

Receipt (pavti)

74/33066
Friday, December 13, 2024
1:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 37110 दिनांक: 13/12/2024

गात्राचे नाव: कळवा
दस्तऐवजाचा अनुक्रमांक: टनन2-33066-2024
दस्तऐवजाचा प्रकार : करारनामा
नादर करणाऱ्याचे नाव: संजना संजय चाचे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 27

रु. 30000.00
रु. 540.00

एकूण:

रु. 30540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
1:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 2
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

बाजार मूल्य: रु. 4163443.2 /-
मोबदला रु. 4998000/-
भरलेले मुद्रांक शुल्क : रु. 142400/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 540/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224131408598 दिनांक: 13/12/2024
वैकिचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012534733202425E दिनांक: 13/12/2024
वैकिचे नाव व पत्ता:

संजना, संजय चाचे



12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 33066/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

| विवेखाचा प्रकार | करारनामा |
|---|---|
| 1) मोबदला | 4998000 |
| 2) बाजारभाव(भाडेपट्ट्याच्या दस्तऐवजावर आकारणी देतो की पट्टेदार नमूद करावे) | 4163443.2 |
| 3) भू-मापन, फोटोहिसा व क्रमांक(अमल्याम) | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 502, पाचवा मजला, बैलंगवी पार्क, दत्तवाडी, खारेगाव नाका, कळवा, ठाणे, सदनिकेचे क्षेत्र 463 चौ. फुट कापेट --- मुंबई मुद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत करण्यात आलेल्या सुधारणेनुसार परि. 1 मधील अनुच्छेद 5 ग-अ यांस ज्यादा दाखल केलेला उपखंड क्र. 2 अन्वये मिळकतीच्या मोबदल्याचे मुल्यांकन रु 49,98,000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 3,49,860/- इतके मुद्रांक शुल्कामध्ये दि. 25/11/2022 रोजी विकासाक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन2-26028-2022 दि. 25/11/2022 रु. 2,08,172/- इतके मुद्रांक शुल्कामधील रु. 100 इतके मुद्रांक शुल्क मुळ करारास शिल्लक ठेवल्यानंतर 2,08,072/- इतके मुद्रांक शुल्क समाप्तोजित करून उर्वरित रु. 1,42,400/- इतके मुद्रांक शुल्क भरण्यात आले आहे (Survey Number : 49/6 ;) |
| 4) क्षेत्रफळ | 1) 463 चौ.फुट |
| 5) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | 1) नाव:-कौस्तुभ अरुण उतेकर वय:-38; पत्ता:-प्लॉट नं: ए-503 , माळा नं: ., इमारतीचे नाव: श्रीकृष्ण दर्शन, ब्लॉक नं: ., रोड नं: जुना मुंबई पुणे रोड, जीपी पारसिक बँक समोर, खारेगाव, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ABGPU6964J |
| 6) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता. | 1) नाव:-संजना संजय चाचे वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रोड नं. 16, पाईप लाईन जवळ, अंबिका नगर 2, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ARBPC1461D |
| 7) दस्तऐवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता | 2) नाव:-संजय सुदाम चाचे वय:-48; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रोड नं. 16, पाईप लाईन जवळ, अंबिका नगर 2, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ARBPC1460C |
| 8) दस्तऐवज करून दिल्याचा दिनांक | 13/12/2024 |
| 9) दस्तऐवज करून दिल्याचा दिनांक | 13/12/2024 |
| 10) अनुक्रमांक, खंड व पृष्ठ | 33066/2024 |
| 11) बाजारभावाप्रमाणे मुद्रांक शुल्क | 142400 |
| 12) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| 13) श्रेण | |

सह दुय्यम निबंधक वर्ग - २
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व्यांकनामाठी विचारात घेतलेला तपशील:-

