

नमन-६
दल क्र. (११०६ / २०१४)
३ २१

3.....

BETWEEN

MRS. RENU MITHILESHKUMAR SHARMA,
Age : 64 Yrs., Occupation : Fashiondesigner,
PAN - AIVPS 3925 M
R/o.:B-24, Sector Beta-1, Greater Noida,
Utter Pradesh-201310.

Through General Power of Attorney Holder
M/s. ATULYA PROPERTIES
A Partnership Firm having its office at
Shop No.2, Gurukripa Socy., Canada Corner, Nashik.

PAN: AAOFA 4680 L
Through it's partners

1) MR. SUDHIR SHANKAR DESHPANDE,
Age : 54 Yrs., Occupation : Business,
R/o.: 47, Siddhivinayak Hsg. Socy., Indira Nagar,
Nashik - 422009.

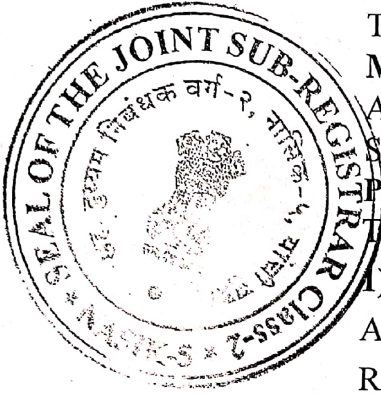
2) MR. MANOJ TRAMBAK WANKHADE,
Age : 49 Yrs., Occupation : Business,
R/o.: 194, Mahatma Nagar, Near Water Tank, Nashik-422007.

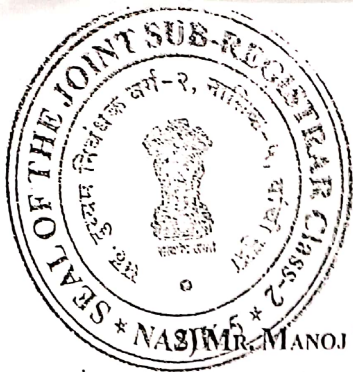
3) MR. SAMEER RAMESH BUZRUK,
Age : 40 Yrs., Occupation : Business,
R/o.: Flat No. 5, Sham Terraces Appt., P.& T. Colony, Nashik.
Hereinafter referred to as the "**OWNER / VENDOR**"
(which expression shall unless it be repugnant to the context
or meaning thereof mean and include the firm and it's Part-
ners, their legal representatives, executors, administartor etc.)
of the **ONE PART**;

AND

M/s. ATULYA PROPERTIES
A Partnership Firm having its office at
Shop No.2, Gurukripa Socy., Canada Corner, Nashik-422005.
PAN: AAOFA 4680 L
Through it's partners

1) MR. SUDHIR SHANKAR DESHPANDE,
Age : 54 Yrs., Occupation : Business,
R/o.: 47, Siddhivinayak Hsg. Socy., Indira Nagar,
Nashik- 422 009.





नसिन-५	
दस्तावेज क्र. (2018)	७००२
4.....	४ २९

4..... * **MR. MANOJ TRAMBAK WANKHADE,**

Age : 49 Yrs., Occupation : Business,

R/o.: 194, Mahatma Nagar, Near Water Tank, Nashik-422007.

3) **MR. SAMEER RAMESH BUZRUK,**

Age : 39 Yrs., Occupation : Business,

R/o.: Flat No. 5, Sham Terraces Appt., P.& T. Colony, Nashik-422005.

Hereinafter referred to as the “ **BUILDER/CONFIRMING PARTY**” (which expression shall unless it be repugnant to the context or meaning thereof mean and include the firm and it’s Partners, their legal representatives, executors, administartor etc.) of the **SECOND PART**;

AND

1) **MR. SHRINIWAS SUNIL RAO,**

Age :40Yrs., Occu.: Business,

PAN - AIUPR 9925 K,

2) **MRS. ARCHANA SHRINIWAS RAO,**

Age :36Yrs., Occu.: Housewife,

PAN - ALJPR 5367 D,

Both R/o- Flat No. 12, Samrudhi Residency, Near Day Care School, Indira Nagar, Nashik - 422 009.

