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16/5/2018

NASHIK MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICE
E mail :- cfo@nashikcorporation.in

Office of the Chief Fire Officer

Ref. No: NMC / FIRE / WS / II / Mixed.- 09 / 2018 ;

DATE: 22/ 05/2018

To,
Assistant Director (Town Planning)
Nashik Municipal Corporation, Nashik

Sub: Requirements under Maharashtra Fire Prevention & Life safety Measures Act, 2006 for construction of High Rise Mixed Occupancy (Residential + Commercial) Building in CT S. No. 5866 / 2, Panchvati, Nashik Shivar, Nashik.
Client: Shri P. S. Joshi & Others
C/o Shri Sanjay Mistry, Architect, Nashik

Ref:

1. Tentative Building approval Dt. 07/08/2017 by Town Planning Deptt., NMC, Nashik
2. Previous letter of This office wide no. NMC / FIRE / WS / II / 106 /2011; date: 27 / 05 / 2011
3. Fire Prevention Fund Rs. 49,000/- (Fire Fund Rs. 45,000/- + Insp. Fee Rs. 4,000 /-)
Paid wide Book No.4077, Pass No.85, Dt. 25/05/2011.

Shri P. S. Joshi & Others have decided to construct High Rise Mixed Occupancy (Residential + Commercial) Building in CT S. No. 5866 / 2, Panchvati, Nashik Shivar, Nashik and submitted municipal drawings after scrutiny from Town Planning deptt. to this office through Shri Sanjay Mistry, Architect,

The details of the building are as follows,

The building complex abuts on 18.0 meter wide road.

BUILDING DETAILS

- A) Height of Building: 19.75 mtr.
B) No. of stories/Floors : Basement + Ground (Parking + Commercial) +
+ 5 floors (Residential)

Sr. No.	Name of the area / structure	Details of Floors	Built up Area as per T.P. (M ²)	Area in Sq. Mtrs. (Total slab area) (M ²)
1	Plot area		700.86	
2	Proposed Residential		1239.38	1598.85
3	Proposed Commercial		239.51	283.64
4	Proposed Basement		194.35	194.35
Total Proposed Built up area			1478.89	2076.84

SPECIAL REQUIREMENTS:-

As the proposed buildings are High Rise Special buildings, Fire protection rules and regulations as specified in National Building code of India-2016- Part IV, (Fire and Life Safety) and Maharashtra Fire Prevention & Life safety Measures Act, 2006 become applicable as per clause 18 and Appendix-'J' of the D. C. Rules of NMC.

The conditions in D. C. Rules & NBC-Part- IV-2016 shall be strictly followed

Note: As per D.C.rule clause 6.2.6.1, the necessary drawings showing details of Active and Passive fire protection system shall be get approved from the Chief Fire officer, NMC or otherwise this NOC will stand cancelled.

2. Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

- 2.1 Under Section 3 of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as "said Act") The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.
- 2.2 As per the provision as under :- 10 of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing. Such other related activities required to be carried out in any place or building or part thereof. Provided that, No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.
- 2.3 Under Section 11 of the said Act, the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
- 2.4 Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
- 2.5 It is mandatory to submit fire prevention and fire protection drawings prepared by License Agency. The same should be got approved from fire department.
- 2.6 The B.C.C./Completion cum occupancy certificate shall only be issued subject to "Final No-Objection Certificate" issued by this department.
- 2.7 Proper roads in the premises should be provided for easy mobility of the Fire Brigade.
- 2.8 Appliance & marginal spaces should be kept free from obstructions all the time.
- 2.9 The load bearing capacity of internal roads shall not be less than 45 Tons.
- 2.10 All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly as per and confirming to IS: 15683.
- 2.11 All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
3. FIRE LIFT: (Minimum one lift in each Lift Bank to be provided compulsorily)
- 3.1 All the floors shall be accessible for 24 hours by the lifts.
- 3.2 The lift shaft shall not be surrounded by staircase.
- 3.3 The lift machine rooms shall be separate and no other machinery shall be installed or no combustible material shall be stored in the lift machine rooms.
- 3.4 Collapsible gates shall not be permitted for lifts, and shall be solid doors with fire resistance of not less than 1 hour.
- 3.5 The lift shall conform to the provision in National Building Code - Part IV Annex 'C'.
- 3.6 The lift shall have a floor area of not less than 1.4 sq. meters and loading capacity of not less than 545 kg (8 persons) with automatic closing doors of 0.8 meter width.
- 3.7 The operation of the Fire lift shall be by simple toggle switch or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points become inoperative and the lift will be on car control, when the switch is off, the lift will return to normal working. The lift can be used by the occupants in normal times.
- 3.8 The electric supply for fire lift shall be on a separate service from electric supply mains in the building and the cables run in a route safe from fire i.e. within the lift shaft.
- 3.9 In case of failure of electric supply, it shall automatically trip over to alternate supply.
- 3.10 The words "FIRE LIFT" shall be conspicuously displayed in Fluorescent paint on the lift landing doors at each floor level.
- 3.11 The fire lift should be provided with a ceiling hatch for use in case of emergency, so than when car gets stuck up, it shall be easily openable.
- 3.12 The speed of the Fire Lift shall be such that it can reach the top floor from ground level within (One) 1 minute.
- 3.13

SERVICE DUCT / SHAFT:

Service Ducts and shaft shall be compulsorily provided for Electric cables, garbage chutes, Fire Fighting etc and shall be enclosed by walls of 2 Hours and doors of 1 Hours Fire resistance rating.

All such ducts / shafts shall be properly sealed and fire stopped at all floor levels.



[Type text]

4.3 A vent opening at the top of the service shaft shall be provided having area between one fourth and one half of the area of the shaft.

5. ELECTRICAL SERVICES:

- 5.1 The electric distribution cables/ wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage running in shaft and in false ceiling shall run in separate conduits.
- 5.2 Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables, use of bus ducts/solid rising mains instead of cables is preferred.
- 5.3 Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled.
- 5.4 The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h.
- 5.5 Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice.
- 5.6 An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the basement, it should have automatic fire extinguishing system.