दस्तऐवज करून दिल्याचा दिनांक (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------------|--|----------------------------------|--|---|---------------------|---|-----------------------|
| MH012534733202425E | | BARCODE | | Date | 13/12/2024-13:01:49 | Form ID | 25.2 |
| Inspector General Of Registration | | | | Payer Details | | | |
| Stamp Duty | | | | 33000 / 3028 | | | |
| of Payment | | | | 9 / 26 | | | |
| Name | | THN2_THANE 2 JOINT SUB REGISTRAR | | Full Name | | SANJANA SANJAY CHACHE | |
| Location | | THANE | | Flat/Block No. | | FLAT NO. 502, 5TH FLOOR, VAISHNAVI PARK | |
| Account Head Details | | Amount in Rs. | | Premises/Building | | DATTAWADI, KHARE GAON NAKA, KALWA | |
| 046401 Stamp Duty | | 142400.00 | | Road/Street | | THANE | |
| 063301 Registration Fee | | 30000.00 | | Area/Locality | | THANE | |
| | | | | Town/City/District | | | |
| | | | | PIN | | 4 0 0 6 0 5 | |
| | | | | Remarks (If Any) | | | |
| | | | | PAN2=ABGPU6964J-SecondPartyName=KAUSTUBH ARUN UTEKAR- | | | |
| | | | | Amount in | | One Lakh Seventy Two Thousand Four Hundred Rupees | |
| | | 1,72,400.00 | | Words | | Only | |
| PUNJAB NATIONAL BANK | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 03006172024121300541 | 5184667866 |
| Cheque/DD No. | | | | Bank Date | RBI Date | 13/12/2024-13:02:27 | Not Verified with RBI |
| Name of Bank | | | | Bank-Branch | | PUNJAB NATIONAL BANK | |
| Address of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9594695378

Document ID :
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 13th day of December, 2024

BETWEEN

MR. KAUSTUBH ARUN UTEKAR, age 38 years, PAN : **ABGPU6964J**, Indian Inhabitant, having address at A/503, Shrikrishna Darshan, Old Mumbai Pune Road, opp. GP Parsik Bank, Kharegaon, Kalwa, Thane - 400605, hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MRS. SANJANA SANJAY CHACHE**, age 53 years, PAN : **ARBPC1461D**, and 2) **MR. SANJAY SUDAM CHACHE**, age 48 years, PAN : **ARBPC1460C**, both Indian Inhabitants, having address at Road No. 16, Near Pipe Line, Ambika Nagar 2, Thane (West) - 400604, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 25th day of November, 2022 (Registered with the Sub-Registrar of Thane - 2 at Doc. No. TNN2-26028-2022 dated 25/11/2022) executed between M/s. Jai Mata Di Enterprises therein referred to as the "Builder" of the One Part and Mr. Kaustubh Arun Utekar therein referred to as the "Purchaser (VENDOR herein)" of the Other Part purchased and acquired all rights, title and interest in **Flat No. 502**, admeasuring **463 Sq. Ft. (Carpet) area on 5th Floor**, in the building known as "**VAISHNAVI PARK**"

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on the property bearing **Survey No. 49/6 Village Kalwa**, lying, being and situated at Dattawadi, Khare Gaon Naka, Kalwa, Thane - 400605, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which Flat hereinafter referred to as the "**SAID PREMISES**" and more particularly described in the schedule hereunder written.

AND WHEREAS the VENDOR has made the entire payment of consideration to the said M/s. Jai Mata Di Enterprises of such being on and thereupon, the VENDOR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the VENDOR is enjoying the said premises as full and absolute owner thereof and he has decided to sell the said premises on **OWNERSHIP BASIS** together with undivided right, title and interest in the said premises and the PURCHASERS demanded from the VENDOR and the VENDOR has given inspection to the PURCHASERS and they are satisfied with all the documents of the title relating to the said premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS after negotiations, the VENDOR has agreed to sell and PURCHASERS have agreed to purchase aforesaid premises on **OWNERSHIP BASIS** for the consideration and upon the term and conditions hereinafter appearing.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-