Hereinafter referred to as the “**PURCHASERS**” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, etc.) of the **THIRD PART**.

WHEREAS the Property i.e. Plot No. 40, out of S.No. 888/2+ 889/1B/2/40, admeasuring 459.37sq.mtrs. at Village Nashik, Tal. & Dist. Nashik, which is more particularly described in the Schedule-I written hereunder and hereinafter referred to as the “said property” is owned by the Owners / Vendors.

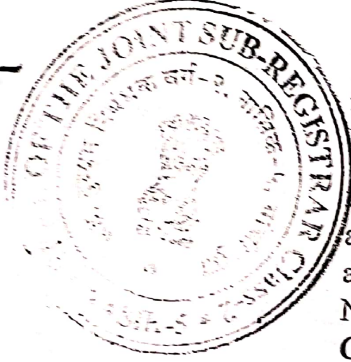
AND WHEREAS the said Owners/Vendors are absolutly seized and possessed and otherwise well and sufficiently entitled to all that piece and parcel of the plots of the said land described in the Schedule-I written hereunder. Thus the Owners/ Vendors has absolute right to sell, dispose-off, alienate, the said property in any manner whatsoever.

AND WHEREAS the Owners/Vendors has decided to develop said plot so they entrusted the said property with

नसम-५
दस्तावेज (६००६/२०१४)
५ - २७

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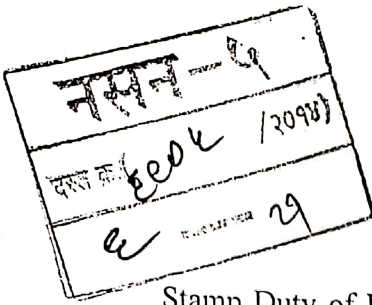
the Builder/Confirming Party by executing the Development Agreement and General Power of Attorney and both of these documents were registered at the Office Joint Sub-Registrar, Class, Nashik-4 vide Sr. No. 5023 & 5024 dt. 18/05/2012 and accordingly the name of Builder has been entered into other rights column of the record of right under the M.E. No.82769. Also Builder has acquired the right of development of additional 185.00 Sq.mtrs vide Development Right Certificate and F.S.I. credit of built-up area vide a registered document i.e. TDR Transfer Deed at Sr. No. 10499/2012, dtd. 18/12/2012 at the Office of Sub-Registrar, Class II, Nashik-5. Thus the Builder is competent to construct Flats and sell them to any prospective person/ purchasers. Thus the Builder has absolute and exclusive right to construct a multi-storied building on the said property and sale that flats and other construction and proceed appropriate sale thereof. The Builder has accordingly constructed building on the said property as per approved building plan which has been duly approved by Nashik Municipal Corporation vide their letter No.LND/BP/CD/B3/584/5444, dt.14/01/2013 and has completed the construction and Completion Certificate has been issued by Nashik Municipal Corporation, Nashik vide their letter No. Javak No./Naravi/B-5/17410/1365 dtd. 17/07/2014 (जावक नं./नरवि/बी-५/१७४१०/१३६५, दिनांक १७/७/२०१४).



AND WHEREAS the Builder/Confirming Party has right to entered into an Agreement of Sale of the various flats and other constructions to the various prospective purchasers at the price, terms and conditions, as may be decided by the Builder and to appropriate the sale-proceeds thereof.

AND WHEREAS the Builder/ Confirmong Party had agreed to sale the Flat No.09 on Stilt Second floor, adm.63.43 sq. mtrs. which includes terrace area of 12.72 sq.mtrs. and Carpet Area of 42.43 sq.mtrs. in the building known as "ATULYA RENU HOMES APARTMENT" on the said property and more particularly described in the Schedule-II, written hereunder and hereinafter referred to as the said flat for the sake of the brevity, to the Purchaser as per an Agreement for Sale dt. 14/10/2013 on certain terms and conditions and the considerations. The said Agreement for Sale between the Owner, Builder/Confirming Party and the Purchaser is duly registered at the office of the Jt. Sub-Registrar Class II, Nashik-1, at Sr No. 10951/2013, dt. 14/10/2013 by paying





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Stamp Duty of Rs. 1,05,100/-. The Purchaser thus paid the required Stamp Duty and Registration Fee. The said Deed of Apartment is treated as Supplement of the above mentioned Agreement.

