं. ८९२०/२०२१
३३-६९



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 :
P51600027892

Project: **SIGNIFICANT** , Plot Bearing / CTS / Survey / Final Plot No.: **82/3/A 82/4** at **Nashik (M Corp.), Nashik, Nashik, 422006;**

1. **Ind Developers** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422006.**

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 (l) 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 **14/01/2021** and ending with **30/06/2025** 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
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 21:13:13

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

/2021
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