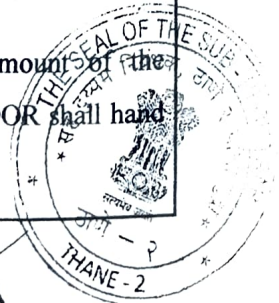
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1. The VENDOR hereby agrees to sell, assign and transfer and the PURCHASERS hereby agree to purchase and acquire from VENDOR, the said premises bearing **Flat No. 502**, admeasuring **463 Sq. Ft. (Carpet) area** on **5th Floor**, in the building known as "**VAISHNAVI PARK**", standing on the property bearing **Survey No. 49/6 Village Kalwa**, lying, being and situated at Dattawadi, Khare Gaon Naka, Kalwa, Thane - 400605, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane and more particularly described in the schedule written hereunder **TOGETHER WITH ALL** the rights, titles and interests therein at and for a **Lump-sum Price / Consideration** of Rs. 49,98,000/- (Rupees Forty-Nine Lakhs Ninety-Eight Thousand only).
2. The PURCHASERS have paid an amount of **Rs. 9,98,000/-** (Rupees Nine Lakhs Ninety-Eight Thousand only) as the **Earnest Money Payment** as more particularly described in the receipt hereunder written and the payment and receipt whereof, the VENDOR hereby admit and acknowledge and hereby release, acquit and discharge the PURCHASERS from the payment thereof absolutely and forever. The PURCHASERS have agreed to pay the **Balance Amount of Consideration** of Rs. 40,00,000/- (Rupees Forty Lakhs only) by obtaining loan from any Bank / Financial Institution directly in the name of VENDOR by Pay Order / D.D. / Cheque as **Full and Final Payment** after registration of this Agreement and within _____ days from handing over Mortgage NOC from Builders/Developers, all Original Document and other related paper from the VENDOR to PURCHASERS.
3. After realization of receipt of full and final amount of the consideration in respect of said premises, the VENDOR shall hand

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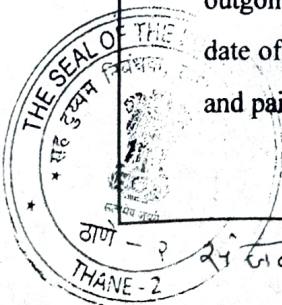
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over and put the PURCHASERS in vacant, peaceful, exclusive, physical and legal possession of the said premises without reservation on any rights or claim of whatsoever nature and thereafter the said premises shall be the absolute property of the PURCHASERS.

4. The VENDOR shall execute and hand over to the PURCHASERS all necessary applications, forms, declarations for getting the said premises transferred in PURCHASERS name.
5. The VENDOR hereby agrees, admits and declares that, the said premises and every part thereof is free from all encumbrances, claim and demands whatsoever and that the VENDOR has not mortgaged, charged, encumbered or otherwise dispose off the said premises or any part thereof in any manner whatsoever.
6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said premises, if found, due and payable the same shall be borne and paid by the VENDOR alone and that the VENDOR shall indemnify and keep indemnified the PURCHASERS at all times in respect thereof.
7. All the deposits and amounts, viz. electricity meter deposit and other deposits, charges, etc. paid by the VENDOR to the authorities concerned shall stand transferred to the account of the PURCHASERS. All the taxes, cess, charges, expenses and other outgoings in respect of the said premises due and payable from the date of handing over possession of the said premises shall be borne and paid by the PURCHASERS alone.

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8. The PURCHASERS hereby agree and undertake to abide by all the rules and regulations of the Local Authority in respect of said premises from the date of handing over possession of the said premises, the PURCHASERS shall pay and shall keep on paying to the concerned authority all the taxes, electricity, water charges, maintenance charges and all other dues and outgoings and shall not withhold the same for any reason whatsoever and shall always keep the VENDOR indemnified in that behalf.