AND WHEREAS the Owner and Builder/Confirming Party has subjected to the said property to the provisions of the Maharashtra Apartment Ownership Act and the Owner / Builder/Confirming Party has executed a **Declaration of Apartment** dt. **22/08/2014** under Rule 3 of the Maharashtra Apartment Ownership Rules 1972, which is duly registered at the office of Sub- Registrar Nashik- at Sr. No.6689/2014, dt. 22/08/2014 and as per the said Declaration and as per the provisions of the Maharashtra Apartment Ownership Act, this Deed of Apartment is executed amongst the parties. The Purchaser hereby states and declares that, he has gone through the said Declaration Deed and the bye- laws at Exh.-B therein and the Purchaser undertakes to abide and follow the said bye-laws.

P. Ch

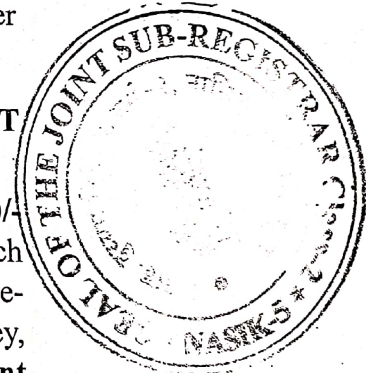
P. Ch

NOW THEREFORE THIS DEED OF APARTMENT WTNESSETH HEREIN :-

1. That for total consideration of **Rs.17,51,000/- (Rs.Seventeen Lakh Fifty One Thousand only)** which is received by the Builder/Confirming Party in total, therefore, the Builder/Confirming Party do hereby convey, alinate and transfer all that piece and parcel of **Apartment No.(Flat No.)09**, in the **ATULYA RENU HOMES APARTMENT** condominium situated on Stilt Second floor of the building as per the approved Building plan.

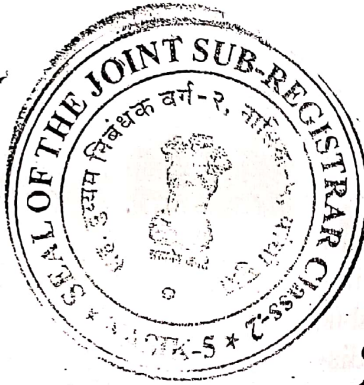
2. The consideration of **Apartment (Flat) No.** given by the Purchaser to the Builders includes the consideration of the said **Apartment (Flat) No.09** along with **6.49 %** right in restricted, common areas and facilities and voting right mentioned in the Declaraton of the Apartment dated **22/08/2014**.

3. The actual, clear, vacant and peaceful possession of the said apartment, as described in the Schedule-II written hereunder is delivered by the Builder/Confirming Party to the Purchaser on today, and the Owner / Builder/ Confirming Party do hereby confirm the possession of the said apartment by the Purchaser as absolute and exclusive Owner thereof. The Purchaser hereby declares that before taking possession of the said Flat he has inspected



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दस्तावेज (2002/1098)
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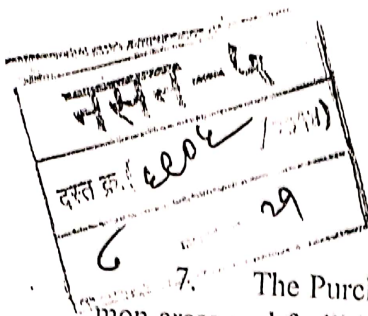


the flat totally and satisfied himself about the quality of construction and all other things. The Purchaser also declares that sanitation, plumbing including all cocks, electrification and also declares that the construction of the said flat and Doors, Windows, Flooring of all Rooms, Kithcen, Bathroon, W.C., tiles and flooring, inner outer plaster, wash basin, terrace, parking, Overhead and underground water tank, compound wall, light meter and water meter are as per his instructions, requirement and as per agreement. The Purchaser doesn't have any complaint about any leakages or other problems towards Owner/ Builder/Confirming Party. Today while taking possession of the said flat the watermeter and electric meter and all electric cables including underground cables were inspected by the Purchaser and found that all these things were in good and working condition and Purchser is satisfied about all above things.

