



राष्ट्र MAHARASHTRA

2024

CS 326569

Village	: Patherdi- 1
Zone Number	: 19.2
Flat No.	: 701 (Seventh Floor)
Govt. Rate of flat per Sq. Meters	: Rs.38, 500/-
Govt. Rate per Sq. Mtr. After 5% increase	: Rs.40, 425/-
Total Carpet Area of Purchased Flat Property.	: 79.92 Sq mtrs
Total Area of Covered Balcony	: 17.90 Sq mtrs
Total Built-up Area of Purchased Flat Property	: 117.38 Sq. mtrs
Covered Parking	: Parking No. 701
(Area as per Sanctioned Plan)	
Govt. Valuation of Flat Property	: 47, 45,300/-
Consideration Amount	: 47, 50,000/-
Stamp Duty paid (6 %)	: 2, 85,000/-
Registration Fees (1 %)	: 30,000/-

||Shree||

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Nashik on 27th day of January, Two Thousand Twenty-Five.

Tal. Malegaon, Dist. Nashik 423203.
PAN No. AMPPN4070J
AADHAAR No. 8476 8075 6201
Mobile No. 9960894764

Village	: Patherdi- 1
Zone Number	: 19.2
Flat No.	: 701 (Seventh Floor)
Govt. Rate of flat per Sq. Meters	: Rs. 38, 500 /-
Govt. Rate per Sq. Mtr. After 5% increase	: Rs. 40, 425 /-
Total Carpet Area of Purchased Flat Property	: 79.92 Sq mtrs
Total Area of Covered Balcony	: 17.90 Sq mtrs
Total Built-up Area of Purchased Flat Property	: 117.38 Sq. mtrs
Covered Parking	: Parking No. 701
(Area as per Sanctioned Plan)	
Govt. Valuation of Flat Property	: 47, 45,300/-
Consideration Amount	: 47, 50,000 /-
Stamp Duty paid (6 %)	: 2, 85,000 /-
Registration Fees (1 %)	: 30,000 /-

||Shree||

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Nashik on 27th day of January, Two Thousand Twenty-Five.

BETWEEN

M/s. TRIMURTI BUILDERS AND DEVELOPERS

PAN NO:- AAUFT 6410 D

Through its Partners

1. SHRI. HEMANT SOMNATH DHANDE

Age: 45, Occupation: Business,
Residing at: - Wani Lane, At/Post Dabhadi, Tal. Malegaon,
Dist. Nashik 423201.

PAN No. AEXPD5516M

AADHAAR No. 5361 6386 6334

Mobile No. 8459629326

2. SHRI. KETAN BHAGWAN BACHHAV

Age: 31, Occupation: Business,
Residing at: - Parijat Colony, At/Post Soygaon, Tal. Malegaon,
Dist. Nashik 423203.

PAN No. CPCPB7807M

AADHAAR No. 5994 8183 4499

Mobile No. 7020660699

3. SHRI. GULAB ADHAR PATIL

Age: 42, Occupation: Business,
Residing at: - Daulat Nagar, At/Post Soygaon, Tal. Malegaon,
Dist. Nashik 423105.

PAN No. AIKPA5275H

AADHAAR No. 5299 1027 1964

Mobile No. 8956403103

4. SHRI. DINESH MURLIDHAR NERKAR

Age: 38, Occupation: Business,
Residing at: - Jayram Nagar, Near Ganesh Temple, At/Post Soygaon,
Tal. Malegaon, Dist. Nashik 423203.

PAN No. AMPPN4070J

AADHAAR No. 8476 8075 6201

Mobile No. 9960894764

5. SHRI HARSHAL PRABHAKAR ALAI

Age: 26, Occupation: Business,
Residing at: - Near Aroma Theater, Sant Namdeo Nagar,
Satana Naka, At/Post Soygaon, Tal. Malegaon, Dist. Nashik 423203.

PAN No. CBFPA0463B

AADHAAR No. 2762 7628 9955

Mobile No. 7276808248

6. SHRI YOGESH BHIKAN VINCHURE

Age: 36, Occupation: Business,
Residing at: - Plot No.70, Survey No. 8/2, Gurudatta Banglow,
Soygaon Market, Tal. Malegaon, Dist. Nashik 423203.