9. The VENDOR shall deliver and cause to be delivered to PURCHASERS all the previous agreements, documents, deeds, permissions, etc. pertaining to the said premises for the purpose of the record of PURCHASERS.

10. The VENDOR has represented to the PURCHASERS that :-

A) He is the absolute owner of the said premises and no other person/s has / have any interest therein.

B) There are no encumbrances on the said premises and he has paid full charges, outgoings fees, levies, taxes, etc. in respect thereof, subject to whatever is stated hereinabove.

C) He has been in possession of the said premises.

D) The said premises is free from all encumbrances, charges, lien, mortgage, etc. and no financial institutions or any other person/s has or have any claim of whatsoever nature against the said premises.

E) The title of the VENDOR to the said premises is clear and marketable and free from encumbrances.



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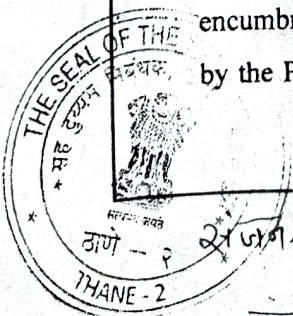
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- F) On taking possession of the said premises, the PURCHASERS shall be entitled to occupy the same without any claim or interruption from the VENDOR or anybody claiming under him.
- G) He has paid full dues in respect of the said premises to the authorities concerned and shall indemnify and keep indemnified the PURCHASERS against all or any claim in that regard.
- H) He shall obtain the necessary No Objection Certificate from the said Builders / Sellers for the transaction of sale of the said premises, as contemplated through these presents.
11. The VENDOR hereby agrees, admits and declares that, the VENDOR has full rights and absolute authority to enter into this Agreement and that he has not done or performed or caused to be done or performed any acts, deeds, matters or things, whatsoever whereby he may be prevented from entering into this Agreement.
12. The VENDOR hereby states, declares and confirms that, the PURCHASERS shall be entitled to get transferred the Electricity Meter installed in the said premises to their name and the VENDOR shall if required give his fullest co-operation in that regard.
13. The VENDOR hereby further agrees and declares that, he will save, defend, keep harmless and indemnify the PURCHASERS from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed occasioned or suffered by the PURCHASERS or by any other person or persons lawfully

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or suitable claiming or claim by, from, under, or in trust for him
and also against all action, proceedings, claims and demands and
damages.

14. The VENDOR agree to execute all deeds, matters, writings, papers, etc. in favour of the PURCHASERS and to do all other incidental and necessary acts as may be needed for completing the title of the PURCHASERS in respect of the said premises.
15. The transfer fees shall be borne by the VENDOR and the PURCHASERS in Equal proportions. The VENDOR hereby undertake and indemnify the PURCHASERS that they will do all the acts, deeds and other required things to get the said premises transferred in the name of the PURCHASERS.
16. The PURCHASERS shall register this Agreement in the Office of the Sub-Registrar and intimate about the same to the VENDOR and the VENDOR shall attend the Office of the Sub-Registrar and admit the execution of these presents, without any hindrance and delay.
17. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by PURCHASERS ALONE.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing **Flat No. 502**, admeasuring **463 Sq. Ft.** (Carpet) area on **5th Floor**, in the building known as "**VAISHNAVI PARK**", standing on the property bearing **Survey No. 49/6 Village Kalwa**, lying, being and situated at **Dattawadi, Khare Gaon Naka, Kalwa, Thane - 400605**, within the limit of the **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.