4. By virtue of this Deed of Apartment, the Purchaser has become the absolute and exclusive Owner of the **Apartment (Flat) No.09**, along with right in restricted common areas and facilities, as defined in the Declaration Deed and as described in the Schedule- II written hereunder.

5. The Apartment conveyed hereunder is free from any encumbrances, charges and defect in the title and that the Owner / Builder/Confirming Party has not subjected said apartment to any charge by way of Mortgage, Lien, Lease, Gift oral or written Apartment, will etc., and the Owner / Builder/Confirming Party indemnified the Purchaser with any charge, encumbrance or defect in title, if found with respect of the said Apartment.

6. Along with this Deed of Apartment, the Owner / Builder/Confirming Party has executed Deed of Apartment of the other Apartments in the Building in favour of the individual Apartment Owners and as such the entire said property, as mentioned in the Schedule-I along with the Building thereon is deem to have been owned by "**ATULYA RENU HOMES APARTMNET CONDOMINIUM**". Vendors hereby declare that they are not constructing the northern side wall of the compound as the Vendors are also developing the nearby plot i.e Plot No. 38 and there would be common watchman cabin for Plot No. 38 & 40 and the Purchasers are agreed to that.



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7. The Purchaser shall have 6.49% right in the common areas and facilities as well as voting as mentioned in the Declaration Deed.

8. The Purchaser shall enjoy the Ownersip and possession of the said Apartment conveyed hereunder as absolute and exclusive owner, without any disturbance or obstruction from the Owner / Builder/Confirming Party or anybody claiming through them.

9. All the rates, taxes, proportionate share of water bill and Electricity bill etc. in respect of the said Apartment shall be borne and paid by the Purchaser only, from the date of the receipt of the possession of the said Apartment /date of completion.

10. All the charges and expenses as required for obtaining Electric and Water Meter Connection shall be paid by the Purchaser.

11. The entire expenses of this Deed of Apartment is borne and paid by the Purchaser.

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of the land bearing Plot No. 40 out of S.No. 888/2+889/1B/2/40, admeasuring 458.37 sq.mtrs. lying and being at Village Nashik and within the Muncipal limits of Nashik Municipal Corporation and registration and sub-registration district of Nashik, Taluka and Disrtict of Nashik which is bounded as follows ::

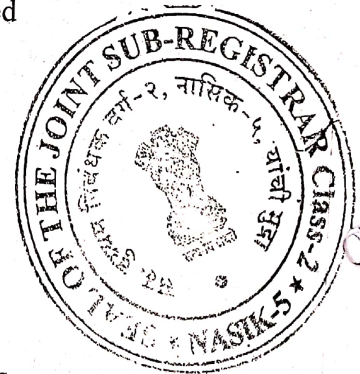
On or Towards	By
East	Plot No.41.
West	Colony Road.
South	Plot No.42.
North	Plot No. 38.

SCHEDULE - II

(DESCRIPTION OF THE SAID APARTMENT)

ALL THAT piece and parcel of the constructed premises bearing Apartment (Flat) No.09, on Stilt Second floor adm.63.42 sq. mtrs. which includes adjoining terrace area of 12.32 sq.mtrs. built-up area and Carpet area of 42.43 sq.mtrs. in "ATULYA RENU HOMES APRTMENT " along with 6.49% ownership right in common areas and facilities which is bounded as under ::

On or Towards	By
East	Flat No. 10,
West	6 mtrs. wide Colony Road,
South	Flat No. 12,
North	Side Margin & Plot No. 38,



Handwritten text in a box, possibly a stamp or signature, including the number 20946.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, MONTH AND YEAR MENTIONED IN ABOVE.

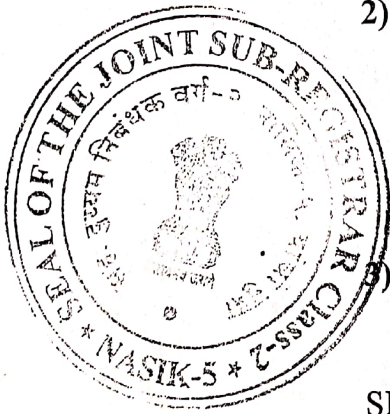
SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED OWNERS/VENDORS VIZ.

