



07/03/2025

सूची क्र.2

दुपयम निबंधक : सह दु.नि. नाशिक 5

दस्त क्रमांक : 3219/2025

नोंदणी :

Regn:63m

शाखाचे नाव : नाशिक शहर - १

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	2900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2277179.64
(4) भू-मापन, पोटहिस्ता व चरकमांक(असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: नाशिक येथील सर्व्हे नंबर 226/1/2/2 पैकी प्लॉट नंबर 8+9+10 याचे क्षेत्र 708.83 चौरस मीटर यावरील आलापुरी गिरीजा अपार्टमेंट मधील सहाय्या मजल्यावरील फ्लॉट नंबर 601 याचे चटई क्षेत्र 49.74 चौरस मीटर + बाळकी क्षेत्र 7.04 चौरस मीटर + पार्किंग क्षेत्र 8.97 चौरस मीटर (( Survey Number : 226/1/2/2 ; Plot Number : 8/9/10 ; ))
(5) क्षेत्रफळ	1) 49.74 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:- एकदंत डेव्हलपर्स तर्फे भागीदार पुष्कर संजय कोठावडे तर्फे मुखत्यार सुयोग संजय कोठावडे वय:-27; पत्ता:- प्लॉट नं: 3, माळा नं: 0, इमारतीचे नाव: मुलमोहर अपार्टमेंट, ब्लॉक नं: नाशिक, रोड नं: शरणपुर रोड, महाराष्ट्र, शास्:ई.क. पिन कोड:-422002 पॅन नं:-AAJFE8641A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- कल्पेश सतीश चौधरी वय:-39; पत्ता:- प्लॉट नं: 8, माळा नं: 0, इमारतीचे नाव: श्री बालाजी पॅलेस अपार्टमेंट, ब्लॉक नं: केतकी नगर, म्हसळ, रोड नं: दिंबोरी रोड, नाशिक, महाराष्ट्र, शास्:ई.क. पिन कोड:-422004 पॅन नं:-AOXPC4438H 2): नाव:- धनशी कल्पेश चौधरी वय:-39; पत्ता:- प्लॉट नं: 8, माळा नं: 0, इमारतीचे नाव: श्री बालाजी पॅलेस अपार्टमेंट, ब्लॉक नं: केतकी नगर, म्हसळ, रोड नं: दिंबोरी रोड, नाशिक, महाराष्ट्र, शास्:ई.क. पिन कोड:-422004 पॅन नं:-BKVPB8172L
9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2025
10) दस्त नोंदणी केल्याचा दिनांक	07/03/2025
1) अनुक्रमांक, खंड व पृष्ठ	3219/2025
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	174000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	29000
4) शेर	

नोंदणी नंतरची प्रथम  
सूची क्र.२ ची प्रत

सह. दुपयम निबंधक वर्ग-२  
कक्षिक-५.

पांकनासाठी विचारत येतलेला तपशील:-

क शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



नसिन-५
दस्त क्र. (329९ / 20२५)
३ II shree II ४०



Valuation Chart No.	:	1.3.43
Govt. Rate/ Sq.mtrs.	:	34,200/- sq.mtrs.
5% Rise	:	35,910/- sq.mtrs.
Carpet Area of the Flat	:	49.74 sq.mtrs.
Balcony Area	:	7.04 sq.mtrs.
Parking Area	:	6.97 sq. mtrs.
Govt. Valuation	:	23,06,000/-
Consideration Cost	:	29,00,000/-
Stamp Duty	:	1,74,000/-
Registration Fee	:	29,000/-

### AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Nashik on this 6th day of MARCH in the year Two Thousand Twenty Five.

#### BETWEEN

EKDANT DEVELOPERS, (PAN - AAJFE8641A), a partnershp firm through partner MR. PUSHKAR SANJAY KOTHAWADE, (Adhar No. 3412 3025 9237) age 31 years, occupation Business, through Power of Attorney holder MR. SUYOG SANJAY KOTHAWADE, (Adhar No. 2952 6832 3424) age 27 years, occupation Business, Residing at 3, Gulmohor Arcade, Sharanpur Road, Nashik 422002. (MOBILE NO. - 7588815825)

Hereinafter referred to as the PROMOTER / OWNERS / VENDOR / SELLER & DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Partnership Firm, its partners for the time being constituting the said Firm, their executors, administrators, representatives and assign etc.).

