

Flat no-8

Raghunath Aji  
C No. 501, Block No. 79, Chetna  
Nagar, Warangal

8903

2007

F/8

Plot No (8)

Flat No (8)

21

9.48.7  
60001.222

78000  
22400  
602400

~~980.7 2.22~~  
OH



Saturday, July 30, 2005

2:07:49 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4291

गावाचे नाव नाशिक नगर पालिका हद्द मौजे

दिनांक 30/07/2005

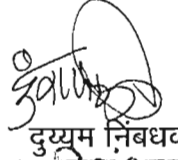
दस्तऐवजाचा अनुक्रमांक नसन1 - 04173 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:श्री. विजय बळवंत पाटील

नोंदणी फी	:-	9100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:-	300.00
<b>एकूण</b>	<b>रु.</b>	<b>9400.00</b>

आपणास हा दस्त अंदाजे 2:22PM ह्या वेळेस मिळेल



दुय्यम निबंधक

सह दुय्यम निबंधक वर्ग-

बाजार मुल्य: 871682 रु. मोबदला: 910000रु.

नाशिक-१.

भरलेले मुद्रांक शुल्क: 29250 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा नाशिक शाखा;

डीडी/धनाकर्ष क्रमांक: 327440; रक्कम: 9100 रु.; दिनांक: 29/07/2005



Saturday, July 30, 2005

2:11:41 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक नसन1-4172-2005 पावती क्र. : 151  
गावाचे नाव नाशिक नगर पालिका हद्द मौजे दिनांक 30/07/2005  
अर्जाचा अनुक्रमांक नसन1 - 11376 -  
दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव:श्री.विजय बळवंत पाटील

पृष्ठांकाची न. फी (फोलीओ)/शेरे

:-

40.00

एकूण

रु.

40.00

सह. दुय्यम सुव्यवस्था निबंधक  
नाशिक-नाशिक 1

दस्तावेज क्र. : विश्व बलवंत पार्लेल  
 पत्ता : पेठोड पेठफाटा पंचवटी नाशिक  
 सत्ते : रतोराम कुतकर्णी  
 रकम रु. : 29,250/- राखतो क्र. : 83948  
 रुपये अक्षरी : एकूणतीस हजार दोनशे पन्नावन मात्र

Ready rec. chart No. 167A  
 Valuation Rs. 910000/-  
 Consideration Rs. 910000/-  
 Stamp Rs. 29,250/-

दस्तावेज-१.  
 दस्त क्र. (8963/2004)  
 9-96

AGREEMENT TO SALE

THIS Agreement to Sale of Flat premises is dated this the 25<sup>th</sup> day of the month of July in the Christians Year Two Thousand Five executed as Nashik between

M/s. Akshar Buildcon partnership firm having its office at Ramji Mistry Bungalow, Dindori Road, Panchavti, Nasik - 422 003. By the hands of partner Gautam Contractor, age 48 years, resident as above, hereinafter referred to as "THE VENDOR" (which expression unless it be repugnant to the context and making thereof mean and include the said firm, all its partners, further, their heirs, inheritors, successors-in-interest, administrators and permitted assigns) of the **FIRST PART**

AND

Shri Vijay Balwant Patil, "Laxmi-Vijay", Peth Phata, Panchavati, Nashik - 422 003, Age -46 Years, Occupation Business, herein after referred to as "THE PURCHASER" (which expression unless it be repugnant to the context and meaning thereof mean and include his heirs, successors-in-interest, administrators and permitted assigns) of the **SECOND PART**;

**WHEREAS "THE VENDOR"** hereto entered into a Agreement for Development with Shri Mahadu Darku Khatle, herein after referred to as "**THE ORIGINAL OWNER**" for the purpose of development of land bearing Plot No. 79, out of Survey No. 901, Chetna Nagar, Rane Nagar, Nashik-422 009, Plot Area 362.31 Sq. Meters which property is more particularly described in "**THE SCHEDULE OF LAND**" being Schedule A hereunder written.

**AND WHEREAS** this Agreement is in consonance with the terms and conditions of the said Development Agreement and the commitments of "**THE VENDOR**" hereto made to "**THE ORIGINAL OWNER**" vide the covenants made in the said Development Agreement, which are unconditionally binding upon "**THE PURCHASER**" hereto and to all the other Purchasers of premises in the said building, notwithstanding anything to the contrary mentioned by error in the forthcoming clauses hereunder.

**AND WHEREAS "THE VENDOR"** has appointed Architect and Structural Engineer for preparation of building plans and structural designs with relation to the development on the said property as per law.

**AND WHEREAS "THE VENDOR"** have got prepared building plans of the building being constructed on the said plot of land and have also got them duly approved from the land unit of the Nashik Municipal Corporation and have commenced the work of the building upon the said land as per the approved building plans.

**AND WHEREAS "THE VENDOR"** have procured "Title Clearance Certificate" from their Advocate pertaining to the title of "**THE ORIGINAL OWNER**" as well as "**THE VENDOR**" hereto, to the said land and every part thereof which title is clear, legal and marketable free from any defect, encumbrances, lien, charge and liability.

**AND WHEREAS** copies of the following documents of title have been handed over by "**THE VENDOR**" to "**THE PURCHASER**" hereto prior to execution of these presents which documents of title have been checked and verified by "**THE PURCHASER**" hereto and "**THE PURCHASER**" has found them to be in order and to the best of his satisfaction.