SIGNED SEALED AND DELIVERED

by the withinnamed "**VENDOR**"



MR. KAUSTUBH ARUN UTEKAR

in the presence of

- 1) Nitin Baram Chache 
- 2) Shivani Sanjay Chache शिवानी सं जाचे



SIGNED SEALED AND DELIVERED

by the withinnamed "**PURCHASERS**"


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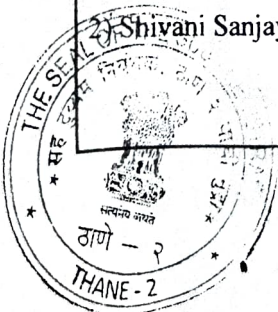
1) **MRS. SANJANA SANJAY CHACHE**

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2) **MR. SANJAY SUDAM CHACHE**

in the presence of

- 1) Nitin Baram Chache 
- 2) Shivani Sanjay Chache शिवानी सं जाचे



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:: RECEIPT ::

RECEIVED of and from **MRS. SANJANA SANJAY CHACHE** and **MR. SANJAY SUDAM CHACHE (PURCHASERS)**, a sum of Rs. 9,98,000/- (Rupees Nine Lakhs Ninety Eight Thousand only) as the **Earnest Money Payment** against the sale of **Flat No. 502**, admeasuring 463 Sq. Ft. (Carpet) area on **5th Floor**, in the building known as "**VAISHNAVI PARK**", situated at Dattawadi, Khare Gaon Naka, Kalwa, Thane - 400605 in the following manner :

| Sr. No. | Rupees | NEFT / D. D. / *Cheque No. | Dated | Drawn on |
|---------|----------------|----------------------------|------------|---------------------|
| 1) | Rs. 5,00,000/- | 165859 | 05/12/2024 | Union Bank of India |
| 2) | Rs. 4,00,000/- | 182779 | 05/12/2024 | Union Bank of India |
| 3) | Rs. 98,000/- | Cash | 12/12/2024 | ---- |

*Subject to realization of Cheque.

Rs. 9,98,000/-

I SAY RECEIVED



MR. KAUSTUBH ARUN UTEKAR

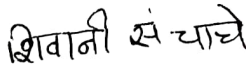
"VENDOR"

WITNESSES :-

1) Nitin Balaram Chache



2) Shivani Sanjay Chache






THANE MUNICIPAL CORPORATION, THANE

(Regulation No.37)

Occupancy Certificate
तळमजला + सात मजले

टन नं - २
दस्त क्रमांक २६२२४३/२०२२
३१ / ३१

टन नं - २
दस्त क्रमांक ३३०६६ / २०२४
१० / २०

DATE: 7/13/2017

V.P.No. 1301/15

TMC/TDD/ 890

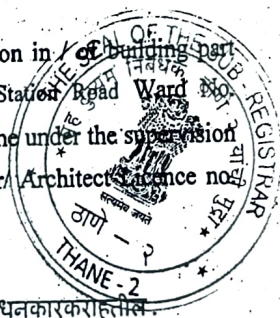
To,
Shri / Smt. एच. एम. कांबळे (Architect)
Shri / Smt. श्री. जयवंत साळवी (Owner)
मे. जय माता दी एंटरप्रायझेस (विकासक)

Sub- मौजे कळवा, ठाणे येथील खर्च नं. ४९/६ भुखंडावरील नमुद बांधकाम पूर्ण झाल्याची

Ref. P.No. 1301/15
Com.letter No. 1301/15/0/05201

Sir,

The part / plan development work / erection / re - erection alteration in / of building part building no. situated at Kalwa, Thane, Road Street Station Road Ward 800 sector No. S.No./C.T.S. No. F.H.No. 4974 Village Kalwa, Thane under the supervision of M/s. H.M. Kamble Surveyor/Engineer/Structural Engineer/ Supervisor/ Architect's licence no. C.A./92/8982 may be occupied on the following conditions



- १) पाणी, वृक्षविकास, पावसाचे पाणी व सारणीकरण, विकासाक लागून वापरबंधनकारक राहतील.
 - २) उपलब्धतेनुसार पाण्याचे वृक्षविकास, पावसाचे पाणी व सारणीकरण वापर बंधनकारक राहतील.
 - ३) मालकी हक्काबाबत भविष्यात वाद निर्माण झाल्यास, त्याची जबाबदारी मालकी विक्रेत्याकडे राहिली.
 - ४) उदवाहन यंत्रणा कार्यरत ठेवण्याची जबाबदारी वापरकर्त्याची राहिली.
 - ५) अग्नीशमन विभागाकडील नाहरकट दाखल्यामधील अटी विकासाक लागून वापर बंधनकारक राहिली.
- AS set certificated completion plan is returned herewith



Office No: सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच पत्रव्यवस्थापन नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाने कलप ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जासती जास्त ३ वर्षे कैद व ५,०००/- डंड होऊ शकतो."