#### AND

1. MR. KALPESH SATISH CHAUDHARI,  
aged 39 years, occupation Service,  
(PAN - AOXP 4438 H) (AADHAR - 7242 3088 4831)  
(MOBILE NO. - 9604330640)
2. MRS. DHANASHRI KALPESH CHAUDHARI,  
aged 39 years, occupation Housewife,  
(PAN - BKVPB 8172 L) (AADHAR - 2866 9064 9426)  
Both Residing at Flat No. 8, Shri Balaji Palace Apartment,  
Ketaki Nagar, Dindori Road, Mhasrul, Nashik - 422004

(2)

नसन-५

दस्ता क्र. 3298 / 2024



Hereinafter referred to as the ~~PURCHASER/S~~ / ~~ALOTTEE~~ (which expression shall unless it be repugnant to the context or meaning thereof be deemed mean and include his / her heirs, executors, administrators, successors in interest, executors, administrators & permitted assignees etc.).

WHEREAS the Party of the first part, the Owners are absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever landed properties bearing Plot No. 8 admeasuring 219.45, Plot No. 9 admeasuring 220.50 and Plot No. 10 admeasuring 268.88 from and out of Survey. No. 226/1/2/2, lying and being at Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik, (more particularly described in schedule-I written hereunder and hereinafter for the sake of brevity is referred to as the said property)

AND WHEREAS the Promoter has purchased plot No. 8 to 10 from Shri. Ashok Vasudev Issrani and Shri. Anita Ashok Issrani under a Sale deed dated 29/8/2022, which is registered in Jt. Sub Registrar office Class II, Nashik 4 at Sr. No. 9492 on 30/8/2022. Accordingly, the name of the Promoter is been recorded in the record of rights vide mutation entry No. 112387, dated 2/9/2022.

AND WHEREAS the title of the said property is clear, marketable and free from all encumbrances. The vendor has submitted to the purchaser/s all necessary documents of title regarding the said property along with approved building plan and after ascertainment of the purchasers regarding title of the vendor, purchaser has entered in to this Agreement and executed the same.

AND WHEREAS the said layout of the property was sanctioned by Assistant Director Town Planning Nashik Municipal Corporation vide their letter No. Town Planning/ Final/ C1/ 122, dated 11/12/2012.

AND WHEREAS the Collector, Nashik had issued an order for non-agricultural use of the said property bearing No. Maha/ Desk 3/ 4/ NA/ 397/ 2012/ Nashik, dated 21/9/2012.

AND WHEREAS the Promoters / Vendors have purchased TDR to construct additional areas on the said plot of 618.40 sq. mtrs. from Shri. Ashok Shravan Sonje, vide sale deed dated 18/11/2022, which is registered in the office of the Jt. Sub-Registrar, Class II, Nashik 4 at Sr.No. 12606 on 21/11/2022.

AND WHEREAS the Promoters amalgamated the said plot No. 8 to 10 and as well as decided to construct a residential building and prepared building plans having 36 residential units (Ground Floor

दस्तावेज क्र. (3298 / 2024)  
4



Parking + 6 Units on each floor from First to Sixth Floor) on the schedule-I property.

AND WHEREAS the Allottee / Purchaser/s is desire to purchase an Unit bearing Flat No. 601 on the Sixth Floor, (herein after referred to as the said unit) in the building called "Ashapuri Girija" being constructed on schedule-I property by the vendor / seller/s.

AND WHEREAS the Promoter/ Vendor/ Seller has entered into an standard Agreement with Architect Mr. Jaywant Pawar.

AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate Act, 2016 with the Real Estate Regulatory Authority at Maharashtra Registration No. P51600049826 authenticated copy is attached to this agreement.

AND WHEREAS the Promoter has appointed a structural Engineer Mr. Milind Rathi for the preparation of the structural design and drawings of the buildings and the vendor / seller/s accepts the professional supervision of the Architect and the structural Engineer till the completion of the building / buildings.

AND WHEREAS by virtue of the deeds as above, the vendor / seller has sole and exclusive right to sell the units in the said building to be constructed by the vendor / seller/s on the schedule property and to enter into Agreement/s with the purchaser/s/s of the units to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the purchaser/s, the vendor/seller has / had given inspection to the purchaser/s of all the documents of title relating to the schedule property and the plans, designs and specifications prepared by the vendor / seller's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

AND WHEREAS the copy of Certificate of Title issued by Advocate Mr. Tushar Nagare of the vendor / seller/s, authenticated copies of 7/12 extract and other related Documents, of the schedule property on which the building / units are to be constructed have been shown to the purchaser/s and required documents are annexed to this agreement.

AND WHEREAS the authenticated copies of the Building plans as approved by the Asst. Director of Town Planning Department of Nashik Municipal Corporation vide their building permit & Commencement Certificate bearing No. LND / BP / C-1 / 446 / 2023, dated 2/2/2023. annexed hereto.

नसक-६
दस्तावेज क्र. (3290/2024)
७



payment or Application Fee (the payment and receipt whereof the vendor / seller/s both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the vendor / seller/s the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the Real Estate (Regulation & Redevelopment) Act, 2016 the Promoter is required to execute a written Agreement for sale of said Unit with the Purchaser/s/ Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the vendor / seller/s hereby agrees to sell and the Purchaser/s/s hereby agrees to purchase the unit.

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

1. The vendor / seller / promoters shall construct the said building consisting of Ground Floor Parking & Six Flats on each floor from First to Sixth Floor on the project land in accordance with the plans, designs and specifications as approved by the Nashik Municipal Corporation, Nashik.

Provided that the Promoter/s shall have to obtain prior consent in writing of the purchaser/s/s in respect of variations or modifications which may adversely affect the Flat of the purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1.a The Purchaser/s hereby agrees to purchase from the vendor / seller and the vendor / seller/s hereby agrees to sell to the purchaser/s/s Flat No. 601 having Carpet Area 49.74 sq.mtrs., Balcony Area 7.04 sq.mtrs. on Sixth Floor & Parking area of 6.97 sq.mtrs. in the building "ASHAPURI GIRIJA" (hereinafter referred to as "the Building") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. 29,00,000/- (In Words Rupees Twenty Nine Lakhs Only) including 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 Second Schedule annexed herewith.

1. b. The Purchaser/s have paid to the Vendor/s a sum of Rs. 2,90,000/- (In Words Rupees Two Lakhs Ninety Thousands Only) as the advance payment against the purchase price in respect of the said premises as under ..

क्र. (329E / 2024)

E - 80



AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the vendor / seller/s and according to which the construction of the buildings and open spaces are proposed to be provided for the building have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Building/ Unit agreed to be purchased by the Purchaser/s, as sanctioned and approved by the Nashik Municipal Corporation have been annexed hereto.

AND WHEREAS the vendor/ seller/s shall obtain the balance approvals from various required 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 schedule-I property and the said building and upon due observance and performance of which only completion or occupancy certificate in respect of the said building/s shall be granted by the Nashik Municipal Corporation, Nashik.

AND WHEREAS the vendor/ seller/s has accordingly commenced construction of the said building/s in accordance with the said propose plans.

AND WHEREAS the Purchaser/s have/has applied to the Promoter for purchase of a Flat No. 601 on Sixth Floor in the building being constructed.

AND WHEREAS the carpet area of the said Flat is 49.74 sq. mtrs., Balcony Area 7.04 sq. mtrs. & Parking area of 6.97 sq. mtrs.

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, prior to the execution of these presents the Purchaser/s has/had paid to the Vendor/seller a sum of Rs. 2,90,000/- (In Words Rupees Two Lakhs Ninety Thousands Only), being part payment of the sale consideration of the Flat Unit agreed to be sold by the vendor / seller/s to the purchaser/s/s as advance

(21)  
दस्तावेज (3298 / 2024)  
23 — 80



**SCHEDULE -I**  
**(OF THE SAID PLOT PROPERTY HEREINABOVE REFERRED TO)**

All that piece and parcel of the land being Plot Nos. 8+9+10 admeasuring 708.83 sq. mtrs. from and out of S.No. 226/1/2/2, lying and being at Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik which property is jointly bounded as shown below :-

On or towards East	:	by S.No. 226/9.
On or towards West	:	by 9 Mtrs. vide Road.
On or towards North	:	by S.No. 226/5 and S.No. 226/6.
On or towards South	:	by 9 Mtrs. vide Road.

All the said properties together with soil, sub soil, easement, and right to use of open space and colony road etc.

**SCHEDULE -II**  
**(OF THE SAID PREMISES AGREED TO PURCHASE BY PURCHASER/S**  
**HEREIN ABOVE REFERED TO)**

On the aforesaid property a building named as "ASHAPURI GIRIJA" is under construction with utilization of T.D.R., and from and out of the said building, the premises of Residential Unit details are as follows.

Name of the Project	:	ASHAPURI GIRIJA
Flat No.	:	601
Floor No.	:	Sixth
Carpet Area	:	49.74 sq. mtrs.
Balcony Area	:	7.04 sq. mtrs.
Parking Area	:	6.97 sq. mtrs.

The said premises is bounded as shows below.

On or towards East	:	by Side Margin.
On or towards West	:	by Side Staircase.
On or towards North	:	by Side Margin.
On or towards South	:	by Flat No. 602 and Duct.

Together with the common right to easement, common passage, staircase, terrace, Allotted Car Parking etc.

SCHEDULE - III  
OF THE SPECIFICATION AND AMENITIES PROVIDED IN THE SAID UNIT  
/ BUILDING HEREINABOVE REFERED TO

1. Building will be R. C. C. framed structure with Frame analysis for Earth quake resistant Structure one while designing the building.
2. All external walls will be 6" thick in Brick / block masonry.
3. Internal walls shall be 4" thick brick / block masonry. External plaster sand faced "Double coat" in cement with acrylic paint and internal plaster in neeru finish with lime wash paint.
4. Flooring shall be 24"x 24" vitrified tiles with skirting.
5. Ceramic flooring with Glazed tiles 8" X 8" of size up to 3' will be provided for bathroom and toilet.
7. Concealed plumbing in Toilet.
8. Standard / Concealed wiring in the premises with branded switches.
9. 2 Lifts with battery / generator back-up will be provided as a common facility.

If any extra amenities are required by the purchaser/s the same will be provided by vendor after getting extra charges for the same.

SCHEDULE IV  
COMMON EXPENSES TO BE PAID BY THE OCCUPANTS THE BUILDING.

1. The expenses of maintaining, repairing, redecoration, etc. of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipes, gas pipes, if any and electric wires in under and upon the building and enjoyed or used by the purchaser/s in common with other occupiers of other Units and main entrance, passages, landings and staircases, roofs of the building as enjoyed by the purchaser/s or used by him in common as aforesaid.
2. The cost of clearing and lighting the passages, landings, staircase and other parts of the building or enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs of salaries of clerks, bill collectors, chowkidars, sweepers, etc. appointed by vendor / promoter, Apartment Association or Co Op Society to manage and look after the building.
5. The cost of maintenance of other lights and services charges.
6. Lift maintenance as per contract & govt. norms.



नसन-५  
(23)  
दस्तावेज (3290 / 2024)  
24 - 80



7. Firefighting systems as per govt. norms.
8. Coloring & repairing after every five years.

IN WITNESS WHERE OF, the parties hereto and on the duplicate hereof, set and subscribed their respective hands, seals on the day and month and the year first hereinabove mentioned.

SIGNED, SEALS AND DELIVERED  
BY THE WITHIN NAMED VENDOR/S  
EKDANT DEVELOPERS, through partner  
MR. PUSHKAR SANJAY KOTHAWADE.  
through Power of Attorney holder  
MR. SUYOG SANJAY KOTHAWADE.




SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER/S  
1. MR. KALPESH SATISH CHAUDHARI.



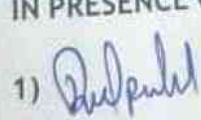
  


2. MRS. DHANASHRI KALPESH CHAUDHARI.




IN PRESENCE OF WITNESSES ::

1)  Parash Pathi

2)  गधेश जाधव

- 12) Copy of approved plan should be kept on site so as to facilitate the staff 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.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material 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.
- 14) 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.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) Wherever necessary Adequate space from the plot u/r 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: 21/04/2009 for Noise Pollution or as per latest revisionary Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pra.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
- A) Before commencing the construction on site, the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
- b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority
- d] F.S.I. permitted.
- e] Number of Residential/Commercial flats with their areas.
- f] Address where copies of detailed approved plans shall be available for inspection.
- B) A notice in the form of an advertisement, giving all the details mentioned in 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) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.



नसन-५  
रतन क्र 3298/2023  
28-80



**NASHIK MUNICIPAL CORPORATION**

NO: LND/BP/ C1/446/2023  
DATE :- 02/02/2023

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

**TO, Ekdant Developers Partnership Firm Through Partner  
Mr. Rishikesh Anil Wani And Pushkar Sanjay Kothawade.  
C/o. Ar. Jaywant Pawar & Stru.Engg. Milind Rathi Of Nashik.**

**Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. B+9+10 of  
S.No./G.N. 226/1/2/2 of Nashik Shwar, Nashik.**

**Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of  
Structure Plan In Dated:- 03/01/2023 Inward No.C1/RBP/257.  
2) Final Layout No. LND/WS/C1/122, Dt:11/12/2012.**

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 imperial water all be made as per site requirements without disturbancy 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 enclosed herewith.



दस्ता क्र. ( 329E / 2024 )

26 — 80



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number  
P51600049826

Project: **ASHAPURI GIRIJA**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. 8+9+10, 226/1/2/2 OF NASHIWAR NASHIK at Nashik (M Corp.), Nashik, Nashik, 422003;**

1. Ekdant Developers having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**  
Pin: **422002**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Right of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **06/03/2023** and ending with **01/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: **06/03/2023**  
Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasantrao Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 06-03-2023 12:11:03

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

C. C. For Plot No. 8+9+10 of S.No./G.N. 226/1/2/2 of Nashik Shivar, Nashik.

नसम-५  
दस्ता क्र. 329e  
80



- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of N. A. order No. 397/2012 Dt:21/09/2012 submitted with the application.

### Charges Recovery

- 35) Rs. 1,33,760+4,01,260/- is paid for development charges w.r.to the proposed Construction VIDE Receipt No. 9187 & 9745 Date : 19/01/2023 & 31/01/2023.
- 36) Rs. Nil/- is paid for development charges w.r.to the proposed land development. VIDE Receipt No. --- Date : ---
- 37) Drainage Connection Charges Rs.36,000/- is paid vide Receipt No. 9187 Date : 19/01/2023.
- 38) Welfare Cess charges Rs.1,37,160+4,11,460/- is paid VIDE Receipt No. 9187 & 9745 Date:19/01/2023 & 31/01/2023.
- 39) Rs.5000/- vide Receipt No. 9190 Date : 19/01/2023 against Treeplantation deposit.
- 40) Scrutiny Charges Rs.11,340/- vide Receipt No. 9187 Date : 19/01/2023.
- 41) Amalgamation Charges Rs.2000/- vide Receipt No. 9187 Date : 19/01/2023.
- 42) Charges for "Premium FSI" is paid Rs.14,63,720/- vide Receipt No. 9189 Date :19/01/2023.
- 43) Charges for "Ancillary Premium Is Paid FSI" Rs.10,03,000/- vide Receipt No. 9188 Date:19/01/2023.
- 44) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.70,280/- is paid vide Receipt No. 9187 Date :19/01/2023.

### Additional Conditions

- 45) NMC Tax for Vacant plot shall be paid before Completion.
- 46) This permission is given on the strength of DRC No. 1064 Dt:30/08/2022 and 283.00 Sq.mt. TDR area utilized from the same.
- Total TDR Loaded 283.00 Sq.mt. which is utilised from DRC No: 1064 Dt:30/08/2022 vide formula  $283 \times 11800 / 5400 = 618.40$  Sq.mt. TDR area utilized from the same.
- 47) The corrected 7/12 extract as per amalgamated plots shall be produced before completion certificate.

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / C1 / 446 / 2023  
Nashik, Dt: 21/02/2023  
Copy to : Divisional Officer