MRS. RENU MITHILESHKUMAR SHARMA
Through General Power of Attorney Holder
M/s. ATULYA PROPERTIES,
Through it's partners

1) **MR. SUDHIR SHANKAR DESHPANDE,**



2) **MR. MANOJ TRAMBAK WANKHADE,**

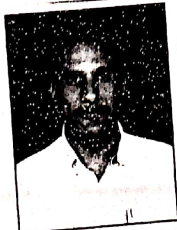


3) **MR. SAMEER RAMESH BUZRUK,**

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED BUILDER/ CONFIRMING PARTY VIZ.

M/s. ATULYA PROPERTIES
Represented by its Partners

1) **MR. SUDHIR SHANKAR DESHPANDE**



2) **MR. MANOJ TRAMBAK WANKHADE**



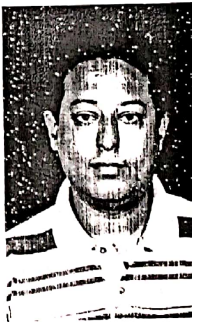
Handwritten signature of Mr. Sudhir Shankar Deshpande



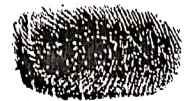
Handwritten signature of Mr. Manoj Trambak Wankhade



Handwritten signature of Mr. Sameer Ramesh Buzruk



Handwritten signature of Mr. Sudhir Shankar Deshpande



Handwritten signature of Mr. Manoj Trambak Wankhade



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
PURCHASERS VIZ.

1) MR. SHRINIWAS SUNIL RAO

2) MRS. ARCHANA SHRINIWAS RAO




Shrinivas

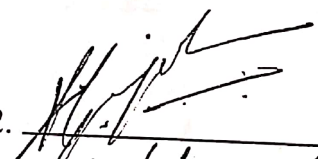


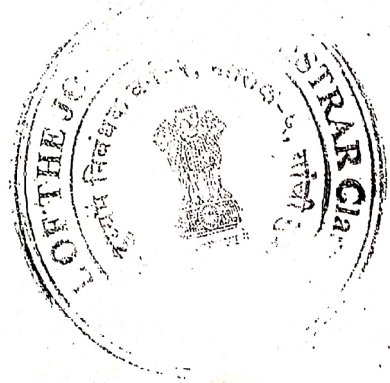
Archana Rao



Witnesses :

1. 
Yogesh Vilchand Borse

2. 
Vinod Laxman Ganjale



नासिक-६
दस्ता क्र. (२००६/२०१४)
११ - २१

11.....

घोषणापत्र

आम्ही मे. अतुल्य प्रॉपर्टीज, या भागीदारी संस्थेतर्फे भागीदार १) श्री. सुधिर शंकर देशपांडे, २) श्री. मनोज त्र्यंबक वानरवडे व ३) श्री. समिर रमेश बुझरुक, याद्वारे घोषित करतो की, द्रुत्यम निबंधक, नाशिक - ५ यांचे कार्यालयात डीड ऑफ अपार्टमेंट या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सौ. रेणु मिथिलेशकुमार शर्मा यांनी दिनांक १८/०५/२०१२ रोजी आम्हाला दिलेल्या कुलमुख्त्यारपत्रा - च्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून जबाब दिला आहे. सादर कुलमुख्त्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्त्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुख्त्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहोत. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहिल याची आम्हाला जाणीव आहे.

R. S. K.

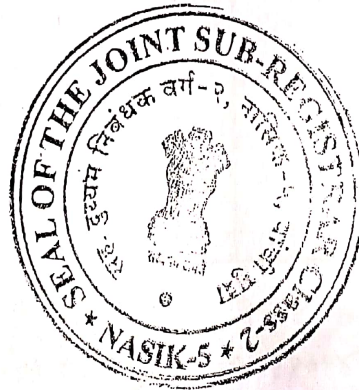
दिनांक : 30/08/2014 १) श्री. सुधिर शंकर देशपांडे