PAN No. AFVPV8374E

AADHAAR No. 8244 1468 8702

Mobile No. 9421899171

7. SHRI AMOL BALASAHEB DEORE

Age: 25, Occupation: Business,
Residing at: - Plot No.59, Tulja Colony, Dabhadi Road,
Near Sub-Station, Tal. Malegaon, Dist. Nashik 423201.

PAN No. DLJPD1520B

AADHAAR No. 6033 1791 4112

Mobile No. 8308090718

Hereinafter referred to as the "VENDOR" (Which expression unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, successors-in-title, and assignee/assigner) **PARTY OF THE FIRST PART**

AND

1. SHRI NIKHIL SHAMRAO CHAUDHARI

Age: 50 Years, Occupation: Service,
PAN No. AETPC 2619 C
AADHAR No. 2678 9230 2238
MOBILE No. 9527543802

2. SMT. MINAL NIKHIL CHAUDHARI

Age: 45 Years, Occupation: Housewife,
PAN No. ALLPC 4894 N
AADHAR No. 5847 8676 3177
MOBILE No. 8856967565

Both Residing at: - Flat No.2, A-Wing, Ganraj Apartment, Opposite Avhad Petrol Pump, PatherdiPhata, Madhavrao Avhad Chowk, Dnyaneshwar Nagar, Tal & Dist- Nashik 422 010.

Hereinafter referred to as "THE PURCHASER" (Which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include his legal heirs, executors, administrators and assignee/assigner) **PARTY OF THE SECOND PART**

AND WHEREAS the Vendor is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor regarding the subject property which is on second floor of building known as "LAMBODAR HEIGHT" Apartment Constructed on the Schedule 1 property have been completed;

AND WHEREAS Said Plot Property i.e., plot no.2 bearing Survey No./ Gat No.326/1/1/1P total admeasuring area 251.87 square meters (CTS NO.7817), situated at Village.Patherdi -1, Tal & Dist. Nashik, was owned by Smt.Kavita Rajesh Patil who has purchased it from Shri. Rajesh Yashwant Kulkarni through his POA Shri. Unmesh Yashwant Kulkarni on 02/04/2004, by Registered Sale Deed, having its Registration No.1857/2004, which was registered in the office of the Joint Sub-Registrar office-2, at Nashik.

AND WHEREAS thereafter VENDOR has purchased said plot property from Smt.Kavita Rajesh Patil on 09/06/2023, by Registered Sale Deed, having its Registration No.5915/2023, which was registered in the office of the Joint Sub-Registrar office-1, at Nashik. Thereafter name of M/s. Trimurti Builders And Developers was mutated on 7/12 extract in the column vide mutation entry no.33489 on 17/07/2023.

AND WHEREAS VENDOR was entrusted to develop their said plot property i.e., plot no.2 bearing Survey No. / Gat No.326/1/1/1P total admeasuring area 251.87 square meters (CTS NO.7817) has Developed in the name of M/s. Trimurti Builders And Developers through its Partners.i.e. VENDOR.

AND WHEREAS Said Plot Property is Residential N.A. used U/s 44 of The Maharashtra Land Revenue Code 1966 and Rules thereof by the order of Hon'ble Additional Collector Saheb, Nashik by letter no. KRA.MAH/KAKSHA-3/4/BIN.SHE.PRA.KRA/220/1992 dated 31/07/1992.

AND WHEREAS the Grantor had purchased 160.60.00 Sq. Mtrs. of Transferable Development Rights (TDR) as per formula from Swatantra Sainik Co-operative Housing Society Ltd. Nashik vide registered transfered Deed. The said deed is registered in the office of Jt. Sub Registrar Class II, Nashik- 1 at serial no.7516 / 2023 on 24/07/2023.

