



Nashik Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 222487
Proposal Code : NMCB-23-91199

Permit No. : NMCB/B/2024/APL/13254
Date : 23/04/2024

Building Name : VIVANTA SQUARE(Mixed) Floors : BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR MEZZANINE FLOOR,TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH FLOOR

To,

- i) Birari Infracon, Abhijeet Bhikan Birari, Vidya Bhikan Birari, Priyanka Deepak Birari, Ninad Vijay Birari, PLOT NO.-3, S. NO.- 331/2B/PLOT/3, SHIWAR- PATHARDI, NASHIK
- ii) Akash Tekale (Architect)

Sir/Madam,

With reference to your application No NMCB202305920, dated 02-11-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 3, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S. NO.- 331/2B/PLOT/3, Final Plot No. 3, Sector No. , Mouje PATHARDI situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate
14. Petrol pump permission subjected to condition to acquire NOC of Chief controller of explosives
15. Authority will not supply water for construction.
16. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.



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17. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
18. TDR loaded 359.89.00 sq. m. which is utilized from DRC no.1112 Dated 29/08/2023 vide formula $359.83 \times 12000 / 7200 = 599.71$ sq. m and - TDR loaded 60.17 sq. m. which is utilized from DRC no.1126 Dated 29/11/2023 vide formula $60.17 \times 12000 / 8600 = 83.95$ sq. m and - TDR loaded 25.00 sq. m. which is utilized from DRC no.1138 Dated 05/01/2024 vide formula $25 \times 12000 / 21000 = 14.28$ sq. m. (Total TDR 445.00 sq. m.) TDR area utilized from the same, Necessary and required fire and emergency services should be installed and commence as per amendment in national building code of India-2006, as per Maharashtra Govt. gazette on dated 11/05/2023, before applying for occupancy certificate, and final NOC to be produced, Commercial N A order to be produced prior to occupancy certificate., Vacant plot tax paid receipt to be produced. , owner responsibility at the time of Basement exaction care taken at the time of digging.
19. Title This permission is given on the strength of DRC No.1126 Dt.21/11/2023 and 60.17sq.Ml.TDR area utilized from the same. Total TDR Loaded 60.17sq.mt.which is utilised from DRC No.1126 dt 21/11/2023 vide formula $60.17 \times 12000 / 8600 = 83.95$ sq.mt .TDR area utilized from the same Title This permission is given on the strength of DRC No.1112 Dt.29/08/2023 and 359.83sq.Ml.TDR area utilized from the same. Total TDR Loaded 359.83sq.mt.which is utilised from DRC No.1112 dt 29/08/2023 vide formula $359.83 \times 12000 / 7200 = 599.71$ sq.mt .TDR area utilized from the same Title This permission is given on the strength of DRC No.1138 Dt.05/01/2024 and 25sq.Ml.TDR area utilized from the same. Total TDR Loaded 25sq.mt.which is utilised from DRC No.1138 dt 05/01/2024 vide formula $25 \times 12000 / 21000 = 14.28$ sq.mt .TDR area utilized from the same



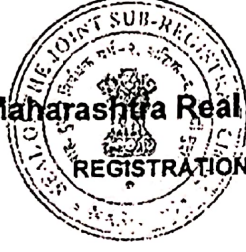
Scan QR code for verification of authenticity.

Signature valid

Digitally signed by PRASHANT S. SAJI PAGAR
Date: 2024.04.23 14:21:23
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-23-91199
Application Number : NMCB/2023/05920
Proposal Number : 222487
Certificate Number : NMCB/B/2024/APL/13254

Executive Engineer,
Nashik Municipal Corporation,

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२०४/२०२४
२०२६



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 :
P51600077111

**Project: VIVANTA SQUARE , Plot Bearing / CTS / Survey / Final Plot No.: S. No. 331/2B/Plot/3 Final Plot No. 3at
Nashik (M Corp.), Nashik, Nashik, 422009;**

1. Birari Infracon 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, Rates 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 (l) 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 **23/07/2024** and ending with **31/05/2027** 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.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 7/23/2024 1:06:59 PM

Dated: 23/07/2024
Place: Mumbai

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