M. T. Wankhede

२) श्री. मनोज त्र्यंबक वानरवडे

S. M. R.

३) श्री. समिर रमेश बुझरुक
मे. अतुल्य प्रॉपर्टीज
या भागीदारी संस्थेकरिता भागीदार





नाशिक महानगरपालिका, नाशिक
इमारत बांधकामाचा वापर करणे बाबतचा दाखला

जावक क्र./नवि/५/१७२१०/१३६
दिनांक : १७/०७/२०१४

No. A 17410

श्री./श्रीमती श्री. मिश्री निरंजनाकुमार शंभूराव शर्मा यांनी अर्ज अंकुश प्रॉपर्टीज
तर्फे घरागिदार हवे. सुधीर एस. देशपांडे वरत.
संदर्भ : तुमचा दिनांक १५/०५/२०१४ चा अर्ज क्रमांक ६५/७१२/१५

नसम-६
दास्त क्र. १००४
१३

महाराज, दाखला देण्यात येतो की नाशिक शिवावरील / श्रि.स.नं., स. नं. ८८८/२+६८८/१६/२००
मधील इमारतीच्या सहपकित्या व स्थिती व तिला करार घेणे
प्रजल्याचे इकडील बांधकाम परवानगी क्र. ३१५८१५४४४ दिनांक १०/०९/२०१३ अन्वये
द्वितीयमार्ग आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. व्यसमिंदर घुसकर, स. नं. ६४२/१०/२०१३
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी / निवासेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६४२.६९ चौ.मी. चौ.मी.
व चटई क्षेत्र ६०५.२४ चौ.मी. चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बांबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- आकारणी व नविनांक क्र. १३ २००००६६ क्रमांक इकराबिला नविनांक क्र. ५७०/१३०६
१३/०९/२०१३ क्रमांक ३२०६३०६
५) वर नोंदविलेले २०१३ क्र. १३,२००६-मदरद्वारे दि. १५/०९/२०१३
वर निवडणाऱ्या नाशिक ६४२०९ चौ.मी. वर

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



सन. ८८८/२४८८५१७/२००

R. V. 19 m.

गाव नमुना नऊ
दैनिक पावती पुस्तक

1969812

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव- नाशिक तालुका- नाशिक खाते क्र.
दिनांक ३/९/१३ भोवदादार/पिसे देणारा श्री. मिश्री निरंजनाकुमार शर्मा

एकत्रीकृत जमीन महसुल										
यकबाकी		चालू वर्ष म्हणजे				स्थानिक उपकर				
		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
20१३/१४			२२१	०						

(अक्षरी) रुपये दोनशे एकशे मात्र (२२१) क



30/08/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 5

दस्त क्रमांक : 6906/2014

नोदंणी :