Vishwas co-op Bank Ltd., Nashik  
 D-5 STP (N) / C.R. 13 / 2004 / 1354-56

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 SPECIAL REGISTER  
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नसिन-१.

Copies of Title Documents handed over by "THE VENDOR" which (THE PURCHASER" hereby acknowledges receipt hereto are:

दस्तावेज क्र. (४९०७३/२००४)  
२-१७

- (a) 7/12 Extract, (b) Building Plan, (c) Commencement Letter, (d) N.A. Permission, (e) N.A. Tax paid Receipt (up to year 2000), (f) Title clearance certificate, (g) Development Agreement and (h) General Power Of Attorney.

AND WHEREAS after having satisfied himself with the clarity of title of "THE VENDOR" hereto with relation to the development of building work, he "THE PURCHASER" has agreed to purchase and "THE VENDOR" has agreed to sell to "THE PURCHASER" Flat No. 8 situated on Third Floor in the building presently named "RAGHUVVEER APARTMENTS" building construction presently progressing on Plot No. 79, S. No. 901, Chetna Nagar, Rane Nagar, Nashik-422 009, Plot area 1300 Sq. feet which flat premises is better described in the "SCHEDULE B" hereunder written.

AND WHEREAS both parties have agreed to bring down the terms and conditions of the said flat purchase transaction in writing in the form of Agreement to sale and registering the same before the Sub-Registrar of Nashik and therefore these presents,

NOW THEREFORE THIS AGREEMENT TO SALE WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN BOTH THE PARTIES BEING "THE VENDOR" AND "THE PURCHASER" AS FOLLOWS:

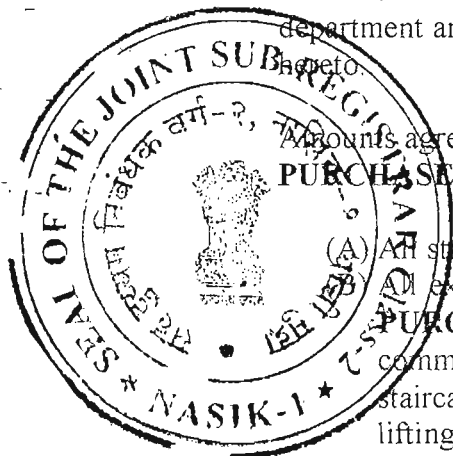
1. "THE PURCHASER" Agrees to purchase and "THE VENDOR" agree to sell all that piece and parcel of Residential Flat Premises bearing Flat No. 8, situated on the second floor, area admeasuring 1300 Sq. Feet (agreed as final measurement which is duly verified by "THE PURCHASER") in building presently called "RAGHUVVEER APARTMENTS", which flat premises is better described in the "SCHEDULE B" hereunder written.
2. "THE PURCHASER" agrees to purchase and "THE VENDOR" agree to sell the said flat premises for a cost consideration of Rs. 910000/- (Rs. Nine Lacs Ten thousand only), herein after referred to as "THE CONSIDERATION", which is proper and fair as per prevailing market rates.
3. "THE PURCHASER" unconditionally agrees to pay "THE CONSIDERATION" to "THE VENDOR" in the manner following:  
the purchaser has paid total amount of Rs. 9,10,000/- to the vendor by way of cash towards full to final settlement of the consideration. No amount towards consideration is due from the purchaser. The Vendor hereby agrees and undertakes that he has received the total amount of consideration in respect of said flat from the purchaser.

Rs. 910000/- By Cheque No. 871712 of H.D.F.C. Bank, Gangapur Road  
Rs. \_\_\_\_\_ Branch.  
Rs. \_\_\_\_\_  
Rs. \_\_\_\_\_

4. It is hereby expressly and specifically agreed by "THE PURCHASER" that the following amounts shall be paid by "THE PURCHASER" as and when payable either to "THE VENDOR" hereto take proper receipt thereof or to the relative department and submit receipt of such direct payments to "THE PURCHASER" hereto.

Amounts agreed to be paid, over & above "THE CONSIDERATION" by "THE PURCHASER" hereto are:

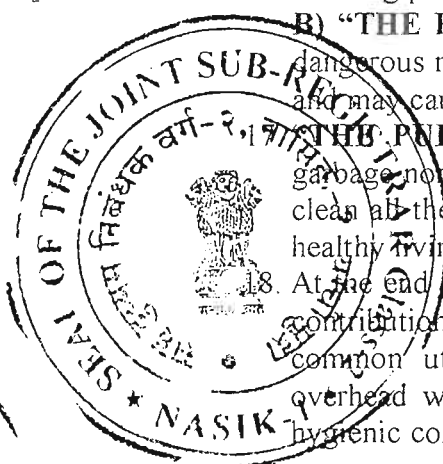
- (A) All stamp duty and registration charges to get this Agreement registered.
- (B) All expenses for procurement of Electrical Meter in the name of "THE PURCHASER", as well as proportionate share in procurement of common light meter for purpose of common lighting of the building, staircase lighting as well as Electrical Motor electrification for water lifting and cable charges.