5.7 Suitable circuit breakers shall be provided at the appropriate points.

6. ILLUMINATION OF MEANS OF ESCAPE:

- 6.1 The staircase and corridors lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on ground floor easily accessible to Fire Fighting staff at any time, irrespective of the position of the individual control of the light points if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- 6.2 Staircase and corridors lighting shall also be connected to alternate supply.
- 6.3 Emergency lights shall be provided in the staircase and corridor.
- 6.4 All wires and other accessories used for emergency light shall have fire retardant property.

7. ALTERNATE SOURCE OF POWER SUPPLY (Compulsory):

A stand by electric generator of sufficient capacity shall be installed to supply power to staircase and corridor lighting circuits, fire lift, the stand-by fire pump, pressurization fans & blowers smoke extraction and damper system in case of failure of electric supply.

8. LIGHTNING PROTECTION OF BUILDING:

The lightning protection for building shall be provided as given in Part - 8 Building Services section - 2 Electrical Installation of NB Code. 2016.

9. FIRE PROTECTION SYSTEM:

As per National Building code-2016, Part-IV & Maharashtra Fire Prevention & Life safety Measures Act, 2006 the following fire protection system, will have to be installed for the safety of the building.

9.1 Fire Protection Required

Sr. no.	Protection	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	As per IS: 15683.	On each floor & in Lift machine room
2.	Hose Reel	Required	IS: 884 : 1985	On each floor
3.	Down Corner	Required		
4.	Yard Hydrant	Required	IS:3844:1989 & IS 13039:1991	
5.	Automatic Sprinkler system	Required	IS: 15105	Since area is less than 200M ² , not required

6.	Automatic Fire Detection & Alarm system.	Required For Entire Building	IS:2189: 1999	Only for MOEFA -connected to alternate power supply in case of emergency.
7.	Terrace tank	Required 25,000 ltrs.		Separate from Domestic Water Tank
8.	Fire Pump (Minimum capacity)	900 lpm elect. driven. - 1no	Dedicated power supply from generator should be provided.	900 lpm @40mtr Head (Bronze Impeller) On Terrace
9.	Fire Brigade Connection- separate for static water tank & for hydrant system.	Required	Near main entry gate.	At ground floor, @ 1.0 mtr above GL
10.	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.	Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.	

9.2 Approval of Drawings of Fire Protection System:
Detailed drawings of Hydrant system, detection system etc will be submitted for the approval of Fire Brigade department before starting of actual work

10 GENERAL CONDITIONS:

- 10.1 No flammable / explosive material shall be stored in the premises before prior permission from the concern department including Fire Brigade.
- 10.2 All fire fighting equipments shall be as per IS specifications bearing ISI mark
- 10.3 Fire Fighting systems shall be painted with PO red color
- 10.4 Sign board such as 'No Smoking', 'Exit', 'Emergency Exit', 'Emergency Phone Nos.', 'First Aid Box' etc shall be provided at prominent places. They shall be painted in Marathi, Hindi and English with reflective / glow paint only
- 10.5 Floor Nos shall be clearly demarked on every floor in staircase lobby as well as in lift well
- 10.6 Fire protection work will be carried out by Licensed Agency as per provision in Maharashtra Fire Prevention & Life safety Measures Act, 2006.
- 10.7 While providing all fire and life safety provisions, the National Building code of India 2016 - Part IV & Maharashtra Fire Prevention & Life safety Measures Act, 2006 will be strictly followed.
- 10.8 The undersigned reserves right to attend any additional recommendations deemed fit during final inspection due to statutory provisions amended from time to time and in the interest of the protection of life & property
- 10.9 Previous letter of This office wide no. MMAC/FIRE/WS/II/106/2011, date: 27/05/2011 is hereby cancelled henceforth.

Note:- i) Architects & Owner/builder are requested to read Requirements in 'Appendix- J' and National Building code of India - 2016- Part- IV / alongwith terms and conditions carefully.
ii) If any of the requirements are not fulfilled or completed during construction, Final NOC from this department will not be issued.
iii) The License Agency who will install the fire Protection system will be responsible for servicing & maintenance of the system and to issue the 'Form B' certificate in January and July month of every year for next five years.



CHIEF FIRE OFFICER
Nashik Municipal Corporation.

(Signature)
29/5/11



नाशिक महानगरपालिका, नाशिक

इमारत वापरचा दाखला

No. 25090

(पूर्व/भ्रमणः)

जावक क्र./ननिधि/सी/१/२५०९०/२०२०
दिनांक : ११/३ / २०२०

श्री. श्रीमती कल्याण दिनेकर जोशी व इतर

यस्यचे ठिकाण व पत्ता : दिनेकर हार्टस पंजरपीठ जवळ निवाण/बसस्टॉप समीर
पंचवटी नाशिक ४२२००३

संदर्भ : आपला दिनांक २२ / १०८ / २०१९ चा अर्ज क्रमांक सी/१/ओसी/१००

महाराष्ट्र, दखला देण्यात येतो की, नाशिक शिवरातील/सि.स.नं., स.नं. ५८९९१२
लॉट नं. अं.पू. क्र. मधील इमारतीच्या मळजमिनीच्या १९८१/१०३ १९८१/१०३ दिनांक १८/०२ / २०१९ अन्वये
मळजमिनी इन्कॉरपोरेट बांधकाम परवानगी क्र. सी/१/१०३ १९८१/१०३ दिनांक १८/०२ / २०१९ अन्वये
दिल्याप्रमाणे ऑक्टिकेट/इंजि. /सुपरवायझर, श्री. संजय मर्कुट रजिस्ट्रेशन क्र. सी/सी/५५५०

याचे स्थिकाणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी व नव/रजिस्ट्रेशन कारणासाठी खालील अटी
यास अतिम म्हणून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- सुष्ण बांधकाम क्षेत्र १५०३.३८८ चौ.मी. या पैकी निवासी ९०२.०० चौ.मी. निवासेतर ६०९.०० चौ.मी.
- सुष्ण कर्त क्षेत्र १८५५.०६ चौ.मी. या पैकी निवासी ६९१.९६ निवासेतर ५६३.३९ चौ.मी.
- सुष्ण इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी व नव/रजिस्ट्रेशन कारणाकारिताच करता येईल.
- सुष्ण इमारतीत म.न.पा. त्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) कॅम्प लॉट / घणवडी इडेकस नं. North/West/S/131/2020 dt. 24/02/2020