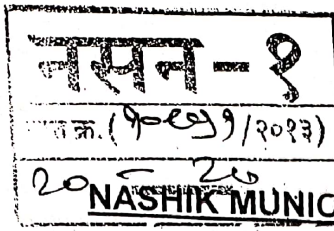
Regn:63m

गावाचे नाव : 1) नाशिक शहर

- (1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट
- (2) मोबदला 1751000
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1599000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : , इतर माहिती: मौजे नाशिक, तालुका जिल्हा नाशिक येथील सर्व्हे नं.888/2+889/1ब/2/40 पैकी प्लॉट नं.40, यांमी क्षेत्र 459.37 चौ.मी. या मिळकतीवर बांधलेल्या "अतुल्य रेणू होम्स अपार्टमेंट" या इमारतीमधील दुसऱ्या मजल्यावरील फ्लॉट नं.09, यांसी क्षेत्र 63.42 चौ.मी. विल्टअप (12.32 चौ.मी. टेरेस क्षेत्रसहित)यांसी कार्पेट क्षेत्र 42.43 चौ.मी.((Survey Number : 888/2+889/1ब/2/40 ; Plot Number : 40 ;))
- (5) क्षेत्रफळ 1) 42.43 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- 1): नाव:-सौ. रेणू मिथिलेशकुमार शर्मा तर्फे जनरल मुखत्यार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार १. श्री. सुधीर शंकर देशपांडे . . वय:-54; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: 47, सिद्धीविनायक हौसिंग सोसायटी, इंदिरा नगर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AAOFA4680L
- 2): नाव:-सौ. रेणू मिथिलेशकुमार शर्मा तर्फे जनरल मुखत्यार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार २. श्री. मनोज त्रंबक वानखडे . . वय:-49; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: 194, महात्मा नगर, पाण्याच्या टाकीजवळ, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422007 पॅन नं:-AAOFA4680L
- 3): नाव:-सौ. रेणू मिथिलेशकुमार शर्मा तर्फे जनरल मुखत्यार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार ३. श्री. समीर रमेश बुझरुक . . वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: फ्लॉट नं.५, शाम टेरेस अपार्टमेंट, पी □न्ड टी कॉलनी, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422007 पॅन नं:-AAOFA4680L
- 4): नाव:-संमती देणार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार १. श्री. सुधीर शंकर देशपांडे . . वय:-54; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: 47, सिद्धीविनायक हौसिंग सोसायटी, इंदिरा नगर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AAOFA4680L
- 5): नाव:-संमती देणार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार २. श्री. मनोज त्रंबक वानखडे . . वय:-49; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: 194, महात्मा नगर, पाण्याच्या टाकीजवळ, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422007 पॅन नं:-AAOFA4680L
- 6): नाव:-संमती देणार मे. अतुल्य प्राॅपर्टीज भागादारी फर्म तर्फे भागिदार ३. श्री. समीर रमेश बुझरुक . . वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: फ्लॉट नं.५, शाम टेरेस अपार्टमेंट, पी □न्ड टी कॉलनी, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422007 पॅन नं:-AAOFA4680L
- (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- 1): नाव:-श्री. श्रीनिवास सुनील राव वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ., ब्लॉक नं. , रोड नं: फ्लॉट नं.१२, समृद्धी रेसिडेन्सी, डे केअर स्कूलजवळ, इंदिरा नगर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AIUPR9925K
- 2): नाव:-सौ. अर्चना श्रीनिवास राव वय:-36; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:



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NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ CD/ B3/ 584/ 5444

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 14/01/2013

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, **Smt. Renu Mithaleshkumar Sharma thro; G.P.A. Holder Atulya Properties thro' Partner : Shri. Sudhir S. Deshpande & Other.**

C/o. Supr. Sameer Buzruk & Stru. Engg. R. B. Chopda of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.— 40 of S. No. 888/2+889/1B/2/40 of Nashik Shiwar.

Ref - Your Application & Plan dated: 23 / 10 /2012 Inward No. B3/BP/4592

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 30)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.



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8) Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis of tenements% A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

10) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.

14) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.

15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.

16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."

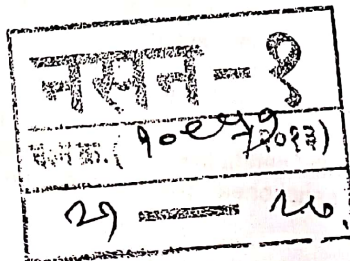
17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

18) N. A. order No. 344/2012 Dated: 12 / 10 /2012 submitted with the application.

19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

20) A) Rs. 1,08,255/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 01/0502 Dtd:- 28 / 12 /2012.

B) Rs. 48,235/- is paid for development charges w. r. to proposed land development vide R. No./B.No. 01/0502 Dtd:- 28 / 12 /2012.



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C. C. for P. No:- 40 of S. No. 888/2+889/1B/2/40 of Nashik Shiwar.

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 2000/- Deposited vide B.No./R.No. 089/2145

Date:- 28 / 12 / 2012 As per Order No 137 Dt. 18/03/2003.

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

- 23) A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details:

- a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
d) F.S.I. permitted.
e) Number of Residential/Commercial flats with their areas.
f) Address where copies of detailed approved plans shall be available for inspection.

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

- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

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

26) Drainage connection charges Rs. 14,000/- is paid vide R.No./B.No. 66/6617
Dtd:- 28 / 12 / 2012.

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

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

29) Welfare cess charges Rs. 70,885/- is paid vide R.No./B.No. 66/6617 dtd: 28/12/2012.

30) This permission is given on the strength of DRC No: 243 dtd: 08/10/2008 and 185.00 Sq.mt. TDR area utilized from the same.


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND / BP

Nashik, Dt. / / 20

Copy to: Divisional Officer,

----- Division

Nashik Municipal Corporation, Nashik.