AND WHEREAS VENDOR i.e., M/s. Trimurti Builders And Developers through its Partners Shri. Hemant Somnath Dhande & Others being as a Land Owner had obtained Sanction of Building Permit and Commencement Certificate Vide No. LND/BP/B2/135/2023 dated 09/08/2023 to develop the said plot no.2 i.e., (CTS No.7817) through Ar. Kapil L. Thakkar of Nashik pertaining to the construction of a Residential Building / Project named and known as " LAMBODAR HEIGHT " Apartment consisting of Seven Residential Units thereon;

AND WHEREAS In virtue of & abiding conditions as per the Sanctioned & Building Plan and Building Permit & Commencement Certificate The Vendor i.e., M/s. Trimurti Builders And Developers through its Partners have duly completed construction of the building known as " LAMBODAR HEIGHT " Apartment and procured the Completion Certificate Vide Approval No. NMCB/FO/2024/APL/07951 dated 30/12/2024 from the Municipal Corporation of Nashik in respect thereof;

AND WHEREAS the M/s. Trimurti Builders And Developers through its Partners Shri. Hemant Somnath Dhande and Others being as a Developer / Promoter for themself (The then Plot Owners) has Declared the Said building as a scheme of Apartment U/s 2 & 11 of The Maharashtra Apartment Ownership Act 1970 and Rule 3 of The Maharashtra Apartment Rules 1972 as aforesaid, and cause to be transferred to the Apartment Association all the rights, title and the interest of the Plot Owner/Promoter and/or the owners in the said structure of the building vide Deed of Declaration which has been registered vide Serial No.111/2025 on dated 03/01/2025 at The Joint Sub-Registrar of Assurances, Class-II, Nashik- 2 . Thereafter the Vendor i.e., M/s. Trimurti Builders and Developers through its Partners has declared that the building constructed on the Schedule I property as "LAMBODAR HEIGHT" Apartment (Hereinafter referred to as the "Said Building").

- vii. Purchaser shall pay 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 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 of change of user of the Apartment / Unit No. 701 by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or take benefit factor of this Agreement or part with the possession of the Said Apartment / Unit No. 701 until all the dues payable by the Purchaser to the Vendor under this Agreement are fully paid.
- x. The Purchaser shall observe and perform all the rules and regulations which the Apartment Association or Apex Body which 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 Said Apartment / Unit No. 701 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association or Apex Body regarding the occupancy and use of the Said Apartment/ Unit No. 701 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.
11. The Vendor shall maintain a separate account in respect of sums received by him from the Purchaser as advance or deposit, sums received on account of the share capital for the Apartment Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
12. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law, of the said Apartment/Unit No. 701 or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Apartment building and all open spaces, other parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the said structure of the building is transferred to the Association / Limited Company or other body and until the said plot is transferred to the Association / Apex Body /Federation as hereinbefore mentioned.
13. **VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE**
After the Vendor executes this Agreement, he shall not mortgage or create a charge on the Said Apartment/ Unit No. 701 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 Purchaser who has taken or agreed to take said Apartment /Unit No. 701 situated on second floor of said building.
14. **BINDING EFFECT**
Forwarding this Agreement to the Purchaser by the Vendor does not create a binding obligation on the part of the Vendor or the Purchaser/s until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan from the date of receipt by the Vendor and secondly, appears for registration of the same before the concerned

Name of Purchaser:

1. SHRI. NIKHIL SHAMRAO CHAUDHARI

Age: 50 Years, Occupation: Service,
PAN No. AETPC 2619 C
AADHAR No. 2678 9230 2238
MOBILE No. 9527543802

2. SMT. MINAL NIKHIL CHAUDHARI

Age: 45 Years, Occupation: Housewife,
PAN No. ALLPC 4894 N
AADHAR No. 5847 8676 3177
MOBILE No. 8856967565

Both Residing at: - Flat No.2, A-Wing, Ganraj Apartment, Opposite Avhad Petrol Pump, Patherdi Phata, Madhavrao Avhad Chowk, Dnyaneshwar Nagar, Tal & Dist- Nashik 422 010.
Email ID: imnikhilchaudhari@gmail.com.