४) कोणत्यान विभागाचा अंतिम दाखला क्रमांक _____

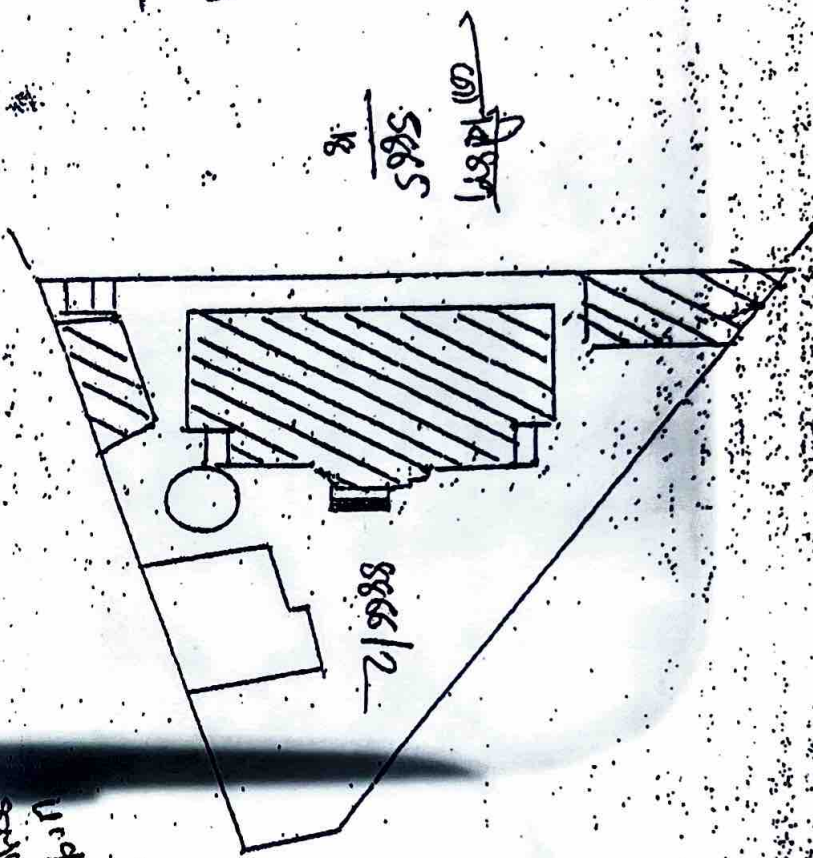
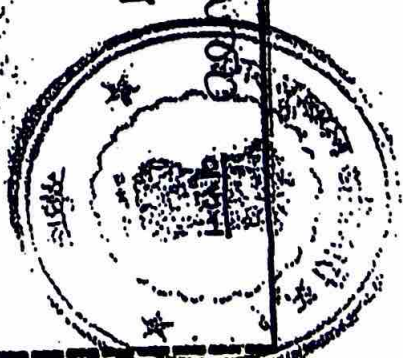
५) परतर्ण विभागाचा नाहरकर दाखला क्रमांक _____

६) घणवडी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
बांधकाम अधिकारी शुभरक + रोम चार्जेस + जालकणी बंद स्टडीड 1क. अनुक्रम
१९८८०८-१५५००१-५८०००१-असे प्रकुरा २ क १८९५८०१-पा.क.६८११०८४
१९१८/१०/२०१९ अजय धवननेनी आई.

(Signature)

कार्यकारी अधिकारी
नागर कियोजन विभाग
नाशिक महानगरपालिका, नाशिक

शहर नाशिक नगर भूसाधन अधिकारी क. १ यांचे कार्यालयातील आलेख क्र. ५४६२/२
सि.स.नं. ५८६२/२ च्या नकाशाची कारण पुरती नक्कल



काशीबाग
४४६२/२

North arrow pointing up, labeled 'N' and '-S-'

प्रमाण १:५००

खरी नक्कल

शहरसेदार

नगर भूसाधन अधिकारी, क.१

नाशिक

नाशिक नगर
२४/३/२०१५
२४/३/२०१५
सदरची नक्काशी करून घ्यावी अशावेत नकाशा
दरम्यान नकाशा
नकाशासाठी मंडळी करून घेणे आवश्यक आहे



NASHIK MUNICIPAL CORPORATION

NO.LND/BP/C1/1/203/06

DATE :- 14/02/2015

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **Shri. K. D. Joshi & Others**

C/o. Ar. Sanjay V. Mistry & Stru.Engg. B. P. Bhavsar of Nashik.

SUB :- Sanction of Building Permission & Commencement Certificate on Plot No.- of
C.T.S. No.5866/2 of Panchvat Gaotthan Shivar.

- Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan Dated:29/04/2017 Inward No.C1 /BP/355/2017-18.
2) Previous Approved building permission No.C1/70/641 dt:26/05/2016.

Sanction of building permission & 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 permission under section 263 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) for Building for Residential+ Commercial Purpose as per plan duly amended, in compliance of the following conditions.

The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.

No new building of particular shall be occupied or allowed to be occupied or permitted to be used by any person, until a company's permission under Sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.

The commencement certificate for Building permission shall remain valid for a period of one year commencing from the date of its issue. After that period, if it shall become invalid automatically unless otherwise renewed or stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized construction. All provisions laid down in Maharashtra Regional and Town Planning Act, 1966 & Order Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.

This permission does not entitle you to develop the land which does not vest in you.

The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS

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 & Regulator Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]

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.

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.

The balconies, chas & 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, chas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

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.