Yours Faithfully
Executive Engineer
Town Development Office
Municipal Corporation of
the city of Thane

- Copy to,
1. Collector of Thane
 2. Dy. Mun. Commissioner
 3. E. E (Water Works) TMC
 4. Assessor Tax Dept. TMC

(Handwritten signatures)



| | |
|--------------|--------------|
| ट न न - ३ | |
| दस्त क्रमांक | २६०२८ / २०२२ |
| | २२ / ३८ |

THANE MUNICIPAL CORPORATION, THANE

(Regulation No.3 & 24)

SANCTION OF DEVELOPMENT

PERMISSIONS / COMMENCEMENT CERTIFICATE

इमारत तळ (स्टील्टपार्ट) + ७ मजले

TMC / TDD / 1022

Date: ३०

| | |
|--------------|--------------|
| ट न न - ३ | |
| P. No. | १०१/१३ |
| दस्त क्रमांक | ३००६६ / २०२२ |
| | १५ / २७ |

(Architect)

(Owner)

To, Shri/Smt. एच.एम.कांबळे

Shri/Smt. श्री. जयवंत दळवी

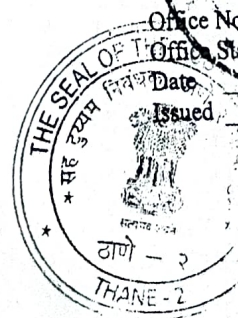
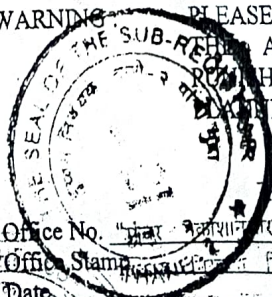
म. जय माता दी एन्टरप्रायझेस (विकासक)

Sir,

With reference to your application No. 1130 dated 28/05/2015 for Permission / grant of Commencement Certificate under sections 45 & 69 of the Maharashtra No. Regional and Town Planning Act, 1966 to carry out development work and or to erect No. --- in Village- कळवा, Section No. --- Ward No. --- situated at Road / S.No./C.T.S. No/F.P. No./Gut No. --- Hissa No. --- Block No. --- the development the commencement certificate is granted subject to the following condition.

- 1) The land vacated in consequence of the enforcement of the set back ne shall form public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used by any person until the commencement permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for 5 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
- ५) मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याची निपटणूक जागृदास मालक विकासक या महापालिका त्यास जबाबदार राहणार नाही.
- ६) सी. एन. पूर्वी मोकळ्या जागेचा कर भरणी करणे आवश्यक.
- ७) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविले जाई.
- ८) वापर परवान्यापूर्वी अग्नि सुरक्षा विभागाला नोटीस देणे आवश्यक.
- ९) वापर परवान्यापूर्वी उदाहरणाने जागेच्या वापराबाबतची निष्पत्ती सादर करणे आवश्यक.
- १०) वापर परवान्यापूर्वी पाणीपुरवठा विभागाकडून पाणी पुरवठा यंत्रणा बसविणे व रेन वॉटर योजना कार्यान्वित करणे बंधनकारक राहिल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRA APPROVED PLANS AMOUNTS COGNASIBLE RCHABLE UNDER THE MAHARASTRA REGIONAL TOWN PLANNING ACT. 1966



Office No. १२३४५६७८

Office Stamp

Date

Issued

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Yours faith

Municipal Corporation
the city of

[Signature]

[Signature]