Vendor Name:

M/s. TRIMURTI BUILDERS AND DEVELOPERS

Through its Partner

1. SHRI. HEMANT SOMNATH DHANDE

Age: 45, Occupation: Business,
Residing at: - Wani Lane, At/Post Dabhadi, Tal. Malegaon,
Dist. Nashik 423201.

2. SHRI. KETAN BHAGWAN BACHHAV

Age: 31, Occupation: Business,
Residing at: - Parijat Colony, At/Post Soygaon,
Tal. Malegaon, Dist. Nashik 423203.

3. SHRI. GULAB ADHAR PATIL

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4. SHRI. DINESH MURLIDHAR NERKAR

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Soygaon Market, Tal. Malegaon, Dist. Nashik 423203.

7. SHRI. AMOL BALASAHEB DEORE

Age: 25, Occupation: Business,
Residing at: - Plot No 59, Tulja Colony, Dabhadi Road,
Near Sub-Station, Tal. Malegaon, Dist. Nashik 423201.

It shall be the duty of the Purchaser and the Vendor 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 Vendor or the Purchaser, as the case may be.

24. **JOINT PURCHASERS**

That in case there are Joint Purchaser/s all communications shall be sent by the Vendor to the Purchaser/s 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 Purchaser/s.

25. **PURPOSE OF PURCHASER**

The Parties hereto confirm that the Purchaser/s has / have agreed to Purchase the said Apartment / Unit No. 701 for residential purpose and hence the Purchaser/s reserve his/her/their right to claim stamp duty set of/adjustment of the amount already paid of these presents in the event the Purchaser resells the said Apartment to a subsequent Purchaser/s.

26. **STAMP DUTY AND REGISTRATION**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Purchaser only.

27. **DISPUTE RESOLUTION**

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of Rules and Regulations, under which the Said Building has adopted there under.

28. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik Court will have the jurisdiction for this Agreement.

SCHEDULE I

(SCHEDULE OF THE LAND / PLOT PROPERTY)

ALL THAT PIECE AND PARCEL OF the area admeasuring about 251.87 Sq. Mtrs. out of plot bearing No. 2 (TWO) (CTS NO.7817), out of Survey No./ Gat No.326/1/1/IP situated at Village Patherdi -1, Tal & Dist. Nashik, within the limits of the Nashik Municipal Corporation, Nashik and within the Registration District Nashik which is bounded as under-

On or towards East : Plot No 3

On or towards West : Plot No.1

On or towards South : 12 Meter Colony Road

On or towards North : Part of Land of Survey No.326

SCHEUDLE II

(DESCRIPTION OF THE APARTMENT / UNIT / FLAT NO. 701)

ALL THAT PIECE AND PARCEL OF the Residential APARTMENT / UNIT / FLAT NO.-701 (SEVEN HUNDRED AND ONE) situated on the ^{7th} Sixth floor, having carpet area 79.92 sq. meters + balcony area 17.90 sq. meters i.e., total carpet area 97.82 sq. meters i.e., 1052.93 Sq. feet i.e., **Built up area 117.84 Sq. meters** + separate terrace of admeasuring area 554.00 sq. feet and allotted parking no.701 approximately admeasuring area 100 sq. ft or as per sanctioned building plan including separate MSEB meter, common water connection + 14.29 % voting rights given as per Deed of Declaration in the building namely " **LAMBODAR HEIGHT** " Apartment constructed on the **SCHEDULE I** land / plot more particularly described herein above and is bounded as follows:

- On or towards East : Marginal Space
- On or towards West : Lobby & Staircase
- On or towards South : Marginal Space & 12 Meter Colony Road
- On or towards North : Marginal Space

The proportionate representation shares for voting purposes provided herein above may be limited in accordance with the provisions of the bye-laws.

Also apartment and the percentage of undivided interest in the common areas and facilities appertaining to the said Apartment / Unit are not encumbered in any manner whatsoever on the date of present deed.

SCHEUDLE III

A) COMMON AREAS AND FACILITIES:

The plot land and the space described in the Schedule above (Subject to the right of exclusive use of open spaces, car parking allotted & two-wheeler common parking's or that will be allotted to various units / flats).

The footings, RCC structures and main walls of the building.