11. The drains shall be lined out & covered up, property to the satisfaction of the Authorities of Nashik Municipal Corporation, kitchen, bath etc. should be properly connected to the effluent from septic tank. The effluent from septic tank, kitchen, bath etc. should be properly connected to the Municipal drain in the nearest vicinity invert levels of the effluent with self cleaning be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.
12. 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 in accordance with the sanctioned plan of construction work should be strictly carried out in accordance with the sanctioned plan endorsed 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 from the owner. 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 The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangements of water for construction purposes as per undertaking given. Similarly street lights, fire hydrants, etc. should be provided by Municipal Corporation till Electric supply Mains of M. S. E. B. is available.
17. There is no objection to obtain electric connection for construction purpose from M. S. E. B. as per the guidelines of sewerage department of N.M.C. N.O.C. shall be produced before occupation certificate.
18. Adequate space from the plot of land should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department, Dated: 20/07/2009 for Noise Pollution or as per latest revision/ Government Resolution.
21. As per order of Urban Development Department of Government of Maharashtra, vide TP524171487/jra.lcra.2172017/HD-9Dated:5/7/6:2015 for all building following condition shall apply.
 - a) Before commencing the construction of 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 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
22. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
23. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
24. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
25. Fencing shall be made and maintained as per the provisions of DCPR on site.
- 26.

C.T.S. No.5866/2 of Panchvat Gaohan Shiwar.

Provision of rain water harvesting shall be made at site as per rule no. 33 of DGPR and also as per Hon. Commissioner order No.7/P/Was/13/22/2017 dt.05/6/2017. NCC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm

NIMC shall not supply water for construction purpose.

N.A. order No. dt:201 submitted with the application.
A) Rs.65495+7300+51580/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.48/444, 81/588 & 94/0683 Dt:13/10/2011, 24/05/2015 & Dt:17/01/2019.

B) Rs./- is paid for development charges w.r.to the proposed land development vide R.No./B.No.- Dt:-

Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NCC. Shall be obtained before occupation certificate.

Rs.3000/- Deposited vide R.No./B.No.64/9840 Dt:13/10/2011.

Drainage connection charges Rs.3000/- is paid vide R.No./B.No.11/4643 Dt:13/10/2011

Welfare Cess charges will be paid before obtaining Completion Certificate & 18% Interest Chargeable per month from the Date of this new Commencement Certificate.

Premium for Staircase charges & Unauthorized Construction & Revivaldation Renewal Charges Rs.64600/- is paid vide R.No./B.No.22/41 Dt:24/05/2015

Charges for Premium paid for Staircase vide R.No.1031508/- R.No./B.No.89/5887 Dt:20/06/2015

This permission is given on the basis of plan submitted by applicant Dt:26/05/2015 as per the guide lines of S.B.T. Department letter No. BT/W.S./Desk 1/624/2015 Dated:6/8/2015

Previously approved building permission vide C.No./C/Chg. Dt:26/05/2015 is hereby as cancelled.

This permission is given on the strength of provisional permission from CEO, N.M.C. vide letter No. NIMC/E/REWS/11/11/11/11 Dt:22/05/2015 & conditions ther in surdly followed.

Provision of Fire Protection & Fire Extinguisher shall be made as per appendix J of DGPR & if applicable then NCC shall be obtained from CEO, N.M.C. where the building permission is given under Rule 6.2.6.1

This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No. Naharpur-1/2010/Pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed

Parking area should be paved & kept open for parking purpose only

NMC Tax for Vacant plot shall be paid before Completion

Assy. Director of Town Planning
Town Planning Department
Nashik Municipal Corporation, Nashik.

ND/BP/CT/108/10
Date: 02/10/2019
Divisional Officer



24/07/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 3610/2020

नोदणी :

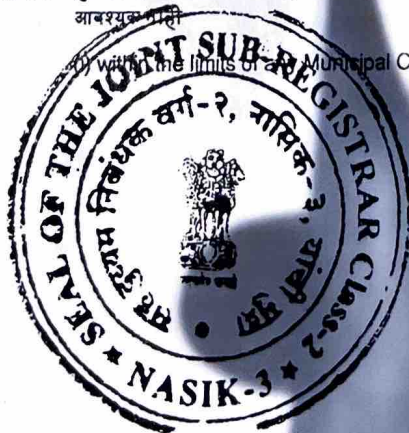
Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	बॅग्रीमेट टू सेल
(2) मोबदला	2360000
(3) बाजारभाव(भाडेपट्ट्याच्या नाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2348000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (ससल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मौजे नाशिक येथील सि.स.नं. 5866/2 यासी क्षेत्र 700.86 चौ.मि. यावरील दिनकर हाइट्स या इमारतीतील पाचव्या मजल्यावरील ऑफीस नंबर 507 यासी कार्पेट क्षेत्र 36.23 चौ.मि. क्षेत्राची मिळकत. ((C.T.S. Number : 5866/2 ;))
(5) क्षेत्रफळ	1) 36.23 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. श्रीप्रकाश डेव्हलपर्स प्रा.लि. तर्फे अधिकृत सही करणारे इसम व सिईओ 1. श्री. प्रकाश सदाशिव पाटील यांचे जि.मु. म्हणून श्री. संदिप गंगाधर घट्टे - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: श्रीप्रकाश कॉम्प्लेक्स, शरणपुर रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं:-AARCS2899D 2) नाव:-मे. श्रीप्रकाश डेव्हलपर्स प्रा.लि. तर्फे अधिकृत सही करणारे इसम व सिईओ 2. श्री. श्रीकांत गंगाधर गायकव यांचे वि.मु. म्हणून श्री. संदिप गंगाधर घट्टे - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: श्रीप्रकाश कॉम्प्लेक्स, शरणपुर रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं:-AARCS2899D 3) नाव:-1. कन्हैयालाल दिनकर जोशी 2. पुष्पा दिनकर जोशी 3. सुभाष दिनकर जोशी 4. चंद्रकांत दिनकर जोशी वरील अ.नं.4 स्वतःसाठी व 1 ते 3 यांचे वि.मु. म्हणून -- वय:-51; पत्ता:-, -, -, पंचवटी, नाशिक, अवेगाव; MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422003 पॅन नं:-AAPPJ1500P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-1. श्री. कुणाल मिननाथ गोसावी -- वय:-27; पत्ता:-, -, -, रो हाऊस नं. 06, रविदर्शन पार्क, हिरावाडी, कमल नगर, नाशिक, गोळे कॉलनी, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422002 पॅन नं:-BHVPG1570J 2) नाव:-2. सौ. कल्पना मिननाथ गोसावी -- वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रो हाऊस नं. 06, रविदर्शन पार्क, हिरावाडी, कमल नगर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422002 पॅन नं:-AQLPG7941F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2020
(10) दस्त नोंदणी केल्याचा दिनांक	24/07/2020
(11) अनुक्रमांक, खंड व पृष्ठ	3610/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23600
(14) श्रेया	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