- (C) All expenses for formation and registration of Co. Operative Society or Association of flat purchaser as the case may be. **"THE PURCHASER"** shall bear proportionate share in all outgoing expenses required to be done for formation and registration, stamp duty, registration charges, share capital, legal charges, advocate charges, service charges, typing charges, documentation charges and each and every such expenses required to be done for getting the Society or Association formed and registered as well as transfer of land in favor of such Society or Association as the case may be.
5. **"THE PURCHASER"** agrees to pay **"THE VENDOR"** additional amounts which are to be calculated separately towards provision of additional amenities, which amenities are over and above those that are agreed to be provided in the said flat premises, by **"THE VENDOR"** hereto which are detailed in the **"LIST OF AMENITIES"** hereunder written as well as his proportionate contribution for bore well if it is provided.
  6. Prior to tacking over the possession of the said Flat Premises. **"THE PURCHASER"** shall inspect each and every fitting, fixture and amenities including the workmanship of **"THE VENDOR"** hereto, with relation to the structure of the building and every part thereof. The actual possession of the said flat is delivered to the purchaser by vendor before execution of these presents.
  7. Only after **"THE PURCHASER"** is fully satisfied with the workmanship and **"THE VENDOR"** having fulfilled all his commitments with relation to his deal of sale of the flat premises as well as fulfillment of all the terms and conditions of this Agreement, amenities provided therein, **"THE PURCHASER"** shall take over the possession of the said flat premises. Therefore it shall be directly construed to mean and be understood that if **"THE PURCHASER"** takes over the physical possession of the said flat premises by entering in to the said flat premises then he, **"THE PURCHASER"** is fully satisfied with **"THE VENDOR"** having kept all his promises and commitments made under this Agreement and otherwise.
  8. **"THE VENDOR"** hereby undertakes the responsibility for repair of any/all defect in plumbing job and waterproofing of the terrace slab for a period of ONE year from the date of handing over possession of the said flat premises onto **"THE PURCHASER"**. In the event that no defect in the building is brought to the notice of **"THE VENDOR"** hereto in writing within ONE year from the date of handing over possession of the said flat premises to **"THE PURCHASER"** then **"THE VENDOR"** shall be relieved of all his responsibilities with relation to the maintenance and repairs and reflection in the building or any part thereof.
  9. It is further agreed that in the event that **"THE PURCHASER"** demands possession of the Flat Premises from **"THE VENDOR"** prior to **"THE VENDOR"** obtaining full or part completion certificate, then in such an event the possession shall be handed over by **"THE VENDOR"** only on humanitarian grounds and **"THE PURCHASER"** shall enter into the flat premises only on his personal risk, the work of the building and every part thereof shall continue and **"THE PURCHASER"** shall never object to **"THE VENDOR"** continuing with his job day and night. Under these circumstances if **"THE PURCHASER"** takes the possession of the flat premises then too it shall be construed and mean that **"THE VENDOR"** has fulfilled all his commitments under this Agreement to **"THE PURCHASER"** and therefore **"THE PURCHASER"** shall at no time complain about any issue at any time.
- Application for Completion Certificate to Nashik Municipal Corporation either full or part or alternatively a Certificate from the Architect of **"THE VENDOR"** stating that the flat premises purchased by **"THE PURCHASER"** hereto are ready, shall mean that the flat premises sold to **"THE PURCHASER"** is ready for occupation in all respect and **"THE PURCHASER"** shall become liable to pay the due amounts of the last installments and all other amounts that may become due and payable by virtue of providing of additional amenities and facilities. Failure to take over possession of the flat premises and make payments of all amounts due will result in termination of booking and all terms as per Clause 4 above shall become applicable.



11. Any delay in payment or giving of time to pay any of the installments tolerated by **"THE VENDOR"** shall not be construed as a waiver of the provisions and rights of **"THE VENDOR"** to terminate the booking of the said flat premises and furthermore such facility to make delayed payment allowed by **"THE VENDOR"** shall make **"THE PURCHASER"** liable to pay a delay payment charge calculated @ 3% per month on amount delayed, which delay charges shall be paid by **"THE PURCHASER"** to **"THE VENDOR"** prior to tacking possession of the flat premises and such dues and interest shall automatically become part of the cost consideration of the said flat. Delay in payments shall also allow **"THE VENDOR"** to enhance the sale price of the said flat. It is unconditionally agreed by **"THE PURCHASER"** hereto that commencing a month after **"THE PURCHASER"** takes over the physical possession of the flat premises, he shall become liable to pay monthly maintenance charges of the sum of Rs. 150/- (Rupees One Hundred and Fifty only) to **"THE VENDOR"** hereto. The formation of Society or Association of flat purchases shall be done only after all flat premises are booked by **"THE VENDOR"** hereto and therefore only after such Society or Association is formed, **"THE PURCHASER"** shall stop making payments of monthly charges to **"THE VENDOR"** hereto.
12. It is agreed by **"THE PURCHASER"** hereto that he/she shall become a member of Co-Operative Housing Society or Body or Association of flat purchases formed of Purchasers of premises in the said building, as the case may be. All monthly out going charges like Common Electrical Bills, Sweeper charges, Watchman Charges and payments of salaries for various services being enjoyed the Society or Association commonly shall be proportionately paid by all purchasers of premises including **"THE PURCHASER"** hereto. All yearly taxes to the Government pertaining to the building as a hole as well as land shall also be proportionately by all the Purchasers of premises including **"THE PURCHASER"** hereto.
13. Possession of the flat premises shall be confirmed only on signing and execution of a Possession Agreement, which shall be executed by both, **"THE VENDOR"** and **"THE PURCHASER"** hereto. Possession shall not be construed to have been handed over, until and unless such a possession Agreement is executed by and between both the parties hereto, under any circumstances. This Agreement does not in any way place **"THE PURCHASER"** in Possession of the flat premises or any part thereof, even if all payments are made by **"THE PURCHASER"** hereto **"THE VENDOR"**.
14. **"THE VENDOR"** undertakes to construct the said building in accordance with the approved building plans with only such charges that may be requested to be done by the Purchasers of the premises, internally in their respective flats or such charges that may be required to be done to consume full benefit and F.S.I. as may be granted by the Nashik Municipal Corporation in future, if any.
15. **"THE PURCHASER"** shall not make or do or cause to be done any damage, breakage or modification to any part of the building, its structure, external walls, R.C.C. work, beams, columns, slabs, plumbing, external paint scheme etc. in the event that he does or causes to be done such change or damage, **"THE PURCHASER"** shall be held solely responsible for such an act and all the liabilities arising from the same.
16. A) **"THE PURCHASER"** shall use the said flat premises only for residential purpose as authorized by the corporation of Nashik while approving the said building plans.  
B) **"THE PURCHASER"** shall not store hazardous materials, inflammable, or dangerous materials in the said flat, nor store or dump materials, which are heavy and may cause damage to the slab or structure or any part of the building.  
C) **"THE PURCHASER"** further undertakes that he shall not dump nor throw garbage nor rubbish in, neither the plot nor the building and shall help in keeping clean all the areas within the building and the open areas of the plot to maintain healthy living conditions.
18. At the end of every THREE years, the society or Association shall by collective contribution of amounts, get the said building painted externally as well as the common utility spares like staircase and passages. The under ground and overhead water tanks of the building shall be cleaned every year to maintain hygienic conditions. The drainage shall be cleaned as and when required to avoid



### FLOORING, DADO, TILES & PLUMBING:

- \* The entire Flat shall be fitted with Grey Cement Mosaic Floor Tiles and it shall be polished.
- \* 3" Cuddappa Stone Skirting shall be fitted to the entire flat except balconies.
- \* Bathroom Flooring shall be polished Shahabad Stone.
- \* W.C. shall be provided with 6" X 6" white glazed tile flooring.
- \* Bathroom shall be provided with 4&1/2 feet high dado and W.C. with 1&1/2 feet high dado of 6" X 6" white glazed tiles.
- \* One Indian Pan shall be provided in W.C.
- \* One tap connection from Overhead water tank shall be provided in Bath and W.C.
- \* W.C. shall have 1/2 Turn Flush Cock Flushing system provided.

### KITCHEN PLATFORM:

Kitchen Platform shall be of Cuddappa stone top with built-in sink. One tap connection from overhead water tank shall be provided.

### ELECTRIC POINTS AND FITTINGS:

Each flat will be provided with standard switches and fittings. Wiring shall be of casting and Capping and following points shall be provided to each room.

ROOM	LIGHT POINT	FAN POINT	PLUG POINT	POWER POINT
LIVING ROOM	2	1	1	0
BALCONY	1	0	0	0
KITCHEN	1	1	1	1
BATHROOM	1	0	0	1
W.C.	1	0	0	0
PASSAGES	1	0	0	0

Each flat shall be provided with One Door Bell.

Each flat shall be provided with individual electrical connection.

"**THE PURCHASER**" shall the quotations and all related payments for procurement Of individual meter and connection including cable charges.  
One light point each shall be provided to every floor landing on staircase.

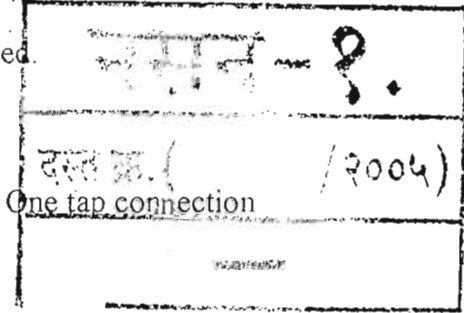
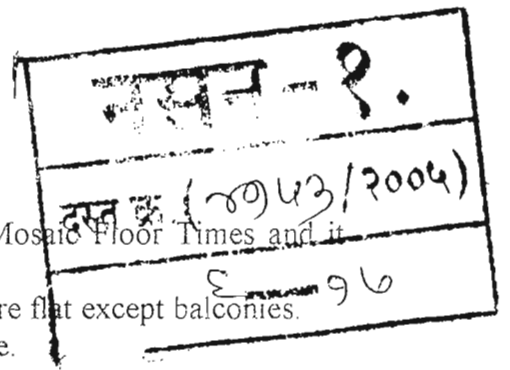
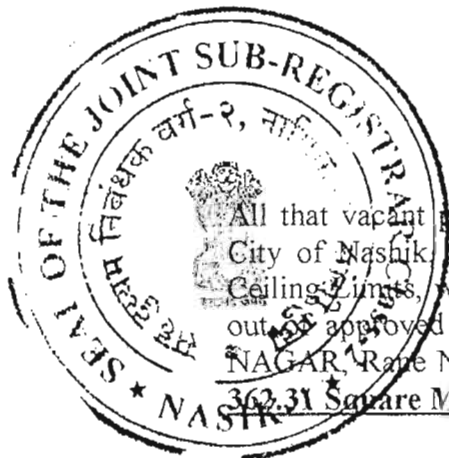
### GENERAL:

The building shall be externally Cement Painted and all flats shall be white washed internally in lime wash.

### SCHEDULE "A"

(Schedule of land)

All that vacant plot of land, situated, lying and being in the District, Sub-District, and City of Nashik, within the Nashik Urban Agglomeration and area under Urban Land Ceiling Limits, within the limits of Nashik Municipal Corporation, bearing **Plot No. 79**, out of approved layout of **Survey Number 901**, in area better known as **CHEITNA NAGAR**, Rane Nagar, Opp. Swami Samarth Kendra, Nashik-422009, area admeasuring **362.31 Square Meters** and having boundaries as follows:





ON OR TOWARDS EAST BY : Plot No. 78  
ON OR TOWARDS WEST BY : Plot No. 79  
ON OR TOWARDS SOUTH BY : Survey No. 902  
ON OR TOWARDS NORTH BY : Colony Road.

प्लॉट-१.
दस्तावेज (८९६३/२००४)
७-९६


SCHEDULE "B"


(Schedule for flat premises)

All that vacant plot of land, situated, lying and being in the District, Sub-District, and City of Nashik, within the Nashik Urban Agglomeration and area under Urban Land Ceiling Limits, within the limits of Nashik Municipal Corporation, bearing Plot No. 79, out of approved layout of Survey Number 901, in area better known as CHETNA NAGAR, Rane Nagar, Opp. Swami Samarth Kendra, Nashik-422009, area admeasuring 362.31 Square meters and on the said plot building named "RAGHUVVEER APARTMENT" and in the said building all that constructed flat bearing flat No. 8, situated on the THIRD floor, admeasuring 1300 Sq. Feet in built-up area, which area includes 100 Sq. ft. of terrace area and bounded as follows: 120.81 sq. mtrs. + terrace 9.29 sq. mtr

ON OR TOWARDS EAST BY : Stair Case  
ON OR TOWARDS WEST BY : Marginal Distance  
ON OR TOWARDS SOUTH BY : Colony Road  
ON OR TOWARDS NORTH BY : Marginal Distance

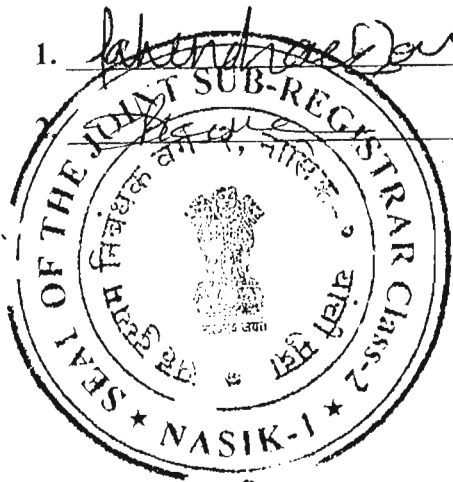
IN WITNESS WHEREOF both "THE VENDOR" and "THE PURCHASER", respective signatures on this Agreement on the mentioned herein above.

  
SIGNED by the within named  
"THE VENDOR"  
GAUTAM SHANTILAL CONTRACTOR  
Partner M/s. AKSHAR BUILDCON

  
SIGNED by the within named  
"THE PURCHASER"  
VIJAY BALWANT PATIL

WITNESS:

1. 



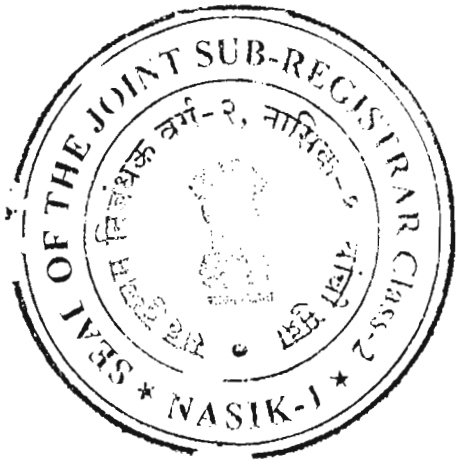
VISHWAS CO-OP. BANK LTD., NASHIK FRANKING DEPOSIT SLIP	R. No. Customer Copy <b>8394</b>	
	Deposit Br. HPT College Rd Br. Date <b>29/7/09</b>	
	Pay to : 0030 Acct Stamp Duty Nashik	
	Franking Value	Rs. <b>29250/-</b>
	Service Charges	Rs. <b>-</b>
	Total	Rs. <b>29250/-</b>
	Name of Stamp duty paying party	
	<b>विजय बळवंत पाटील</b>	
	<b>हस्त-सौदध कुलकर्णी</b>	
	D.D. / Cheque No.	
Drawn on Bank		
(For Bank's Use only)		
Tran ID <b>6104</b>		
Franking Sr. No. <b>8414</b>		
<b>Vishwas Co-op. Bank Ltd.,</b>		
H.P.T. College, Nashik-5		
Officer		

**नसि-१.**

**दस्तावे. (०९७३/२००९)**

**१५-१५**

**Dr. Manager/Officer**





# NASHIK MUNICIPAL CORPORATION

NO. LND/BP/134/CD/804

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 3/10/2004

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नमून-१.
दस्त क्र. (8963/2004)
96.

TO Shri. H. L. Gadgil  
C/o Mr. Mahesh Bahinraya of ...

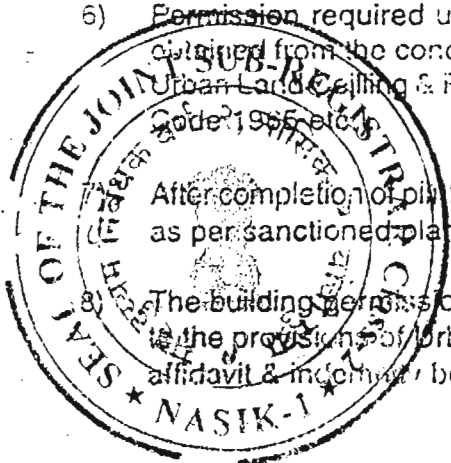
Sub - Sanction of Building Permit & Commencement Certificate in Plot No. \_\_\_\_\_  
of S. No. 901/79 of \_\_\_\_\_ Shwar

Ref - Your Application & Plan dated 11.07.1998 2000 Inward No. 190

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

### CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 253 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid Down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code, 1956 etc.)  
After completion of piling, certificate of planning authority, to the effect that the piling work is done as per sanctioned plan should be taken before commencement of superstructure
- 7) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land Ceiling & Regulation Act, 1961 in case a statement made in affidavit & indemnity bond is found to be incorrect the permission shall stand cancelled



नसम-१.

दस्त क्र. (१०) ७३ / २००५)

१-१७

(2)

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

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

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

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

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

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

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

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

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

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

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

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

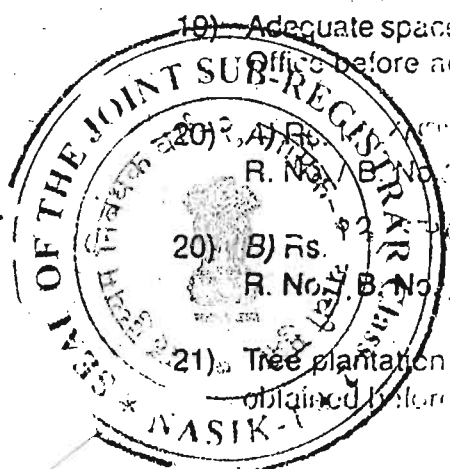
- 18) N. A. order No. \_\_\_\_\_ dt. \_\_\_\_\_ submitted with the application.

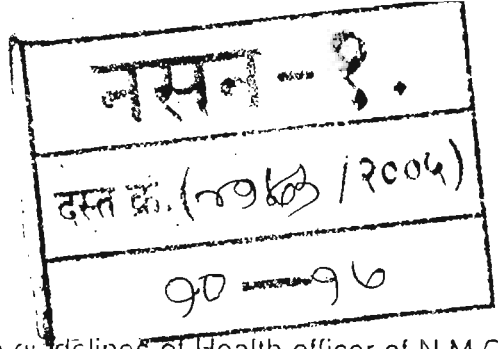
- 19) Adequate space from the plot area should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

- 20) A) Rs. \_\_\_\_\_ is paid for development charges wr. to the proposed Construction vide R. No. B. No. \_\_\_\_\_ dt. \_\_\_\_\_

- 20) B) Rs. \_\_\_\_\_ is paid for development charges wr. to proposed land development vide R. No. B. No. \_\_\_\_\_ dt. \_\_\_\_\_

- 21) Tree plantation shall be made as per the guidelines of Tree Code of N.M.C. & NOC shall be obtained before occupying the plot.





(3)

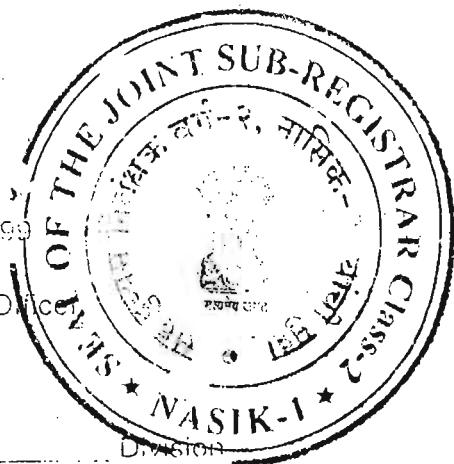
22. Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
23. A) Before commencing the construction on site the owner / developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- Name and Address of the owner / developer, Architect / Engineer and Contractor.
  - Survey Number / City Survey Number / Ward Number of land under reference alongwith description of its boundaries.
  - Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.
  - F. S. I. permitted.
  - Number of Residential / Commercial flats with their areas.
  - Address where copies of detailed approved plans shall be available for inspection.
23. B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.
24. Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

*Bor...*  
Deputy Engineer  
Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik

No. LND -BP-

Nashik Dt. 17/199

Copy to : Divisional Office



Nashik Municipal Corporation, Nashik

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७
२०९/७९			भोगवटदाराचे नाव
भू. क्रमांकचे स्थानिक नाव	३६२/३९		छात्रांचे छात्रावात कुळाचे नाव
लागवडी योग्य क्षेत्र	एकर - मुठे हेक्टर - आर चौरस मिटर		९३६७३ ९७३२० २६६५०
जिरादत	३६२/३९		इतर अधिकार ५७३२०
बागायत			एका वर्षात विक्रीसाठी उपलब्ध
भात शेती			करिता
एकूण-	३६२/३९		
पो.ख.			
वर्ग (अ)			
वर्ग (ब)			
एकूण-	३६२/३९		
आकार विनशेती- जुडी किंवा विशेष- आकार पाण्याबाबत-	रूपये पैसे ०-००. ५८-००		
एकूण-	५८८-००		

खात क्रमांक

कुळाचे नाव

खंड

इतर अधिकार ५७३२०

एका वर्षात विक्रीसाठी उपलब्ध करिता

**नसब-१.**

दस्त क्र (७९६३/२००५)

९९-९६

गां. नं. क्र. ७ अ				गां. नं. क्र. १२													
वर्ष	जमीन करणाऱ्याचे नाव	रात	हंगाम	पिकावालील क्षेत्र									पडान पिकान निरूपयोगी जमिनीचा तालील		पाणी पुरवठ्याचे भाषाव	शेरा	
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकांचे क्षेत्र			अ मिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र			
				सि. पी. संवेतोक्त	जलसिंचित	अजलसिंचित	पिकाचे नाव	जलसिंचित	अजलसिंचित	पिकाचे नाव	जलसिंचित	अजलसिंचित					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६		

नक्कल फी

असल प्रमाणे खरी नक्कल तयार ता.



तलादी ३०/७/१५

**नसत-१.**  
 दस्त क्र. (७७७३/२००५)  
 १२-१७



गाव नमुना नऊ  
 दैनिक प्रावती पुस्तक (निवासी) 1533420

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व प्रावती पुस्तक)  
 गाव- नाशिक ता. का- नाशिक जिल्हा क्र. २०१  
 दिनांक ३०/०८/०५ भोगवटादार/विसे देणारा महाद्वारक

एकत्रीकृत जमीन महसूल २०१५

पकवाची	चालू वर्ष म्हणजे				स्थानिक उपकर			
	निपट		सर्वार्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	२५००		४०६	००			५६०	००
	४०२००		१०५	००				
	०३/०५							

(अक्षरी) रुपये पाचशे रुपये शीकाम दस्त मिळाले  
 ना. डि. नाशिक

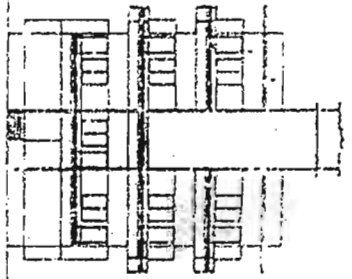


नसम-१.

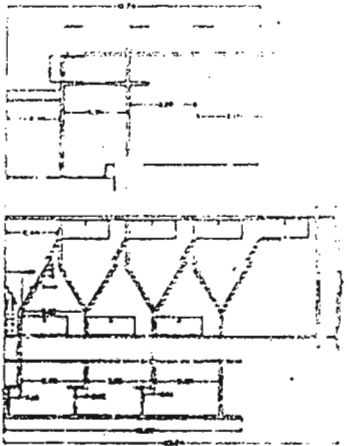
दस्तावेज क्र. (४९७३/२००५)

३-१७

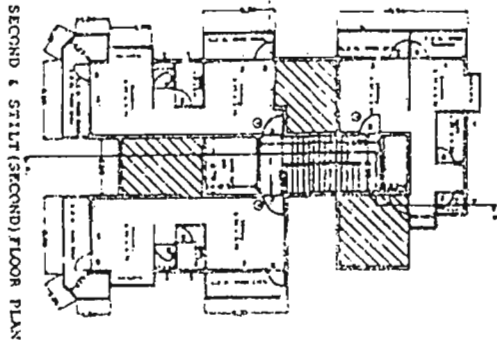
ROAD FRONT ELEVATION.



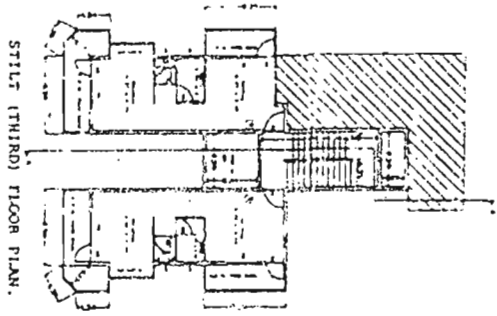
SECTION A1 'W' - 'W'



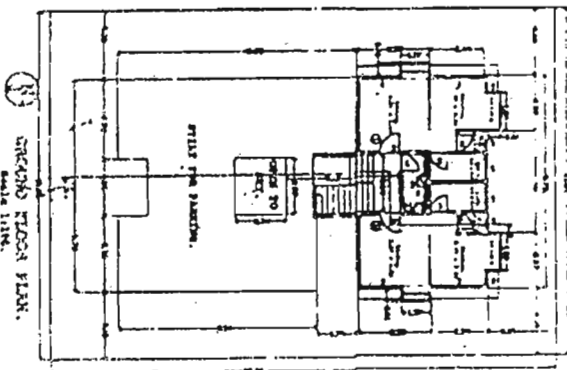
SHEET NO. 10.



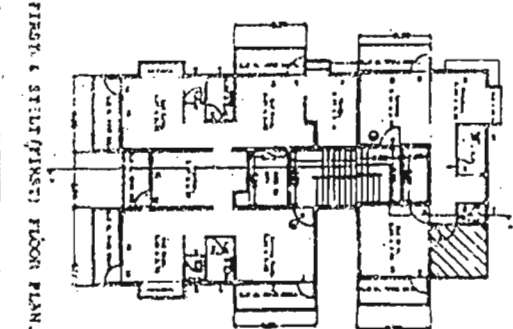
SECOND & STILT (GROUND) FLOOR PLAN



STILT (THIRD) FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST & STILT (FIRST) FLOOR PLAN.

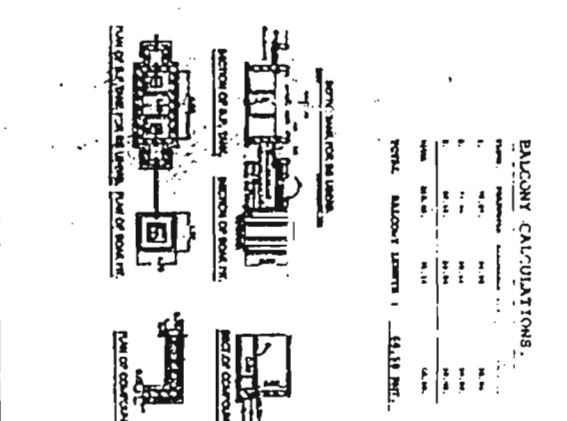
**AREA CALCULATIONS:**

Sl. No.	Description	Area (sq. m)
1.	Ground Floor	1200.00
2.	First Floor	1200.00
3.	Second Floor	1200.00
4.	Stilt Floor	1200.00
5.	Roof Area	1200.00
6.	Veranda	1200.00
7.	Staircase	1200.00
8.	Other	1200.00
9.	Total	12000.00

**BALCONY CALCULATIONS:**

Sl. No.	Description	Area (sq. m)
1.	Veranda	1200.00
2.	Other	1200.00
3.	Total	12000.00

**NETT ALLOWABLE LIMITS : 14.18 MET.**



**AREA STATEMENT**

**SOFTS**

**PROPOSED:** Residential building for 100 persons.  
 PLOT NO: 78, S.No. 87,  
 CENTRA WARD, OFF. MUNICIPALITY, NASHIK.

**APPROVED:** [Signature]

**REGISTRAR**

**SEAL OF APPROVAL**







30/07/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

नसन1

दस्त क्र 4173/2005

2:10:12 pm

नाशिक 1

१६१७

दस्त क्रमांक : 4173/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्री. विजय बळवंत पाटील  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: लक्ष्मी विजय  
ईमारत नं: -  
पेठ/वसाहत: पेठ फाटा  
शहर/गाव: नाशिक  
तालुका: नाशिक  
पिन: -  
पॅन नम्बर: -

लिहून घेणार  
वय 46  
सही

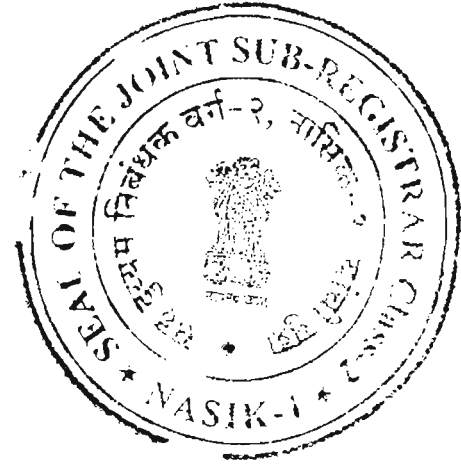
*(Handwritten signature)*



2 नाव: अक्षर बिल्डकॉन पार्टनरशिप फर्म तर्फे भागिदार श्री.  
गौतम शांतिलाल कॉन्स्ट्रक्टर  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: राजी मिस्त्री बंगला  
ईमारत नं: -  
पेठ/वसाहत: दिडोरी रोड, पंच

लिहून देणार  
वय 48  
सही

*(Handwritten signature)*





दस्त गोषवारा भाग - 2

नसन1

दस्त क्रमांक (4173/2005)

१७/१७

दस्त क्र. [नसन1-4173-2005] चा गोषवारा  
बाजार मुल्य :871682 मोबदला 910000 भरलेले मुद्रांक शुल्क : 29250

पावती क्र.:4291 दिनांक:30/07/2005  
पावतीचे वर्णन  
नांव: श्री. विजय बळवंत पाटील

दस्त हजर केल्याचा दिनांक :30/07/2005 02:05 PM  
निष्पादनाचा दिनांक : 29/07/2005  
दस्त हजर करणा-याची सही :

*(Handwritten signature)*

9100 :नोंदणी फी  
300 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 30/07/2005 02:05 PM  
शिकका क्र. 2 ची वेळ : (फी) 30/07/2005 02:07 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 30/07/2005 02:08 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 30/07/2005 02:09 PM

9400: एकूण

दु. निबंधकाची सही, नाशिक 1

सह दुय्यम निबंधक वर्ग-२  
नाशिक-१.

दस्त नोंद केल्याचा दिनांक : 30/07/2005 02:10 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना  
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अँड देवेन्द्र शाम कुलकर्णी, घर/फ्लॅट नं: 327/1

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: जिल्हा न्यायालय आवार

शहर/गाव: नाशिक

तालुका: नाशिक

पिन: -

कमी वसुल झालेली नोंद घेतली फी (४०/-)

पा. क्र. ...१५२ दि. ३०/७/२००५

*(Handwritten signature)*  
वसुल केली.

सह. दुय्यम निबंधक वर्ग-२,  
नाशिक-१.

*(Handwritten signature)*  
दु. निबंधकाची सही  
सह दुय्यम निबंधक वर्ग-२  
नाशिक-१.

पुस्तक क्रमांक एक

१७७३ क्रमांक

वर नोंदला

सह. दुय्यम निबंधक वर्ग-२, नाशिक-१.

दिनांक १७ माह ७ / २००५

प्रमाणित करणेत येते की,  
या दस्तामध्ये एकूण ...१७  
पाने आहेत.

सह दुय्यम निबंधक वर्ग-२  
नाशिक-१.