Staircase, columns, beams, slab, brickwork etc and lift in the building.

Common ground water and electrical lines.

Common ground water storage tanks and overhead water reservoirs, bore well and plumbing machinery, pumps etc.

Common walls, fencing and gates.

Rain Water Harvesting System.

Parking Floor with Parking Tiles

Huge Open ducks and Terrace.

Decorative Entrance.

B) LIMITED COMMON AREAS AND FACILITIES:

Partition walls between the two units shall be limited common property of the said two units / flats.

The each floor unit shall be entitled to exclusive use of covered parking spaces allotted to them as shown in the plan hereto annexed.

The common two-wheeler parking's, car parking's will be allotted to specific unit purchaser/s by the Vendor / Promoter / Developer as per their discretion or may retained by the them if required.

Other exclusive and limited common areas and facilities as mentioned in the Contents of this Deed.

Parking space in open land shall be allotted to specific Purchaser/s by or as per discretion of Vendor / Promoter / Developer as per sanctioned plan.
Passages and toilets /W.C. s which are not the part of specified units may be exclusively allotted to those units who have access through such passages or adjacent to such toilets/ W.C. s for their exclusive or limited common use only.
All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

C] SPECIAL AMENITIES

Lift with Battery Backup
Parking protected by C.C.T.V.
Car charging points in the parking.
Provision of Bore-well.
Solar Panel on terrace for common use of building.

ANNEXURE

Construction Type :
Earth Quake Resistance, R.C.C. Frame structure with columns and beams.
Flooring :
Internal Flooring: Living Dining, Kitchen & bedroom-large size marble finish glazed vitrified tiles (4 feet x 2 feet). For Main and dry balcony anti-skid ceramic tiles.
Outer flooring: Anti-skid tiles for flooring and Designer glazed tiles for walls.
Toilets : Premium anti-skid, glazed ceramic tiles.
Terrace and Balcony : Antiglare ceramic tiles
Wall :
Exterior : 6" Thick and internal 4" thick bricks masonry.
Bathroom & Toilets: Vitrified Tiles with Granite door frames
Concealed anti-corrosive plumbing and sanitary fittings.
Cladding with designer tiles up to lintel level.
Flooring - Anti-skid tiles for flooring and Designer glazed tiles for walls
Provision of Geyser.
Doors :
Main doors: Decorative Water Proof Flush Door with SS fittings.
WC and Bath: Waterproof Flush Door
French door for balcony & Iron door in MS for terrace.
Windows : Three Track powder coating sliding window with Mosquito Net, Safety Grill & Marble Seat Patti.
Wall Plastering: External sand faced; internal sand faced coated with sanala finish.
Electrical : Concealed ISI Standard cables and branded module switched with inverter provision.
Lift : ISI Standard Elevator.
Plumbing : Concealed plumbing with ISI standard pipes.
Toilet : standard quality CP fittings and sanitary fittings.
Paint : Superior quality apex / ultima /protective exterior paint with dam proof coating washable premium plastic emulsion paint for internal walls.
Peripheral compound wall.
Paving blocks/ Tiles for side margin and covered parking area.
High Quality Glass and SS Railings
Kitchen:
Granite kitchen platform with stainless steel sink
Ceramic/glazed tiles above kitchen platform. Provision of Aqua Guard.
Provision for Power Point.
Provision for Exhaust fans.

IN WITNESS WHEREOF parties hereinabove named have set and subscribed their respective hands and signed this Deed at Nashik on the day and year first herein above written in the presence of attesting witnesses.