सूची क्र.11

नोदणी नंतरची प्रथम प्रत
अस्तित् वरहकुम नवकलसह. दुय्यम निबंधक वर्ग-२
नाशिक-३



CHALLAN
MTR Form Number-6



GRN	MH002555302202021E	BARCODE	Date 23/07/2020-17:16:00		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name	Kunal M Gosavi And Other			
Location	NASHIK		Flat/Block No.	Flat In Dinkar Heighs			
Year	2020-2021 One Time		Premises/Building	Nashik			
Account Head Details		Amount In Rs.	Road/Street	Nashik			
0030046401	Stamp Duty	141600.00	Area/Locality	Nashik			
0030063301	Registration Fee	23600.00	Town/City/District				
			PIN	4	2	2	0 0 1
<div data-bbox="127 772 416 1019" data-label="Text"> <p>नस-३ दस्तावेज क्र. (२६७०/२०२०) १-५६</p> </div>		<div data-bbox="423 772 638 996" data-label="Image"> </div>		Remarks (if Any)			
				SecondPartyName=Shree Prakash Developers Pvt Ltd-			
Total		1,65,200.00	Amount In Words	One Lakh Sixty Five Thousand Two Hundred Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042020072328269	202058055214	
Cheque-DD Details			Bank Date	RBI Date	23/07/2020-17:17:19	Not Verified with: RSI	
Cheque/DD No.			Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							

Department ID : Mobile No. : 8007075055
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Network
 सदर चालन केवल उपरोक्त कार्यालय में ही प्रयोग में लाया जा सकता है।

Kunal Gosavi

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2307202005671
Date	23/07/2020
Received from Kunal M Gosavi , Mobile number 8007075055, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name	MAHB
Date	23/07/2020
Bank CIN	10004152020072305122
REF No.	005156205
This is computer generated receipt, hence no signature is required.	

नसिन-३
दस्तावेज क्र. (3290 / 2020)
212



READY RECKNER CHART NO. 1.19
RATE FOR OFFICE RS. 56,100/- + 5% = 58,905/-PER SQ. MTRS.
CARPET AREA OF OFFICE 36.23 SQ. MTRS.
CONSIDERATION RS. 23,60,000/-
MARKET VALUE RS. 23,48,000/-
STAMP RS. 1,18,000/- + 1% SURCHARGE RS. 23,600/- = RS.
1,41,600/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 21st day of JULY 2020.

BETWEEN

M/s. SHREE PRAKASH DEVELOPERS PVT. LTD. A Company duly incorporated under the Companies Act having its registered office at 2-A. Shree Prakash Complex, Behind Kulkarni Garden, Sharanpur Road, Nashik. PAN AARCS 2899 D, through its AUTHORISED SIGNATORY AND CEO [1] MR. PRAKASH SADASHIV PATIL, AGE 63 YEARS, [2] MR. SHRIKANT GANGADHAR GAIKWAD, AGE 61 YEARS, BOTH OCCUPATION BUSSINESS, BOTH R/o. Nashik.

Hereinafter referred to as the VENDOR/PROMOTER (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) of the FIRST PART.

A N D

[1] MR. GOSAVI KUNAL MINNATH, AGE 27 YEARS, OCCUPATION CHARTERED ACCOUNTANT, PAN - BHVPG 1570J AADHAR NO 4237 0780 9820, [2] MRS. KALPANA MINNATH GOSAVI, AGE 47, OCCUPATION HOUSE WIFE, PAN - AQLPG 7941 F, AADHAR NO 7655 8013 6644, BOTH R/o. ROW HOUSE NO -06, RAVIDARSHAN PARK, HIRAWADI, KAMAL NAGAR, NASHIK.

hereinafter called the "Allottee/s/Purchaser/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). **OF THE ONE PART**

A N D

[1] MR. KANHAIYALAL DINKAR JOSHI, Age 48 Years, [2] SMT. PUSHPA DINKAR JOSHI, Age 71 Years, [3] MR. SUBHASH DINKAR JOSHI, Age 58 Years, [4] MR. CHANDRAKANT DINKAR JOSHI, Age 51 Years, All R/o. Satya Sadan, Near Panchavati Panjarapol, Old Agra Road, Panchavati, Nashik 422 003, hereinafter referred to as the "LAND OWNERS/CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) **of the THIRD PART.**

WHEREAS the land owners/confirming party are the absolute and exclusive owners of all that piece and parcel of the property as described in the schedule written hereunder and hereinafter referred to as the Said Property and as absolute and exclusive owners the land owners are competent to develop the said property in any manner whatsoever.

177-3
3490/2020
34



AND WHEREAS the said land owners decided to develop the said property and the vendors showed their willingness to develop the said property and accordingly terms and conditions are settled and as such both the parties decided to enter to joint venture agreement and accordingly the land owners executed joint venture agreement in favour of the vendor herein on 12-6-2012 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 5041 on 12-6-2012 and by virtue of the said agreement the vendor / promoter has absolute right to develop the same by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor may deem fit and proper and it is agreed that the amount of sale proceeds will be shared by the vendors and the land owners as per the terms and conditions of joint venture agreement.

AND WHEREAS the vendor / promoter prepared a building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP / PANCH/ C-2/1000/ 5130 Dated 16-1-2012 which is revised on 14-2-2019 under No. LND/BP/C1/103/06 and as per the sanctioned building plan the vendor has commenced construction on the said property. And as per the building plan the vendor / promoter has completed the construction of said building, hereinafter referred to as the said building and the vendor has obtained completion certificate from Nashik Municipal Corporation under No. NANVI/C1/25090/2020 dated 11/03/2020.

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Promoter is in possession of the project land.

AND WHEREAS the Promoter has constructed on the project land One Building consisting of Basement for Parking and Ground to Five upper floors or as may be approved by the local authority as and when revised.

AND WHEREAS the Allottee is offered an Apartment bearing number 507 on the Fifth floor, (herein after referred to as the said "Apartment") in the said Building called DINKAR HEIGHTS (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment is more particularly described in the second schedule written hereunder.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect Mr. Sanjay V. Mistry registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the RERA with the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority under Registration No. P51600010492 on 31-8-2017.

AND WHEREAS the Promoter has appointed a structural Engineer Mr. Gunwant Choudhari for the preparation of the structural design and drawings of the buildings and the Promoter accept the professional supervision of the Architect and the structural Engineer till the completion of the building/ buildings.

AND WHEREAS the Promoter has sole and exclusive right to sell the apartments in the said building/s to be constructed by the Promoter 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 allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Sanjay V. Mistry and of such other documents as are specified under the Real

नसन-३	
दस्तावेज क्र. (३२०/२०२०)
६-५६	



Estate (Regulation and Development) Act 2016, hereinafter referred to as "the said Act" and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the 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 Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the construction as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed.

AND WHEREAS the Promoter has all of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced and constructed the said building/s in accordance with the said sanctioned plans.

AND WHEREAS the purchasers has been shown the conditions of contracts with the vendors/ contractors/ manufacturers and workmanship and quality stands of product/ fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same the purchasers has now agreed to the same as conditions mentioned in these contracts and that the purchasers agrees to abide by the same failure of which shall absolve the promoters to that extent.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment/Office No. 507 on Fifth floor in the said building **DINKAR HEIGHTS**.

AND WHEREAS the carpet area of the said Apartment is 36.23 Sq. Mtrs. and "carpet area" as per RERA means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the allottee has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed.

AND WHEREAS notwithstanding anything stated in any other document / allotment / letter given or communicated with the purchasers anytime prior, this agreement shall be considered as the only document and its condition shall

3070/2020
4-40



be read as the only conditions valid and basis for which the said premises is agreed to be sold to the purchasers.

AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of allotted in respect of his premises in the said project.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS 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 said Agreement under the Registration Act, 1908.

AND WHEREAS the purchaser/allottee has independently verified the title of the said land, building plan, the specifications and amenities to be provided in the said building and common facilities as detailed by the promoter and the purchaser/allottee is satisfied about the same and after the satisfaction the purchaser has agreed to purchase the apartment from the promoter / vendor.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/covered parking(if applicable) as described herein after.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **CONSTRUCTION OF PROJECT / APARTMENT** - The Promoter has constructed the said building/s on the project land Consisting of consists of Basement floor as parking and five upper floors as per approved building plan on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority.
2. **CONSIDERATION, PRICE OF THE SAID APARTMENT -**
 - 2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment No. 507 On Fifth Floor admeasuring 36.23 Sq. Mtrs. carpet area** hereinafter referred to as "the Apartment") as shown in the Floor plan for the consideration of **Rs. 23,60,000/- (Rs. Twenty Three Lakh Sixty Thousand Only)** and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith. This amount of consideration is for the constructed flat and the parking as sanctioned by Nashik Municipal Corporation while sanctioning the plan shall be common to all the apartment owners.
 - 2.2 The Allottee has paid to the promoter the entire consideration amount of this agreement **Rs. 23,60,000/- (Rs. Twenty Three Lakh Sixty Thousand Only)** in the following manner:-

Rs. 2,00,000/-

Received from the purchaser by the vendor by
Cheque No. 100874 drawn on Union Bank Of
India Dated 23/06/2020.

5

नसम-३
दस्तावेज क्र. (२१/०७/२०२०)
२३०



- Rs. 2, 70,000/- Received from the purchaser by the vendor by Cheque No. 100877 drawn on Union Bank Of India Dated 21/07/2020.
- Rs. 9,00,000/- Received from the purchaser by the vendor by DD No. 004431 drawn on Bank Of India Dated 21/07/2020.
- Rs. 9,90,000/- Received from the purchaser by the vendor by DD No. 004432 drawn on Union Bank Of India Dated 21/07/2020.

The Vendor declares that he has received the entire amount of consideration of the said apartment from the purchaser.

- 2.4 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. The purchaser shall be liable to pay the said amount of tax and cess to the vendor separately.
- 2.5 The Promoter shall confirmed the final carpet area that has been allotted to the Allottee. The purchaser/s is/are satisfied about the possession so also the purchaser/s is/are satisfied about the area of the said flat, quality of construction of the building and the amenities provided in the said flat. The purchaser/s has/have no complaint about the same. The purchaser/s shall never raise any objection about the same.
3. **MODE OF PAYMENT** - Subject to the terms of the agreement and the promoter abiding by the construction milestones (not valid in special cases where specific dates are mentioned) the allottee shall make all payments, on demand by the promoter, within the stipulated time as mentioned in the payment plan through A/c payee cheque/ demand draft or online payment(as applicable) in favour of **MR. SHREE PRAKASH DEVELOPERS PVT. LTD. DINKAR HEIGHTS payable at Nashik.**
4. **ADJUSTMENT/ APPROPRIATION OF PAYMENT** - The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand / direct the Promoter to adjust his payments in any manner.
5. **INTEREST ON UNPAID DUE AMOUNT** - Without prejudice to the right of the promoter to take action for breach arising out of delay in payment of the instalments on the due dates, the allottee shall be bound and liable to pay interest as per State Bank of India highest marginal cost of lending rate plus 2% per annum with monthly rests, on all the amounts which become due and payable by the allottee to the promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest expenses thereof shall not itself be considered as waiver of the right of the promoter under this agreement, nor shall it be construed as condonation of delay by the promoter. The amount of interest may be informed to the allottee from time to time or on completion of the said project /apartment, and the allottee has agreed to pay the same as and when demanded before the possession of the said apartment.
6. **OBSERVATIONS OF CONDITIONS IMPOSED BY LOCAL/ PLANNING AUTHORITY** - The Promoter hereby agrees to observed, performed and complied with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority State and or central Govt. including Environmental department at the time of sanctioning the

नसम-३
3690/2020
७-५८



plans or any time thereafter or at the time of granting completion certificate or anytime thereafter. The promoter shall before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Apartment.

Howsoever for the purpose of defect liability towards the promoters, the date shall be calculated from the date of handing over the possession to the purchasers for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said premises / building / phase/ wing as stated in the said agreement. That further it has been agreed by the purchasers that any damages or change done within the premises sold or in the building done by him or by any third person on behalf of the purchasers then the purchaser expressly absolves the promoters from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the promoters.

7. DISCLOSURE AS TO FLOOR SPACE INDEX - The Promoter hereby declares that the area of the project land is 700.86 square meters out of the available FSI the vendor utilized total FSI of 1478.89 Sq. Mtrs. as per the Development Control Regulation and approved building plan.

8. DISCLOSURE AND INVESTGATION OF MARKETABLE TITLE- The promoter has made full and true disclosure of the title of the said land as well as encumbrance, if any, known to the promoter in the title report of the advocate. The promoter has also disclosed to the allottee/ nature of its right, title and interest or right to construct building/s and also give inspection of all documents to the allottees, as required by the law. The allottee having acquainted himself with all facts and right of the promoter and after satisfaction of the same has entered into this agreement.

9. SPECIFICATIONS AND AMENITIES - The specifications and amenities of the apartment to be provided by the promoter in the said apartment are those that are set out in Schedule hereto. Common amenities for the project on the said land are stated in the schedule annexed hereto. As per our policy there shall be no customization permitted inside the said apartment. Changcs such as civil, electrical, plumbing, etc. shall not be allowed during construction as well as anytime thereafter.

10. POSSESSION OF APARTMENT- The possession of the Apartment/offie delivered by the Vendor/promoter to the allottee and the promoter do hereby confirm the possession of the said apartment by the allottee/purchaser as absolute and exclusive owner thereof. The purchaser is satisfied about the possession so also the purchaser is satisfied about the area of the said flat, quality of construction of the building and the amenities provided in the said flat. The purchaser has no complaint about the same. The purchaser shall never raise any objection about the same.

11. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the allottee shall not carry out any alterations of the whatsoever nature in the said apartment of phase/ wing and in specific the structure of the said unit of the said building which shall include but not limit to columns, beams, etc. or in the fittings therein, in particular it is hereby agreed that the allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen which may result in

7

नसम-३
सं. क्र. (३६९०/२०२०)
५६



seepage of the water. If any of the works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

That it shall be the responsibility of the allottee to maintain his apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement /epoxy to prevent water seepage.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structures built of the unit and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

12. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.

13. **FORMATION OF APARTMENT.** :- The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Association of Apartment Owners and for becoming a member, including the bye-laws of the proposed association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies as the case may be, or any other Competent Authority.

14. **TRANSFER OF TITLE** - The Promoter shall, within three months of registration of the Association or within three months from the completion certificate from Nashik Municipal Corporation, whichever is later cause to be transferred to the association all the right, title and the interest of the Vendor/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated, provided that all the flat purchasers have paid their respective amount of consideration to the vendor.

15. The Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2000/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry

प्लान-३
दस्तावेज क्र. (३६९०/२०२०)
२-११



any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the association as aforesaid. On such conveyance / assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

16. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- (i) Rs. NIL for share money, application entrance fee of the association.
- (ii) Rs. NIL for formation and registration of the association.
- (iii) Rs. NIL for proportionate share of taxes and other charges /levies in respect of the association.
- (vi) Rs. 50,000/- towards the Proportionate expenses of installation charges for Water meter & Electric meter etc. the deposit for individual Electric meter, connection, the proportionate amount towards the MSEDCL charges and deposit and installation charges etc. This amount shall be paid on execution of this agreement or at the time of completion of third slab.

(v) That the purchaser agrees to deposit an amount of Rs. 56,600/- towards the maintenance of the building and lift maintenance to be provided in the said building and on receipt of such amount of lift maintenance from all the flat owners, the vendor shall deposit the said amount in any financial institution in the name of the association of apartment owners to be formed and the interest thereon shall be utilised towards the maintenance of the lift & its backup. If an amount of interest is not sufficient for the maintenance of the lift in that case all the members of the building shall contribute for the additional expenses.

17. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :-

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said land for project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building / wing and common areas;

नसम-३
दस्तावेज क्र. (1) ३६१०२०२०
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- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Schedule property is not the subject matter of any HUF and that no part thereof is owned by any minor and or no minor has any right, title and claim over the Schedule Property.
- xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the occupation certificate is received and thereafter by the association or the purchasers.
- xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project.

18. It is further agreed by and between the parties that the Promoters shall not be liable to pay the adhoc maintenance charges for the unsold premises till final conveyance of the said unsold premises. It is further agreed and understood between the Parties that after the formation of the Organization, the Promoters shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold premises, units, etc. and all the amenities and facilities in the said Project. The Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the unsold flats along with the other amenities in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice without payment of any premium or transfer fees or charges, donation or compensation or costs in any form. Neither the Purchasers herein, nor the Organization shall object to or dispute to any such transaction dealing with the unsold units. The promoters upon intimating to the Organization the name or names of the Purchasers or acquirer/s of such unsold flats and amenities, the Organization shall forthwith accept and admit such Purchasers and acquirer/s as the Flat Purchasers and shareholder/s and/or members of the Organization, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/ recovering from such Purchasers and acquirer/s as any premium, fees, donation or any other amount of whatsoever nature in respect thereof.

19. The Allottee/s himself/themselves with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoter as follows :-

नसम-३

क्र. (३६९० /२०२०)

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- To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, Lift, etc. or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and /or other public authority.
 - iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the association of apartment.
 - v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
 - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
 - vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
 - viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account

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नसम-३
दस्तावेज (20/2020)
9/10



of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of association, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Not to make any changes in elevation such as enclosures in terraces, balconies, dry balconies, addition of grills, etc. and installations of dish antennas without the permission of the vendor.
- xiii. Not to change the windows, window grills, railings of the said flat.
- xiv. The allottee of any exclusive covered parking facility sanctioned in the plans by the concerned planning authority shall be entitled to the exclusive use thereof for parking of vehicles to the exclusion of all other allottees.
- xv. The allottee/purchaser or any owner or occupier of the tenements in the building shall not be entitled to disturb the homogeneity of the building or to erect any outer expansion by any manner and to install or to erect any type of permanent or temporary structure on the terrace or to store soil or heavy things on terrace. The allottee/ purchaser also shall not obstruct by act and/ or omission any outlet of drain or rain or water or sewerage in any manner.
20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the association and until the project land is transferred to the association as hereinbefore mentioned.
21. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE :-**After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.



22. BINDING EFFECT :- Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

23. ENTIRE AGREEMENT :- This Agreement, along with its schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supercedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment /building, as the case may be.

24. RIGHT TO AMEND :- This Agreement may only be amended through written consent of the Parties.

25. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES :- It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, or due to death of any of the party as the said obligations go along with the Apartment for all intents and purposes.

26. SEVERABILITY :- If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made thereunder 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.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :- Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment the total carpet area of all the Apartments in the Project.

28. 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.

29. PLACE OF EXECUTION :- The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Nashik after the Agreement is duly executed by the Allottee and the Promoter or simultaneously

नसिन-३
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with the execution the said Agreement shall be registered at the office of Sub-Registrar. Hence this Agreement shall be deemed to have been executed at NASHIK.

30. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

31. **NOTICES** - That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

PURCHASERS NAME AND ADDRESS

[1] MR. GOSAVI KUNAL MINNATH, AGE 27 YEARS, OCCUPATION CHARTERED ACCOUNTANT, PAN - BHVPG 15703, AADHAR NO 4237 0780 9820.

[2] MRS. KALPANA MINNATH GOSAVI, AGE 47, OCUPATION HOUSE WIFE, PAN - AQLPG 7941 F, AADHAR NO 7655 8013 6644.

BOTH R/o. ROW HOUSE NO -06, RAVIDARSHAN PARK, HIRAWADI, KAMAL NAGAR, NASHIK.

PROMOTERS NAME :-

M/s. SHREE PRAKASH DEVELOPERS PVT. LTD. A Company duly incorporated under the Companies Act having its registered office at 2-A. Shree Prakash Complex, Behind Kulkarni Garden, Sharanpur Road, Nashik. PAN AARCS 2899 D, through its AUTHORISED SIGNATORY AND CEO [1] MR. PRAKASH SADASHIV PATIL, AGE 63 YEARS, [2] MR. SHRIKANT GANGADHAR GAIKWAD, AGE 61 YEARS, BOTH OCCUPATION BUSSINESS, BOTH R/o. Nashik.

It shall be the duty of the Allottee and the promoter 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 promoter or the Allottee, as the case may be.

32. **JOINT ALLOTTEES** :- That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

33. **STAMP DUTY AND REGISTRATION** :- The charges towards stamp duty and Registration of this Agreement, GST, MSEB meter and connection charges shall be borne by the purchaser.

34. **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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

35. **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 courts will have the jurisdiction for this Agreement

36. The Promoter has informed the allottee and the allottee is aware that the purchase of the said apartment shall be subject to all the following conditions:-

75-3
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- a) The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.
- b) Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- c) The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d) The car parking area shall not be enclosed under any circumstances.

37. In case before deed of apartment, the purchaser intends to transfer or assign his right, title and interest in the said Shop, the purchaser shall be liable to pay the administrative charges as may be decided and fixed by the vendor to the vendor.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property bearing CTS No. 5866/2 total admeasuring 700-86 Sq. mtrs. situated at Nashik, Taluka and District Nashik, within registration and sub registration district of Nashik within Nashik Municipal Corporation bounded as follows :

- | | | |
|---------------------|----|-------------------------------------|
| On or towards East | :- | By Old Mumbai Agra Road |
| On or towards West | :- | By Property of Panchavati Panjrapol |
| On or towards South | :- | By 7.5 Mtrs. Colony Road |
| On or towards North | :- | By Old Mumbai Agra Road |

SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERED


ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Apartment/Office No. 507 on 5th Floor admeasuring 36.23 Sq. Mtrs. carpet area in DINKAR HEIGHTS bounded as follows:-

- | | | |
|---------------------|---|------------------------|
| On or towards East | : | By office no 506 |
| On or towards West | : | By lobby |
| On or towards South | : | By Side Marginal Space |
| On or towards North | : | By lobby |

AMENITIES TO BE PROVIDED IN THE PREMISES

- * Earthquake resistant RCC frame structure.
- * 6" thick B.B.M. for external walls and 4" thick B.B.M. for internal walls.
- * Internal and external cement sand plaster.
- * Vitrified tiles flooring.
- * Design colour concept tile in bath Shop and toilet up to lintel level.
- * Staircase riser and tread will be of Granite stone.
- * Granite Kitchen platform with stainless steel sink for pantry.
- * Aluminum 3 tracks sliding windows with mosquito net.
- * Concealed copper wire electric fitting ANCHOR, POLYCAB OR EQUIVALENT make with appropriate points.
- * Concealed plumbing with jaquor, hindware or equivalent fittings.
- * Sanitary fittings hind ware or equivalent.
- * Internal paints of tractor emulsion & externally apex paint.
- * Power backup for lift and common lighting.
- * Decorative entrance lobby.
- * Elevator with V3F drive with power backup.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED M/s. SHREE PRAKASH DEVELOPERS PVT. LTD. through its AUTHORISED SIGNATORY AND CEO [1] MR. PRAKASH SADASHIV PATIL



Prakash
[Fingerprint]

[2] MR. SHRIKANT GANGADHAR GAIKWAD [VENDOR/PROMOTER]



Shrikant
[Fingerprint]

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED

[1] MR. GOSAVI KUNAL MINNATH



Kunal Gosavi
[Fingerprint]

[2] MRS. KALPANA MINNATH GOSAVI [PURCHASER/ALLOTTEE]



Kosavi K.M.
[Fingerprint]

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED

[1] MR. KANHAIYALAL DINKAR JOSHI



Kanhaiyalal
[Fingerprint]

[2] SMT. PUSHPA DINKAR JOSHI



P.D. Joshi
[Fingerprint]

नसम-३
क्र. (3490 / 2020)
१०-५८



[3] MR. SUBHASH DINKAR JOSHI

[Handwritten signature]



[4] MR. CHANDRAKANT DINKAR JOSHI
(LAND OWNER/S/CONFIRMING PARTY)

[Handwritten signature]

Witnesses :-

1. *[Handwritten signature]*
[Handwritten name: S. K. Kulkarni]

2. *[Handwritten signature]*