SIGNED AND DELIVERED BY THE WITHIN NAMED THE PURCHASER'S

SHRI. NIKHIL SHAMRAO CHAUDHARI

[Handwritten signature of Nikhil Shamrao Chaudhari]



SMT. MINAL NIKHIL CHAUDHARI

[Handwritten signature of Smt. Minal Nikhil Chaudhari]



SIGNED AND DELIVERED BY THE WITHIN NAMED THE VENDOR
M/s. TRIMURTI BUILDERS AND DEVELOPERS
Through its Partner



1. SHRI. HEMANT SOMNATH DHANDE

M/s. Trimurti Builders And Developers

[Handwritten signature of Hemant Somnath Dhande]

Partner



2. SHRI. KETAN BHAGWAN BACHHAV

M/s. Trimurti Builders And Developers

[Handwritten signature of Ketan Bhagwan Bachhav]

Partner



3. SHRI. GULAB ADHAR PATIL

M/s. Trimurti Builders And Developers

[Handwritten signature of Gulab Adhar Patil]

Partner



4. SHRI. DINESH MURLIDHAR NERKAR

M/s. Trimurti Builders And Developers

[Handwritten signature of Dinesh Murlidhar Nerkar]

Partner

5. SHRI. HARSHAL PRABHAKAR ALAI

M/s. Trimurti Builders And Developers

Harshal
Partner



6. SHRI. YOGESH BHIKAN VINCHURE

M/s. Trimurti Builders And Developers



1 (944233)
11334204

Partners	प्रोग्राम
व आकार(मी)	6
अ.म.मी.	31
द्व	
2.5187	
201.50	

7. SHRI. AMOL BALASAHEB DEORE

M/s. Trimurti Builders And Developers



Amol
Partner

(5597) (5887)

In the presence of -

1. Signature
Name
Address

महाराष्ट्र राज्य न्यायालय मुंबई

2. Signature
Name
Address

गव :- पा
तंक व उपविभाग

होगाम
(२)

सदरची नोंद

"या प्रयासित प्र
दिवसक - 26/0
सांख्यिक प्रथम



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/07951
Proposal Code : NMCB-24-ENTRY-103981

Building Proposal Number - 1466791
Date : 30/12/2024

Building Name :	MS TRIMURTI BUILDERS AND DEVELOPERS THROUGH PARTNER MR HEMANT S DHANDE AND OTHERS (Residential)	Floor :	GROUND FLOOR(10.19 Sq mt),1ST FLOOR(114.87 Sq mt),2ND FLOOR(114.87 Sq mt),3RD FLOOR(114.87 Sq mt),4TH FLOOR(114.87 Sq mt),5TH FLOOR(114.87 Sq mt),6TH FLOOR(114.87 Sq mt),7TH FLOOR(114.87 Sq mt)
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To,
i) Amol Balasaheb Deore,
P.NO.02 S.NO.326/1/1/1P OF PATHARDI SHIWAR NASHIK
ii) Kapil Thakkar (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MS TRIMURTI BUILDERS AND DEVELOPERS THROUGH PARTNER MR HEMANT S DHANDE AND OTHERS (Residential)** Plot No 02, Final Plot No .., City Survey No./Survey No./Khasara No./ Gut No. **326/1/1/1P**, Village Name/Mouje **PATHARDI** , Sector No. .., completed under the supervision of **Architect**, License No **CA/2017/83965** as per approved plan vide Permission No. **LND/BP/B2/135/2023** Date **09/08/2023** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage. NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/B2/135/2023 Date 09/08/2023

Signature valid

Digitally signed by QAZI MOHAMMED SAJJAD JALAL UDDIN
Date: 2024.12.30 19:45:27 IST
Reason: Approved Certificate
Designation: Deputy Engineer
Location: Nashik Municipal Corporation
Project Code : NMCB-24-ENTRY-103981
Application Number : NMCB/FO/24/1466791/59397
Proposal Number : 1466791
Certificate Number : NMCB/FO/2024/APL/07951



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Deputy Engineer,
Nashik Municipal Corporation,



NASHIK MUNICIPAL CORPORATION

NO.LND/BPI/32/135/2023

DATE :- 09/08/2023

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **M/s. Trimurti Builders And Developers Through Partner
Mr. Hemant S. Dhande & Others.**

C/o. Ar. Kapil L. Thakkar & Stru.Engg. Kishor Chopda Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 02 of S.No./G.No. 326/1/1 of Pathardi Shiwar, Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:31/12/2021 Inward No.B2/BP/1068/2021.
2) Final Layout No. LND/WS/237/4094 Dt:28/11/1994.

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 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 47)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least **FIVE** trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal of surface water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan