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Friday,June 24 ,2016

1.45 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं : 2743 दिनांक: 24/06/2016

गावाचे नाव: तळेराव बुद्रुक

दस्तऐवजाचा अनुक्रमांक इगत-1679-2016

दस्तऐवजाचा प्रकार : कन्व्हेयंन्स डीड

सादर करणाऱ्याचे नाव: विक्रम पेमार - मेसर्स न्यु स्कोप स्पेंचर्स भागिदारी संस्था तर्फे भागिदार श्री विरेंद्र सिंग पर्देशी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु 700 00
पृष्ठांची संख्या: 35	
एकूण:	रु 800 00

आपणास मूळ दस्त ,पंजनेल प्रिंट,सूची-२ अंदाजे 2:04 PM ह्या वेळेस मिळेल.

Sub Registrar Igatpuri

बाजार मुल्य: रु.1 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 700/-

मुळ दस्त परत केला.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2015 © NV 407021

SEAL OF THE SUB-REGISTRAR IGATPURI

दुय्यम

दस्त क्र.(१६७६ /२०१६)

९/३४

ISSUING OFFICE SUB TREASURY IGATPURI

21 JUN

SUB REGISTRAR IGATPURI

DEED OF UNDERSTANDING AND CONFIRMATION

MADE AND EXECUTED ON THIS 24TH DAY OF JUNE 2016 AT IGATPURI.

जोडपत्र - २

दस्ताचा प्रकार/अनुच्छेद क्रमांक : (साधनसामग्री)

दस्त नोंदणी करणाऱ्या आदेशाचे [illegible] :

भरून द्यावा लागणारा [illegible] :

मिळकतीचे वर्णन :

नोंदणीचा क्रमांक :

पुस्तक क्रमांक [illegible] नाव : [illegible]

सादर करणाऱ्याचे नाव : [illegible]

इतर प्रसंगास लागणारे [illegible] :

पुस्तक मूल्यक रक्कम 900/-

पुस्तक विक्री नोंद [illegible] :

पुस्तक विक्रेत [illegible] :

परताव्याच्या पुस्तक [illegible] :

परताव्याचा [illegible] :

श्री. शिवदास [illegible] :

मुद्रांक [illegible] :

[illegible]

2310812096

SEAL OF THE SUB-REGISTRAR

दुय्यम

दस्त क्र. १६७९ /२०१६

२/३०



दस्त
क्रमांक (१६७९ /२०१६)
३/३४

B E T W E E N

M/s. SHRUSHTI LANDMARK & RESORTS PVT. LTD.

A company registered under Companies Act 1956 having its Registered Office at Nashik through its Managing Director and Authorised Signatory -

MR. GOPAL BABURAO PATIL,

Age - 51 years, Occ- Business,

Resident of - 15, Union Colony, Rajiv Nagar, Nashik - 422009

PAN - AAOCS0618M

Hereinafter referred to as **THE OWNER/ VENDOR**, (which expression shall unless repugnant to the context, mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE ONE PART**;

AND

M/S. NEW STEP VENTURES

A Partnership Firm through its Partners

1) **MR. VIRENDRA VIJAYSINGH PARDESHI**,

   Age - 34, Occupation - Business,

   Resident of - 1306, Bhandardara Road, Opp. Post Office, Ghoti, Tal. Igatpuri, Dist. Nashik . PAN ANHPP9809L

2) **MRS. NEHA VIRENDRA PARDESHI**, Age - 31, Occupation - Business, Resident of - 1306, Bhandardara Road, Opp. Post Office, Ghoti, Tal. Igatpuri, Dist. Nashik PAN – BSQPP8321N

Hereinafter referred to as **THE DEVELOPERS**, (which expression shall unless repugnant to the context, mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE OTHER PART**;

WHEREAS The Developers are seized and possessed of and otherwise entitled to and has been the absolute power to develop the property situate within the limits of Revenue Village Talegaon (B), Taluka - Igatpuri, District Nashik bearing Plot No. 1 to 6 out of Revenue Gat No. 291 admeasuring 22398 sq. mtrs. More particularly described in the schedule written herein below and hereinafter referred to as "the said property".

AND WHEREAS the aforesaid property is the non agricultural land and the Developers have been enjoying the actual, physical and vacant possession of the said property as the developers thereof.

AND WHEREAS M/s. New Step Ventures' is the partnership firm, (hereinafter referred as 'the said firm'). The said firm acquired the entire development rights in the said property by virtue of Development Agreement and Power of Attorney dated 5/4/2007 vide its registration no. 647 and 648. The said documents has been executed by the Vendor /Owner of the said property in favour of the said firm. Vendor /Owner also handover the physical, vacant and peaceful possession of the said property to the said firm. Mr. Chitrasen Subhash Gujar and Mr. Sarang Narayan Wagh were the previous partners of the said firm (hereinafter referred as 'the previous partners') Due to some

unavoidable circumstances the previous partners retired from the said firm. The Developers are the present partners of the said firm. The discussion held between present and previous partners of the said firm. The previous partners agreed to transfer their rights in the abovementioned property in favour of the present partners. The Previous partners executed Deed of Admission cum retirement in favour of present partners i.e. Developer. By virtue of the Deed of Admission cum retirement the Developer got entire rights, title and interest in the said property and the project known as '**Fog City**'. The retired partners have no concern with the said firm as well as the project Fog City. The previous partners have received entire amount of consideration and the constructed premises against the consideration.

AND WHEREAS The previous partners of the said firm agreed to admit the Developer no. 2 as a new partner of the said firm and for that purpose the previous partners executed a Deed of Admission cum Retirement in favour of all partners on 01/04/2015. By the said Deed of Admission cum Retirement the previous partners completely retired from the said firm.

AND WHEREAS As per the Development Agreement executed between both the parties and as per the mutual terms of the parties the Developer has completed the old project and the old project consisted following Wings –

Wing No.	Constructed area in sq.ft.
E-1 to E-6	49248
B-1 to B-12	16500
C-1 to C-38	35552

As mentioned above the construction work of said wings has been completed by the Developer and the Vendor is satisfied with the same. The Occupancy certificate has been issued by the Town Planning Authority of Igatpuri Municipal Council vide its letter no. 924/14 dt. 09/01/2014.

The Vendor has received possession of wing no. B-1, B-2, B-5, B-6, B-7, C-35 to C-38, E-3 and E-5, from the Developer. The construction of Wing no. B-1 and Resort is not completed due to internal changes in the civil work and the interior in designing of the Resort project. It is mutually agreed between the parties that the incomplete work of Wing No. B-1 and the Resort shall be completed by the Vendor himself. The Developer agreed to pay the cost of construction for the incomplete work, the concerned Architect has given estimated cost for the remaining work. The estimated cost for the completion of incomplete work of Rs.66,00,000/- (Rupees Sixty six lakhs only). The said amount has been settled between the developer & the vendor mutually & no dues, no liabilities & no outstanding amount is pending to be paid to the vendor.

As mentioned above the construction work of old phases is completed successfully and no party have any complaint regarding the same. After discussion both the parties came to the conclusion that for feasibility and profitability of the project more FSI should be consumed in further phase. Hence both the parties decided mutually that the wing no. C-3 to C-8, F-1 to F-8, shall be revised and two

floors shall be added on Building no. E-1 to E-6. As per the discussion the revised plan for the wing no. C-3 to C-8, F-1 to F-8 and E-1 to E-6 has been prepared by the concerned Architect. The said revised plan has been sanctioned by the Town Planning Authority of Igatpuri Municipal Council vide its letter no. RBP/03/2015-16 dated.29/07/2015.Both the parties have mutually approved the revised plan as well as the concerned drawings.

HENCE THIS DEED.

A) The Building Plan has been sanctioned by the Town Planning Authority of Igatpuri Municipal Council and in that respect Igatpuri Municipal Council issued a letter vide its letter no. 1755 dt. 17/8/2007 and the commencement certificate also issued by the Igatpuri Municipal Council.

It was revised by the Town Planning Authority of Igatpuri Municipal Council in the respect the Igatpuri Municipal Council issued a letter vide its letter no. INP/PWD/12/08 dt. 10/4/2008 and the commencement certificate also issued by the Igatpuri Municipal Council.

It was again revised by the Town Planning Authority of Igatpuri Municipal Council in the respect the Igatpuri Municipal Council issued a letter vide its letter no. INP/PWD/BP/45/10 dt. 12/02/2010 and the commencement certificate also issued by the Igatpuri Municipal Council.

Now the pain is again revised has been sanctioned by the Town Planning Authority of Igatpuri Municipal Council vide its letter no RBP/03/2015-16 dated.29/07/2015. Both the parties have mutually approved the revised plan as well as the concerned drawings.

Developers showed the approved Building plan to Vendor /Owner and explained the drawings and plan of to the Vendor /Owner, after inspecting the Building plan the Vendor /Owner is satisfied about the said plan and drawing, external elevation and internal arrangement shown in Building plan and confirm the same and further grant a permission to carry on the construction work as per Building plan.

B) As per the previous agreement & understanding the FSI of building no C3 TO C8 & F1 TO F8 on plot no.6 & building of A-type on plot no.1 is of the developers share, it was not utilized by the developer till today. All these buildings & Fsi is the exclusive share of developer themselves & no other person/vendor have any right in the same. The non-utilized FSI i.e. 37492 sq.ft. Belongs to the developer only. The vendor has no rights to claim F.S.I. out of the said balance Fsi i.e.37492 sq.ft. Except the non-utilized FSI, the remaining Fsi available as per the new revised plan vide RBP/03/2015-16 dated.29/07/2015 is of 77878 sq.ft. Which has been included in the project by mutual consent of both the parties. Both the parties mutually decided to divide the additional FSI i.e. 77878 sq.ft. On 50:50 basis i.e. the Vendor have right for the 50% i.e.38939 sq.ft. of the construction work and the remaining 50% i.e.38939 sq.ft. work belongs to the Developer. The said construction shall be divided as per the Annexure attached herewith. It is also expressly agreed between the parties that the cost of construction of non- utilized fsi i.e, 37492 sq.ft. & their share in fsi i.e. 38939

SEAL OF THE SUB-REGISTRAR IGATPURI

इगतपुरी

9600 (38939)

sq.ft. Accumulatively a total of 76431 sq.ft. Shall be borne by the developer themselves. Whereas the cost of construction of the vendors share in fsi i.e. 38939 sq.ft. Shall be borne by the vendor himself. The construction work as per the revised plan shall be executed by both the parties independently for their share. Each party have right to sell and transfer the premises out of their share in favour of any prospective purchaser and also have right to receive the consideration amount from the prospective purchaser.

The constructed premises i.e. 38939 sq. ft. particularly described in Annexure is attached with this Deed, belongs to the Vendor and the remaining area of 76431 sq. ft. particularly described in the attached annexure shall remain with the Developer. The constructed premises as designed will be constructed by the Vendor/Owner himself and the said area shall be remain with the Vendor /Owner.

C) Both the partics have liberty to deal with any third party in respect of the premises hold by them i.e. 76431 sq.ft. Hold by party of another part and 38939 sq. ft. hold by party of one part. Every party have exclusive rights to sell, transfer, alienate the constructed premises to any person, company etc.

D) The Vendor /Owner have no objection regarding the project loan or any financial aid from any financial Institute for development of the said property. The Developers have liberty to raise any type of loan, financial aid from any financial Institute, the Developers are solely liable for repayment of the loan. Both the parties also have liberty to mortgage the premises hold by them. The Developer can raise loan from any financial Institution and no written consent is required from the Vendor /Owner for the said purpose.

E) Both the parties will do each and every work with understanding and co operate to each other for the progress of project. Any problem occur due to any reason is respect of the said project then in that case the said problem shall resolve by both the partics with an understanding, before entering into this Deed both partics had discuss with each other all the major and minor issues and try to clarify all the major and minor issues. Both the parties are satisfied about the arrangements settled between them.

F) The funds required for the construction whereas the common amenity expenses such as roads, landscape, common space development, architectural fees, any fees or taxes raised by any department of central/state government or any local body/authority shall be borne by the both the parties at their own end as per their respective shares i.e. 33% by the vendor & 66% by the developer. Both the parties expressly agreed that all the required funds/amount shall be generated at their own as per their respective shares & no other party shall be liable to contribute in the share of other party.

G) The Plot no. 1 is owned by the vendor, but its development rights are fully with the developers. The plan of Plot no. 1 is not revised as yet but the revised plan shall be prepared and get sanctioned from the concerned authority. The said plot no. 1 shall be added in the said common project and both the parties shall have equal rights 50:50 in the constructed premises of the said business i.e. buildings on plot no.1

ARBITRATION : Any dispute or question which may arise in connection with/any matter between the Owners and the Developers and their heirs, successors or legal representatives relating to or arising out of the transaction recorded herein decided by mutual agreement of the parties, shall be referred to Arbitrator and its award shall be binding on the parties to the dispute.

DESCRIPTION OF PROPERTY

The non Agricultural land situate within the limits of Revenue Village Talegaon (B), Taluka Igatpuri, District Nashik having Plot No. 1 to 6 out of Gat No. 291 admeasuring 22398.5 sq. mtrs. As per sanctioned Lay out plan and bounded as under -

On East	-	Gat No. 292
On West	-	Gat No. 293
On North	-	Remaining area of Gat No. 293
On South	-	New Bombay Agra Road

In witness whereof the parties hereto have hereunto set and subscribed their respective hands and seals on the day, the month and the year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
BY THE ABOVE MENTIONED
M/s. SHRUSHTI LANDMARK AND RESORTS PVT. LTD.
Through its Managing Director and
Authorized Signatory -
MR. GOPAL BABURAO PATIL
(THE VENDOR/OWNER)



SIGNED SEALED AND DELIVERED
BY THE ABOVE MENTIONED

M/S. NEW STEP VENTURES
Through its Partners

1) Mr. VIRENDRA VIJAYSINGH PARDESHI



2) MRS. NEHA VIRENDRA PARDESHI
(THE DEVELOPERS)
SIGNED SEALED AND DELIVERED
BY THE ABOVE MENTIONED



In witness of:

1. _____
Sachin Dhondu Patil

2. _____
Tushar Yashwant Patil



ड्राफ्ट

दस्त क्र. 9६७ ANNEXURE

L 138

UNIT TYPE & NUMBER	BUILT UP AREA	OWNED BY
F: 101,102,104,105,106	2339 SQ.FT.	SHRUSHTI LANDMARK
F: 202,203,204,205,206	2232 SQ.FT.	SHRUSHTI LANDMARK
F: 302,303,304,305 306	2232 SQ.FT.	SHRUSHTI LANDMARK
F: 401,402,403,404,405	2232 SQ.FT	SHRUSHTI LANDMARK
D-1: 107,210,408,410	1888 SQ.FT	SHRUSHTI LANDMARK
E-3: 401,402,403,404	6000 SQ.FT	SHRUSHTI LANDMARK
E-4: 401,402,403,404	6000 SQ.FT	SHRUSHTI LANDMARK
E-6: 401,402,403,404	6000 SQ.FT	SHRUSHTI LANDMARK
BUILDING ON PLOT NO.1	10016 SQ.FT	SHRUSHTI LANDMARK
TOTAL AREA	**38939 SQ.FT**	**SHRUSHTI LANDMARK**

UNIT TYPE & NUMBER	BUILT UP AREA	OWNED BY
D-1: 101,102,103,104,105 106,108,109,110	3989 SQ.FT	NEW STEP VENTURES
D-1: 201,202,203,204,205 206,207,208,209	3965 SQ.FT	NEW STEP VENTURES
D-1: 301,302,303,304,305 306,307,308,309,310	4449 SQ.FT	NEW STEP VENTURES
D-1: 401,402,403,404,405, 406,407,409	3505 SQ.FT	NEW STEP VENTURES
D-1: 501,502,503,504,505 506,507,508,509,510	4449 SQ.FT	NEW STEP VENTURES
D-2: 101,102,103,104,105 106,107,108,109,110	4449 SQ.FT	NEW STEP VENTURES
D-2: 201,202,203,204,205 206,207,208,209,210	4449 SQ.FT	NEW STEP VENTURES
D-2: 301,302,303,304,305 306,307,308,309,310	4449 SQ.FT	NEW STEP VENTURES
D-2: 401,402,403,404,405 406,407,408,409,410	4449 SQ.FT	NEW STEP VENTURES
D-2: 501,502,503,504,505 506,507,508,509,510	4449 SQ.FT	NEW STEP VENTURES
E-1: 401,402,403,404	6000 SQ.FT	NEW STEP VENTURES
E-2: 401,402,403,404	6000 SQ.FT	NEW STEP VENTURES
E-5: 401,402,403,404	6000 SQ.FT	NEW STEP VENTURES
F: 103,201,301,406	2021 SQ.FT	NEW STEP VENTURES
G TYPE BUNGALOW	1896 SQ.FT	NEW STEP VENTURES
H TYPE BUNGALOW	1896 SQ.FT	NEW STEP VENTURES
BUILDING ON PLOT NO.1	10016 SQ.FT	NEW STEP VENTURES
TOTAL	**76431 SQ.FT**	**NEW STEP VENTURES**

ALL UNITS NUMBERED 2,3,7,8 ON EACH FLOOR IN D1 & D2 - 460 SQ.FT EACH
ALL UNITS NUMBERED 1,4,5,6,9 ON EACH FLOOR IN D1& D2 - 425 SQ.FT EACH
UNIT NUMBERED 10 ON EACH FLOOR IN D1& D2 = 484 SQ.FT EACH
ALL UNITS NUMBERED 401,402,403,404 IN ALL E TYPES = 1500 SQ.FT EACH
ALL UNITS NUMBERED 1,6 ON EACH FLOOR IN F - 532 SQ.FT EACH
ALL UNITS NUMBERED 2,3,4,5 ON EACH FLOOR IN F - 425 SQ.FT EACH



दस्त क्र. १६७९ /२०१६
९/३२

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT made at NASHIK on this 21st day of January, 2017 BETWEEN M/s.SHRUSHTI LANDMARK & RESORTS, a Company registered under Companies Act, 1956 having its registered office at Nashik, through its Managing Director and Authorised Signatory SHRI. DADURAO PATIL, age 49 years, OC (business), residing at PLOT NO. 15, Union Colony, Karve Nagar, Pune 52, hereinafter referred to as "THE OWNERS" (which expression shall, unless it be repugnant to the context or meaning

1

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दस्त क्र. १९७९ /२००६

९०/३०

९६/०२

दिनांक ५ माहे ६ जून २००६

दुय्यम निबंधक श्रेणी-१, इगतपुरी

प्रमाणित करण्यात येते की, सदर दस्तामध्ये ६६ पाने आहेत.

दुय्यम निबंधक श्रेणी-१ इगतपुरी

पुस्तक क्रमांक १

क्रमांक ९४७ वर नोंदला

दिनांक ५ माहे ६ जून २००६

दुय्यम निबंधक श्रेणी-१ इगतपुरी



मुद्रांक शुल्क	₹
नोंदणी	३०००.००
पृष्ठे पत्रे (९६)	१९२०.००
दंड	
रजिस्ट्रार	
कार्यालय	
सेवा	
टपाल	
एकूण	३१९२०.००

अनुक्रमांक - ६४७
सन २०१७ या वर्षात
दिनांकास ५ ते ५
दुय्यम निबंधक हवेलीपुरी

दुय्यम निबंधक सेवा-१, हवेलीपुरी

दस्त क्रमांक ९६७९ /२०१७
९९७३४

दुय्यम निबंधक सेवा-१, हवेलीपुरी

मेसर्स. [illegible] ... पार्टनरशिप फर्म तर्फे पार्टनर
श्री. [illegible] वय-२८ व्यवसाय [illegible]
श्री. [illegible] वय-३५, व्यवसाय [illegible]
श्री. [illegible] वय-३३, व्यवसाय [illegible] ... कंपनी पक्ष

मेसर्स. [illegible] तर्फे [illegible]
श्री. गोपाळ [illegible] वय-४४ व्यवसाय [illegible]
रा. [illegible] ... कंपनी पक्ष

दस्त [illegible] करून देणार

तथाकथित [illegible] करून देणाऱ्याचा
[illegible] करून घेण्याचे कबूल करतो

नुकसान	
	७/६४७ /२०१७
	९५/९६

(१)

(२)

दुय्यम निबंधक सेवा-१, हवेलीपुरी



दुय्यम

क्रमांक ९८७९ /२०१६

92/32

गाव :- तळेगांव दु. तालुका :- इगतपुरी जिल्हा :- नाशिक जडवाल दिनांक:- 23-06-

भूमापन क्रमांक व उपविभाग	भूधारणा पद्धती	आकारीपडीचे नाव
291/पै/2/6 भोगवटादार वर्ग -1		

शेतीचे स्थानिक नाव	क्षेत्र	आकार आणे पै	चौ.मी.	गुंठा	खाते क्र.
क्षेत्र एकरू आर.चौ.मी)	[illegible]			(1958) (1958)	1058
दिव्य क्षेत्र 134.74.75	134.74.75	[2.00]			कुळाचे नाव इतर अधिकार बिनशेती करते वर्ग (1) बिनशेतीकरते वर्ग (1)
बिन शेती आकारणी [2.00]					
जिरायत .					
बागायत .					
तरी .					
वरकस .					
इतर .					
एकुण क्षेत्र .					
पोटखराब (लागवडीस अयोग्य)					
वर्ग (अ) .					
वर्ग (ब) .					
एकुण जी मा 0.00.00					
जुडी किंवा विशेष आकारणी					
	(1)(1235),(1266),(1461),(1806),(1996),(2049),(2697)				सीमा आणि भूमापन चिन्ह

तलाठी तळेगांव दुमाला
मंडळ - तळेगांव
23 JUN 2016

इगत

दस्त क्र. १६७९ /२०१६

९३ / ३४

नमुना नंबर

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिनियम अभिलेख यादि नोंदवहया (तयार करणे व सुधिकरीत करणे) नियम, २०१२ यातील नियम ३, ५, ६ अन्वये)

गाव :- तळेगांव बु तालुका :- इगतपुरी जिल्हा :- नाशिक अहवाल दिनांक:- 23-06-2016

भूमापन क्रमांक व उपविभाग	भुधारणा पद्धती	फाळणीबद्दलचे नोंद
291/प्लॉट/5	पोटखराबादार वर्ग -३	

शेतीचे स्थानिक नोंद		क्षेत्र आकार आणे पै चौ.मी. हे.आर	खाते क्रमांक
क्षेत्र एकके	आर चौ.मी		
बिन शेती	14.23.89		
बिन शेती आकारणी	[76.80]		
जिरायत	-		
बागायत	-		
नदी	-		
दरकस	-		
इतर	-		
----	----		
एकुण क्षेत्र	.		
----	----		
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ)	.		
वर्ग (ब)	.		
एकुण पो ख	0.00.00		
----	----		
----	----		
जुडी किंवा विशेष आकारणी			

मुळची मोजमापके आणि मिळकती आर.सि. सर्वे				(1998)
अभिलेख गोपाल बाबुराव पाटील				(1998)
----सामाईक क्षेत्र----		14.23.89	[76.80]	

तलाठी तळेगांव बु.
साजा-तळेगांव बु.

23 JUN 2016



इगतपुरी

दस्त क्र.(१६७९ /२०१६)

९८/३४

मे. तहसिलदार साहेब

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (सर्वसाधारण सुविधांसाठी केलेले) नियम, १९८२ याखाली नियम ३, ५, ९ खालील]

गाव :- लक्ष्मीवाडी तालुका :- इगतपुरी जिल्हा :- नाशिक अहवाल दिनांक:- 23-06-2016

भूमापन क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटादार वर्ग
291/प्लॉट/4	भोगवटादार वर्ग -1	

क्षेत्र	आकार आणे पै	चौ.मी.	चौ.फू.	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी				1058
बिन शेती 14.01 53				कुळाचे नाव
बिन शेती [76.80]				इतर अधिकार
कारणे				बिनशेती कब्जे वर्ग (1)
जिरायत -				बिनशेतीकडे वर्ग (1)
बागायत -				
तरी -				
वरकस -				
इतर -				
एकुण क्षेत्र -				
पोटखराब (लागवडीस अयोग्य)				
वर्ग (अ) -				
वर्ग (ब) -				
...ण पो 0.00.00 ख				
जुडी किंवा विशेष आकारणी				
(1)(1235)(1266)(1460)(1808)(1998)(2049)(2697)				सीमा आणि भूमापन चिन्हे

लक्ष्मीवाडी तलाठी साजा
इगतपुरी



दुय्यम

क्र.(१६७९ /२०१६)

१५/३४

गाव नमुना आठ

(महाराष्ट्र जमीन महसूल अधिनियम अधिनियम आणि सेवाहक (जमाबंदी व भूमिअभिलेख विभाग) नियम, १९७१ अधिनियम नियम ३, ५, ६ आणि ७)

गाव :- तळेगांव दु तालुका : इगतपुरी जिल्हा :- नाशिक अद्ययावत दिनांक:- 23-06-2016

भूमापन क्रमांक व उपविभाग	भूधारणा पद्धती	पोटखराबाचे क्षेत्र
291/प्लॉट/3	भोगवटादार वर्ग -1	

शेतीचे उपयोगिक नाव		क्षेत्र	आकार आणे पै	चौ.मी.	चौ.मी.	आकार क्रमांक
क्षेत्र एकक आर.सी.मी	हेक्टर आर चौरस मीटर मध्ये क्षेत्र रूपांतरण गणकाचा वापर करून				(1998) (1998)	1058
बिन शेती 9.92.00	—जमाबंदीचा क्षेत्र—	9.92.00	[72.00]	9.20.00		कुलकर्ण नाव
बिन शेती आकारणी [72.00]						इतर अधिकार
जिरायत -						बिनशेती कर वर्ग (1)
बागायत -						बिनशेतीकर वर्ग (1)
तरी -						
वरकस -						
इतर -						
एकुण क्षेत्र -						
पोटखराब (लागवडीस अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एकुण पोटखराब 0.00.00						
जुडी किंवा विशेष आकारणी -						
	(12),(1235),(1256),(1460),(1809),(1996),(2049),(2667)					सीमा आणि भूमापन चिन्हे

तलाठी तळेगांव दु.1
मंडळ-तळेगांव
23 JUN 2016

THE SUB-REGISTRAR

इगतपुरी

दस्त क्र.(१६७९ /२०१६)

९६/ ३४

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ पोटनियम (३) (१) अन्वये)

गाव :- तळेगांव बु तालुका :- इगतपुरी जिल्हा :- नाशिक दिनांक :- वर्षात अद्ययावत

फेरफार क्रमांक सुधारणा पहली व उपविभाग	भोगवटदाराचे नाव
291/प्लॉट/2 भोगवटादार वर्ग -1	

शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै चौ.फु. के.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	मालिका पक्काक्ष नाव	7
बिन शेती 25 63 47	प्रकाश रंगनाथ धोंडे	कुळाचे नाव
बिल शेती 02.00	------सामाईक क्षेत्र------ 25 63 47 02.00	इतर अधिकार
आकारणी		बिनशेतीकडे वर्ग
जिरायत -		बिनशेतीकडे वर्ग (1)
बागायत -		
तरी -		
वरकस -		
इतर -		
एकुण क्षेत्र -		
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) -		
वर्ग (ब) -		
एकुण पो ख 0.0.00		
जुडी किंवा विशेष आकारणी		
	(1)(1423)(1266)(1961)(1808)(1998)(2049)(2691)(2697)	सीमा आणि भूमापन चिन्हे

तलाठी तळेगांव बु।
सजा-तळेगांव बु।
23 JUN 2016

इगतपुरी

दस्त क्र.(१६७९ /२०१६)

१७ गाव नमुना सात ३४

अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- तळेगांव दु तालुका :- इगतपुरी जिल्हा :- नाशिक दिनांक :- --/--/---- पर्यंत अद्ययावत

भूमापन क्रमांक/पुनर्रचना पद्धती व उपविभाग	भोगवटादाराचे नाव
291/प्लॉट/1 भोगवटादार वर्ग १	

शेतीचे स्थानिक नाव	क्षेत्र आकारआणे पै	पो.ख. फे.का	खाते क्रमांक
क्षेत्र एकक आर चौ मी	सुही लॅडमार्क अँड रिसॉर्ट प्रा.लि. तर्फे	(1998)	1658
बिन शेती 19 01 63	मालक गोपाळ बाबुराव पाटील	(1998)	कुळाचे नाव
बिन शेती आकारणी 93.60	------सानाईक 61 4------ 19 01 6393 60		इतर अधिकार
जिरायत -			बिनशेती केव्हा वर्ग बिनशेतीकडे वर्ग (1)
बागायत -			
तरी -			
वरकस -			
इतर -			
एकुण क्षेत्र -			
पोटखराब (बागायतीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पोटखराब 0.00.00			
जुडी विभाग विशेष आकारणी			
	(1),(235),(2601),(1461),(1808),(1998),(2049),(2697)		सीमा आणि भूमापन चिन्हे

तलाठी तळेगांव दु. १
मंडळ-तळेगांव (ग्रा)
23 JUN 2016



इगत

(जमीन ९६७ /२०१६)

9L from Shri. Ravindra

(5)

READ:— 1) Application dated 15/12/ of Malad Kathi etc of Talegaon Ak. Taluka Igatpuri

2) The A.D.T.P. Nashik Letters No. Layout - Talegaon - Igatpuri - T.No. 291 - SSR - 2253 dt. 21-12-95

COLLECTORATE, NASHIK
No. RB. D./III/LNA/SR. 4147 185
Nashik 10/1/1996

3

3286

ORDER

Permission under Section 44 of the Maharashtra Land Revenue Code 1966 and Rules made thereunder is hereby granted to Shri Ravindra Malachand Kathi etc of Talegaon, Ak. Taluka Igatpuri Dist. Nashik to convert the land into Non-Agril. use bearing G. No. 291 Plot No. — area Measuring 3810 Sq. Meters of Village Talegaon Ak. Taluka Igatpuri Dist. Nashik for the purpose of construction Residential purpose. Building as per plans approved by the Planning Authority i. e. Asstt. Director of Town planning Nashik. on the following conditions :—

O.N approved

CONDITIONS

N.A. conversion tax is not applicable for Talegaon village and hence draft order may be signed.

1. That the grant of permission shall be subject to the provisions of the M. L. R. Code, 1966 and rules, thereunder and further subject to the M. L. R. C. (Amendment) Act. 1979.
2. ~~That a Non-Agril. permission shall be subject to the provisions of the Urban Land Ceiling and Regulations, Act 1976.~~
3. That the grantee shall not sub-divide the Plot or sub-Plots, if any, approved in this order, without getting the Sub-division previously approved from the authority granting this permission.
4. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Nashik. For this purpose the use of a building shall be deride the use of the land.
5. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of One year from the date of this order by (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and by (b) measuring, and demarcating the plots by the Survey Department and until the land is so developed, no plot therein shall be disposed of by him in any manner.
6. That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose off that plot subject to the conditions mentioned in this order and sanad and to make a specific mention about that in the deeds to be executed by him.
6. That this permission is to build on a plinth area as specified in the site plan and or building specified in the site plan and or building plan annexed hereto and the remaining area of the plots shall be kept vacant and open to sky.
6 A) That this permission in respect of building constructions is subject to the conditions laid down as per letter No. Layout Talegaon Igatpuri at Sr. No. 291 the 2253 dt. 21-12-95 from the A.D.T.P. Nashik.
7. That the grantee shall be bound to obtain the requisite building permission from the Municipal Council, Municipal Corporation A. D. T. P. Nashik and V. P. before starting construction of the proposed building or other structure if any.
8. That the grantee shall get the building plan approved by the Competent Authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule III appended to the Maharashtra Land Revenue (Conversion of Use of Land and N. A. Assessment) Rules, 1969 and get them approved by the Collector and construct the building according to the sanctioned plan.
9. That the grantee shall maintain the open marginal distance as per provisions contained in the Schedule II of the M. L. R. (Conversion of use of land and N. A. A.) Rules 1969 from the road Centre which is a National State District Road.
10. That the grantee shall commence the N. A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

11. That the grantee shall communicate the date of commencement of Non-Agril. use of land or change in the use to the Collector/Talsildar through the Talathi, within one month, failing which he shall be liable to dealt with under rule 6 of the M. L. R. (Conversion of use of land and N. A. A.) Rules 1969.

12. That the grantee shall pay the Non-Agril. Assessment in respect of the land at the rate of Rs. 00.50 Paise per Square metre from the date of commencement of the Non-Agril. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land, the Non-Agril. Assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the Non-Agril. Assessment already levied is yet to expire.

13A) That the grantee shall pay the conversion Tax Rs. ( ) equal to three times the N. A. A. immediately, and in any case not later than 10 days of this order failing to which the Non-Agril. permission liable to be cancelled.

13. That the non-Agril. Assessment mentioned in this order and Sanad shall be liable to be revision at the revised rates if any.

14. That the grantee shall pay the measurement fees within one month from the date of commencement of the Non-Agril. use of the land.

15. That the area and Non-Agril. Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the District Inspector of Land Records, Nashik.

16. That the grantee shall construct Substantial building and or other structure, if any, in the land within a period of Three years from the date of commencement of the Non-Agril. use of the land. This period may be extended by the Collector in his descretion, on payment by the grantee such fine/premium as may be imposed as per Government orders.

17. That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector, Municipal Council A. D. T. P. Nashik as the case may be.

18. That the grantee shall be bound to execute a 'Sanad' in Form as provided in Schedule IV or V appended to the M. L. R. (Conversion of Use of Land and N. A. A.) Rules 1969 embodying therein all the conditions of this Order, within a period of One month from the date of commencement of Non-Agril use of the land.

19(a) If the grantee contravenes any of the conditions mentioned in this Order, and those in the Sanad, the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

19(b) Notwithstanding, anything contained in clause (a) above, it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as an arrears of land Revenue.

20. That the grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevent other facts, of the case e. g. the Bombay Tenancy and Agricultural Land Act 1948, the Maharashtra Village Panchayat Act, the Municipal Act etc.

Collector of Nashik

To,
Shri / Smt. Ravindra Mulchand Nathi etc
of Talegaon Dh. Taluka Igatpuri
Copy with case papers fwd. to the Talathi Talegaon Dighaon
for information and necessary action.

2/- He is requested to watch the report from the grantee about commencement of the Non-Agril. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. N. A. note book to effect the recovery of the N. A. Assessment from the date of commencement of N. A. use from the grantee and to get a Sanad executed. If the Occupant pays the measurement fees, he should inform to the D. I. L. R. Nashik accordingly alongwith sanctioned plans and extracts from Record of Rights in respect of the land in question

Note :- The Occupant has credited the amount of Conversion Tax, on / / 198 , by Challan which is enclosed herewith.

Copy fwd. with compliments to the District Inspector of Land Records, Nashik.
The Chief Officer, Municipal Council, Igatpuri Talegaon Dighaon, Taluka Igatpuri
The Assistant Director of Town Planning, Regional Plan, Nashik.

For Collector of Nashik.

इगत
जावक क्र.(९६७९ /२०१६)
20/38

IGATPURI MUNICIPAL COUNCIL,IGATPURI.DIST NASIK.

igatpurinpp@gmail.com / www.igatpuringarparishad.org

मुख्याधिकारी कार्यालय दूरध्वनी क्र. 02553 244366, कार्यालय दूरध्वनी क्र. - 02553 244010, फॅक्स क्र. - 02553 244309

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS

(RULE 7.6)
APPENDIX 'E'

OCCUPANCY CERTIFICATE. (भोगवटा प्रमाणपत्र)

जा. क्र.इनपा/बांध/04/गट नंबर:291/मु.क्र:1 ते 6/इमारत भोगवटा प्रमाणपत्र/324/14
दिनांक :09/01/2014

प्रेषक

मुख्याधिकारी,
इगतपुरी नगरपरिषद, इगतपुरी.

प्रति,

मे.सृष्टी लॅंडमार्क अँड रिसोर्ट प्रा.ली.
मे.न्युस्टेप व्हेंचर्स
तर्फे भागीदार
श्री.विरेंद्र विजयसिंग फरदेशी.
रा.प्लॉट नंबर:96," पार्क व्हिव ",त्रिमुर्ती कॉलनी,
नाशिक.

विषय :इगतपुरी नगरपरिषद वाढीव हद्दीतील मौजे तळेगाव येथील गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 मधील इमारतीचे बांधकाम पुर्ण झाले असल्याने, त्यास भोगवटा प्रमाणपत्र देणे बाबत.

संदर्भ : आपला दिनांक:21/10/2011 रोजीचा विनंती अर्ज.

उपरोक्त विषयांवये आपणास भोगवटा प्रमाणपत्र देण्यांत येते की, इगतपुरी नगरपरीषद वाढीव हद्दीतील मौजे तळेगाव येथील श्री.घाटनदेवी मंदीराच्या मागील गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 मधील इमारतींचे बांधकामे पुर्ण झालेले असल्याने, सदरच्या ईमारतींचा वापर करणेसाठी भोगवटा प्रमाण पत्र मिळणेसाठीची मागणी आपण नगरपरीषदेत दिनांक :21/10/2011 रोजीचा नगरपरीषदेस सादर केलेला विनंती अर्ज आवक क्रमांक :4688 अन्वये केली आहे.

आपल्या दिनांक:-21/10/2011 रोजीच्या विनंती अर्जासह इमारतीचे संबधीत आर्किटेक्ट श्री.संजय महाजन यांनी दिनांक:14/10/2011 रोजीचा इमारत पुर्णत्वाचा दाखले जोडले असुन. सदरच्या दाखल्यात, ईमारतीचे बांधकाम हे नगरपरीषदेचे कार्यालयीन पत्र क्रमांक:–आयएनपी/पीइव्युडी/बी.पी/45/2010, दिनांक:-12/02/2010 अन्वये मंजुर केलेल्या इमारतींच्या बांधकाम नकाशा व बांधकाम परवानगीतील अटी व शर्तीनुसार इमारतींचे बांधकामे पुर्ण न झाल्याने त्यास पत्र क्रमांक:611/14, दिनांक:08/01/2014 अन्वये परवानगीस मुदतवाढ दिलेली आहे.सदरच्या मुदतीत इमारतींचे बांधकाम पुर्ण झालेले असल्याने,सदरच्या पुर्ण झालेल्या इमरातींचे दिनांक:09/01/2014 रोजी संयुक्तीक स्थळ

सर्व्हेक्षणानुसार गट नंबर:-291 या मंजुर अभिन्यासातील भुखंड क्रमांक:2 मधील " सी " टाईप इमारत क्रमांक:34 ते 38 व भुखंड क्रमांक:3 मधील " बी " टाईप इमारत क्रमांक:-9 ते 11, भुखंड क्रमांक: 4 मधील " बी " टाईप इमारत क्रमांक: 5 ते 8, भुखंड क्रमांक:5 मधील " बी " टाईप इमारत क्रमांक:2 ते 4, भुखंड क्रमांक:6 मधील " सी " टाईप इमारत क्रमांक:1 ते 2 व 9 ते 34 व " ई " टाईप इमारत क्रमांक:1 ते 6 या इमारतींचा रहीवास् कारणासाठी वापर करणेस खालील अटी व शर्तीवर दिनांक:-14/10/2011 पासुन भोगवटा करणेस भोगवटा प्रमाणपत्र देणेत येत आहे.

1. गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 या जागेतील इमारतीच्या स्लॅबवर पडणारे पावसाचे पाणी सदरच्या जागेत असलेल्या सोकपिट मध्ये पी. व्ही. सी. पाईपव्दारे सोडण्याची व्यवस्था ठेवणे आपल्यावर बंधनकारक असुन त्याची कायम स्वरुपी अमंलबजावणी करणे आपल्यावर बंधनकारक राहील.
2. गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 या जागेतील इमारतीच्या बांधकामात रोडच्या समोर व मागील बाजुस सामासिक अंतर सोडण्यात आलेले आहे, सदरच्या अंतरात कोणतेही प्रकारचे पक्के बांधकाम करता येणार नाही.
3. गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 या जागेतील इमारतीच्या सोडण्यात आलेल्या सामासिक अंतरात व परीसरात मोठी झाडे लावुन त्यांचे संगोपण करणे आपल्यावर बंधनकारक राहील.
4. गट नंबर:291 या मंजुर अभिन्यासातील भुखंड क्रमांक:1 ते 6 या जागेतील इमारतीचा वापर सुरु झाल्यानंतर इतर कोणत्याही प्रकारचे वाढीव बांधकाम नगरपरीषदेच्या पुर्व परवानगीशिवाय करता येणार नाही, तसेच सदरच्या इमारतीचा वापर हा आर्किटेक्ट श्री.संजय म्हाळस यांनी दिनांक:14/10/2011 यांच्या इमारत पुर्णत्वाच्या दाखल्यानुसार दिनांक : 14/10/2011 पासुन करण्यास परवानगी दिलेली आहे.

पत्र माहीतीसाठी व पुढील कार्यवाहीसाठे सविनय सादर:-
क्षेत्रिय अधिकारी, वॉर्ड क्रमांक : 8, इ.न.पा





इगत
जा.क्र. १६७२ /२०१६
29/32

इगतपुरी नगरपरीषद इगतपुरी, जिल्हा – नाशिक

igatpuri.mun@gmail.com / www.igatpurinagarparishad.org
मुख्याधिकारी कार्यालय दुरध्वनी क्र. 02553 244398, कार्यालय दुरध्वनी क्र. - 02553 244010, फॅक्स क्र. – 02553 244399

बांधकाम परवाना मंजुरी (सुधारीत)

प्रति,

संस्था :- मे. स्टेर बॉयर्स व सुप्री बैठकसे आर्कि. [illegible]
तर्फे मालीकार
श्री,विरेंद्र विजयसिंग परदेशी.
रा.कमल निवास,बंजरदरा रोड, पोस्ट ऑफीस [illegible]
घोटी,ता.इगतपुरी.जिल्हा नाशिक.

SUB-REGISTRAR OF ASSURANCES IGATPURI

इगतपुरी
दस्त क्र.(१६७९ /२०१६)
22/3

विषय :बांधकाम परवाना (सुधारीत अधिकृत) मंजुरी देणे बाबत.
अर्ज क्र :-14015012900001,अर्ज दिनांक :29/01/2015.

महाशय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरिषद, नगरपंचायती आणि औद्योगिक नगरी अधिनियम 1965 च्या कलम 189 अन्वये व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 44/69 अन्वये विकास कार्य करण्यासाठी बांधकाम परवानगी मिळण्यासाठी दिनांक 29/01/2015 रोजी केलेल्या अर्जास अनुसरुन या खालील व पाठिमागे दिलेल्या शर्ती व अटीस पात्र राहुन आणि या सोबतच्या बांधकाम नकाशावर दर्शविलेल्या सुधारण्यास पात्र राहुन आपणास हे प्रारंभ प्रमाणपत्र म.प्र.व न.र. अधिनियम 1966 चे कलम 45 नुसार हा बांधकाम परवानगी (सुधारीत) RBA/00003/2015-16 देणेत येत आहे..

बांधकाम तपशील :निवासी कपरासाठी (14,687.64 चौ.मी.)

बांधकामाच्या जागेचे वर्णन

गावे :-नटी सर्वे नंबर:-
प्लॉट क्रमांक: 291
रस्ता / परिसर क.मौजे तळेगाव,इगतपुरी
प्लॉटचे क्षेत्रफळ:-13,474.75चौ.मी
बांधकामाचे क्षेत्रफळ:-14,687.64चौ.मी

स.न./क.स/स.नंबर:-
मुखंड क्रमांक:6
शहर :- इगतपुरी.
हिस्सा क्रमांक:--

खास शर्ती / अटीवर :

1) Application should construct as per the Revised Sanctioed Plan. Construction work should be strictly carried out in accordance with Sactioned Plan herewith.
2) The Plot Owner should be Demarkated the Plot Boundary fromthe appropriate Authority.
3) The Land Vacated in consequence of enforcement of the set back rules shall form part of public street.
4) This Commencement Certificate / Building Permit shall remain valid for a period of One Year commencing from the date of it's issue and thereafter it shall be come invalid automatically unless otherwise renewed in stipulated period construction work commenced after expiry of period for which commencement certificate is grated will be treated as unauthorized and action as per the provision laid down in Maharashta Municipal Coucil's, Panchayat's and Industrial Township Act 1966 and Maharashtra Regional and Town Planning Act 1966 will be taken against such defaulter which should please be clearly noted.
5) This Permission does not entitles to develop the land which does not vest in you.
6) After Completion of Plinth Certificate of Planning Authority to the effect that the Plinth is Constructed as per the sanctioned plan should be taken before commencement of superstructure.

SEAL OF THE SUB-REGISTRAR GATPURI

इगत

दस्त क्र. १६७९ /२०१५

23/32

7) The Drain shall be lined out and covered up properly to the [illegible] from the Septic Tank,Kitchen,Bath etc should be properly [illegible] nearest vicinity invert level of the effluent of the premises should be [illegible] Drain by gravity self cleaning velocity in case if there is no Municipal [illegible] a Soak Pit to be provided by the Owner.

8) Stacking of Building Materials,Debris on Public Road is Strictly prohibited.The [illegible] found on Public Road's the same will be removed by the Authority and cost [illegible] materials shall be recovered from the Owner.

9) At least FIVE Trees should be Planted around the Building in the open space of Plot,Completion [illegible] not be granted,if Trees are not Planted in the Plot as provided under section 19 of [illegible]

10) Proper Arrangement for Rain Water Harvesting should be Made at site.

11) The applicant's construct the Building work as per Earth Quakes Resistance Design [illegible] of 1964 and 1976.

12) Fly Ash Brick and Fly Ash based and related materials shall be used in the construction of the Building

13) Solar Energy System should be provided in the Building,if the Owner fails to provided this system,the [illegible] Certificate will not issued unless and until the above condition fulfilled.

14) No new Building of part thereof shall be occupied or allowed to be occupied or permitted to be [illegible] any person or Owner until Completion Certificate under the section of Maharashtra Municipal Council, Panchayats and Industrial Township Act 1965 is duly granted.

15) There is No-Objection for Electricity Connection for construction purpose from Maharashtra State [illegible] Distribution Company Limited.

16) Fire Protection Arrangement should be done in the Building as per Fire Fire prevention [illegible] save act 2006

17) All the Conditions should be strictly Observed and Breach of any of the Condition will be dealt with [illegible] with the provision of Maharashtra Municipal Council, Panchayats and Industrial Township Act [illegible] Maharashtra Regional and Town Planning Act 1966

18) Development charges Rs3,11,213/- has beeo Recovered by Demand Draft No.001745 dated [illegible] Bank, Branch Ghoti and Municipal Receipt No. TP/75 Dated :28/07/2015 and Premium Area [illegible] construction and Premium cost recovered Rs 6,23,170/- has been recovered with Demand Draft No. 001751,dated:31/07/2015 and Municipal Reciept No:F-104/292,Dated:03/11/2015

असे प्रमाणे सुधारीत परवाना दिला असे.

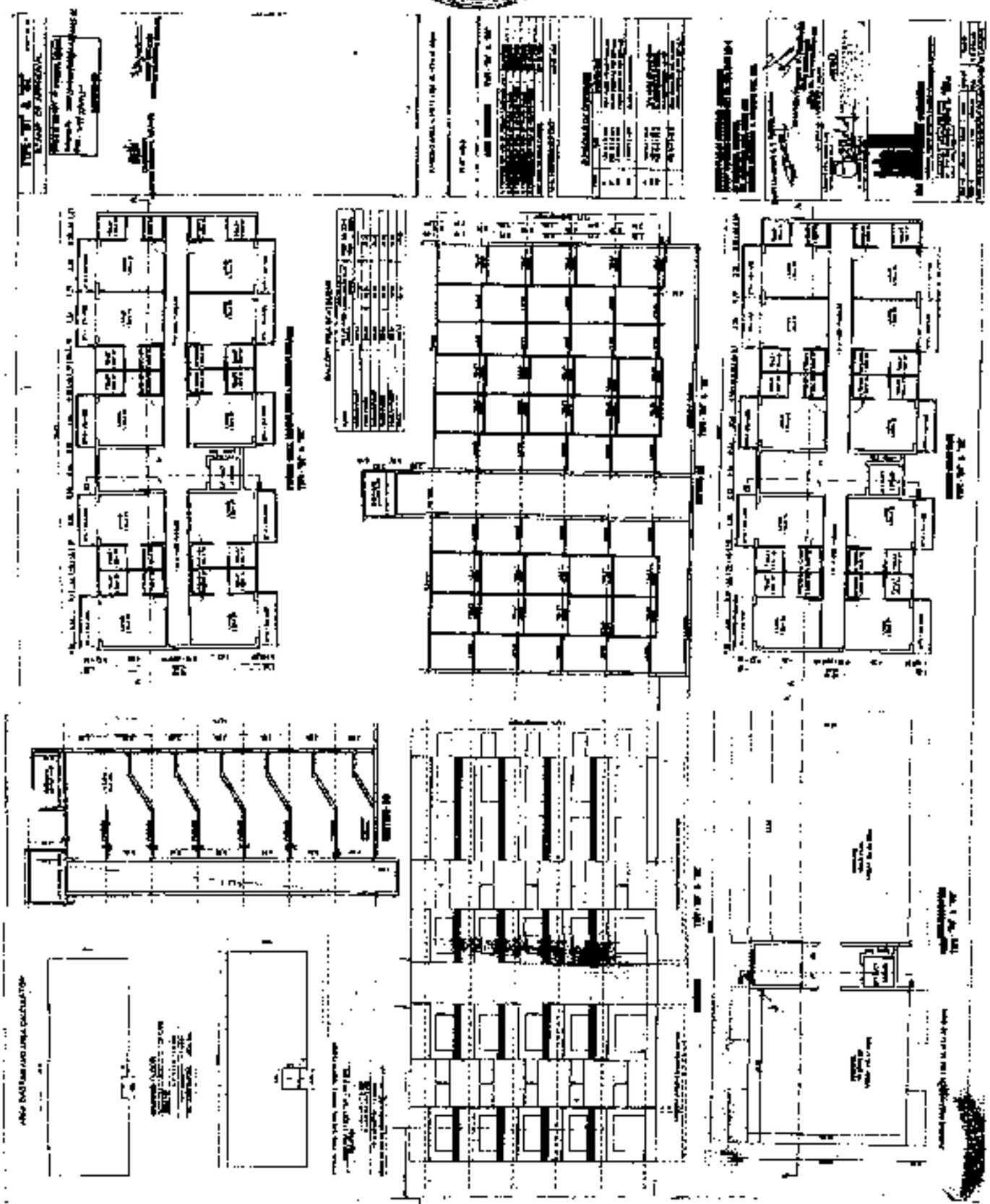
सोबतचा परवाना क्र. द. वे :RBP/00003/2015-16
दिनांक : 29/07/2015

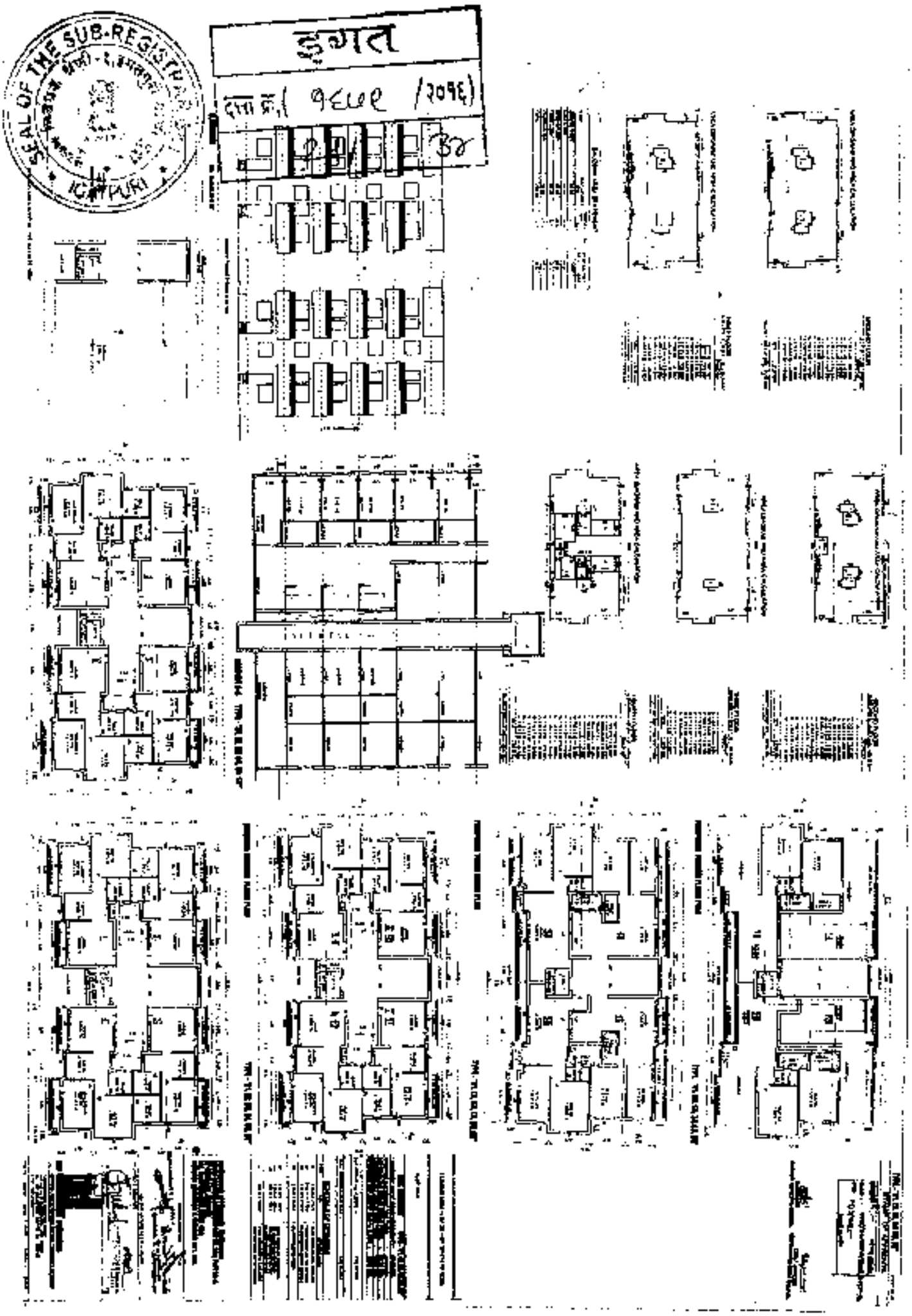
CHIEF OFFICER
[illegible] MUNICIPAL COUNCIL

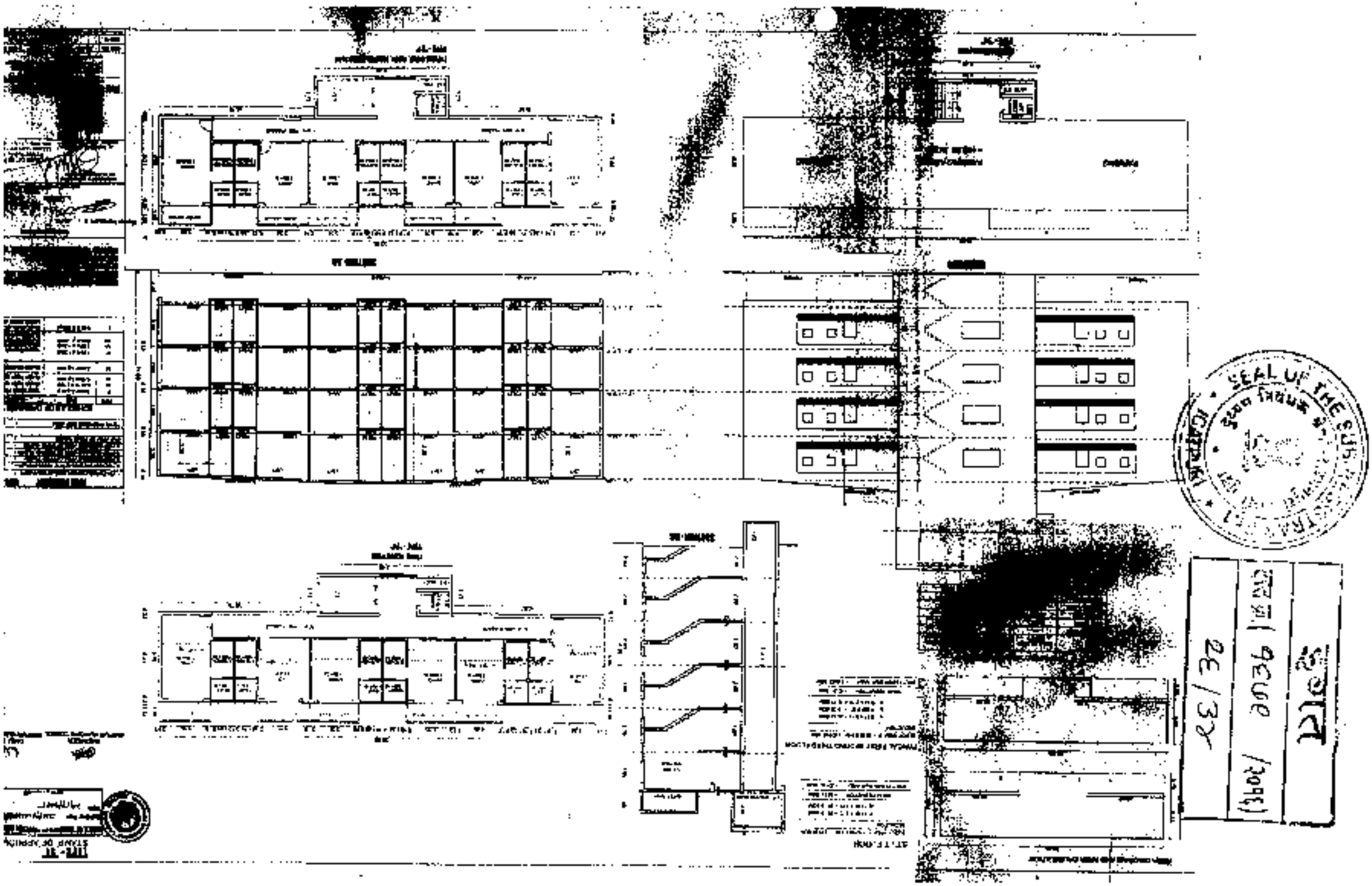
प्रत माहितीसाठी :
मा. निवासी अधिकारी
इगतपुरी नगरपरिषद

SEAL OF THE SUB-REGISTRAR
GANGTOK

अगत
दस्तावेज नं. (१६७६ /२०१६)
२४/३४



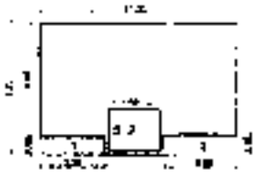

SEAL OF THE SUB-REGISTRAR
JAIPURI
दुगत



AREA DIAGRAM AND AREA CALCULATION



GROUND FLOOR



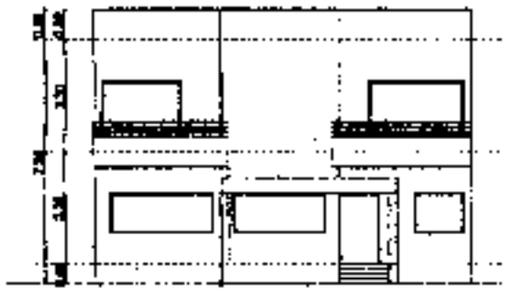
FIRST FLOOR

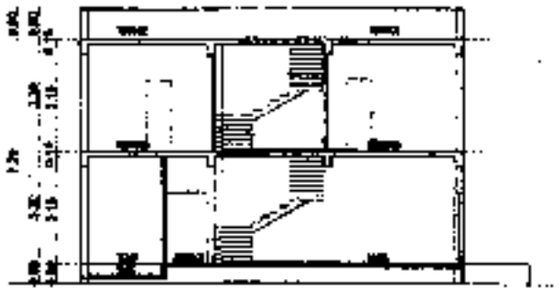
TYPE - "B1"

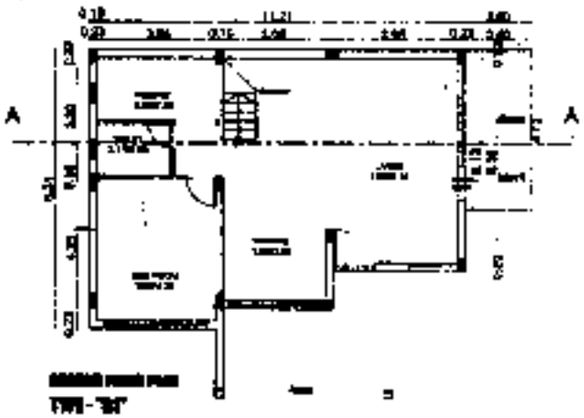
STAMP OF APPROVAL

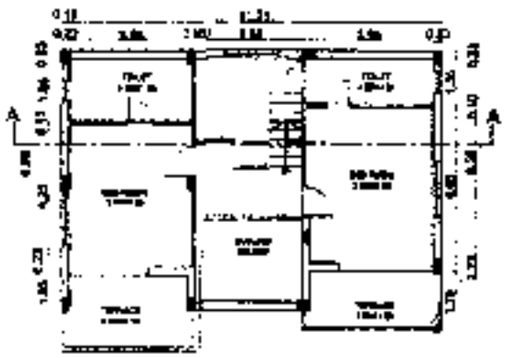


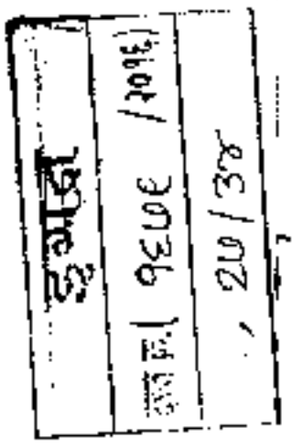
SCHEDULE OF OPENING









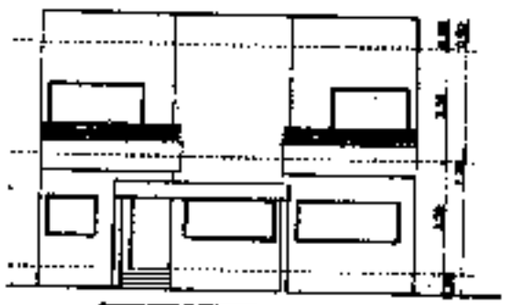




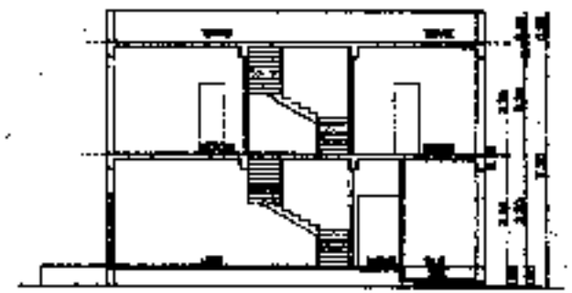
AREA DIAGRAM AND AREA CALCULATION

GROUND FLOOR

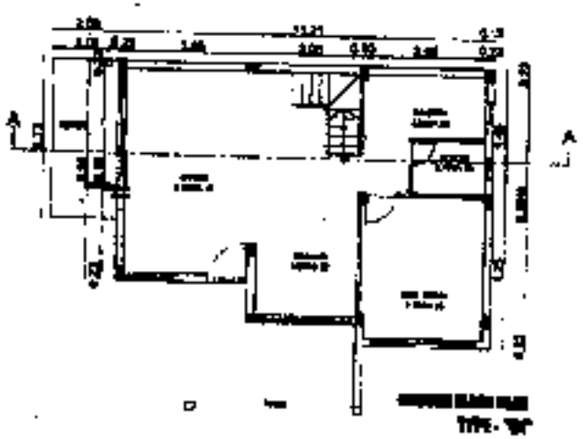
FIRST FLOOR



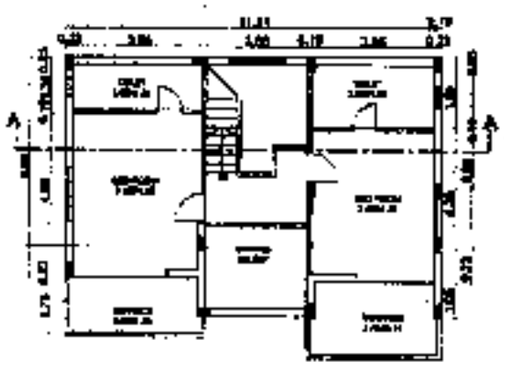
TYPE - "B1"



TYPE - "B1"



TYPE - "B1"



TYPE - "B1"

TYPE - "B1"

STAMP OF APPROVAL

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D		TEAK WOOD PANEL DOOR
D1		TEAK WOOD PANEL DOOR
D2		TEAK WOOD PANEL DOOR
W		GLASS FOLDING DOOR
V		VENTILATOR

Ar. Varsara V. Pandekar
ENGINEER

27/132

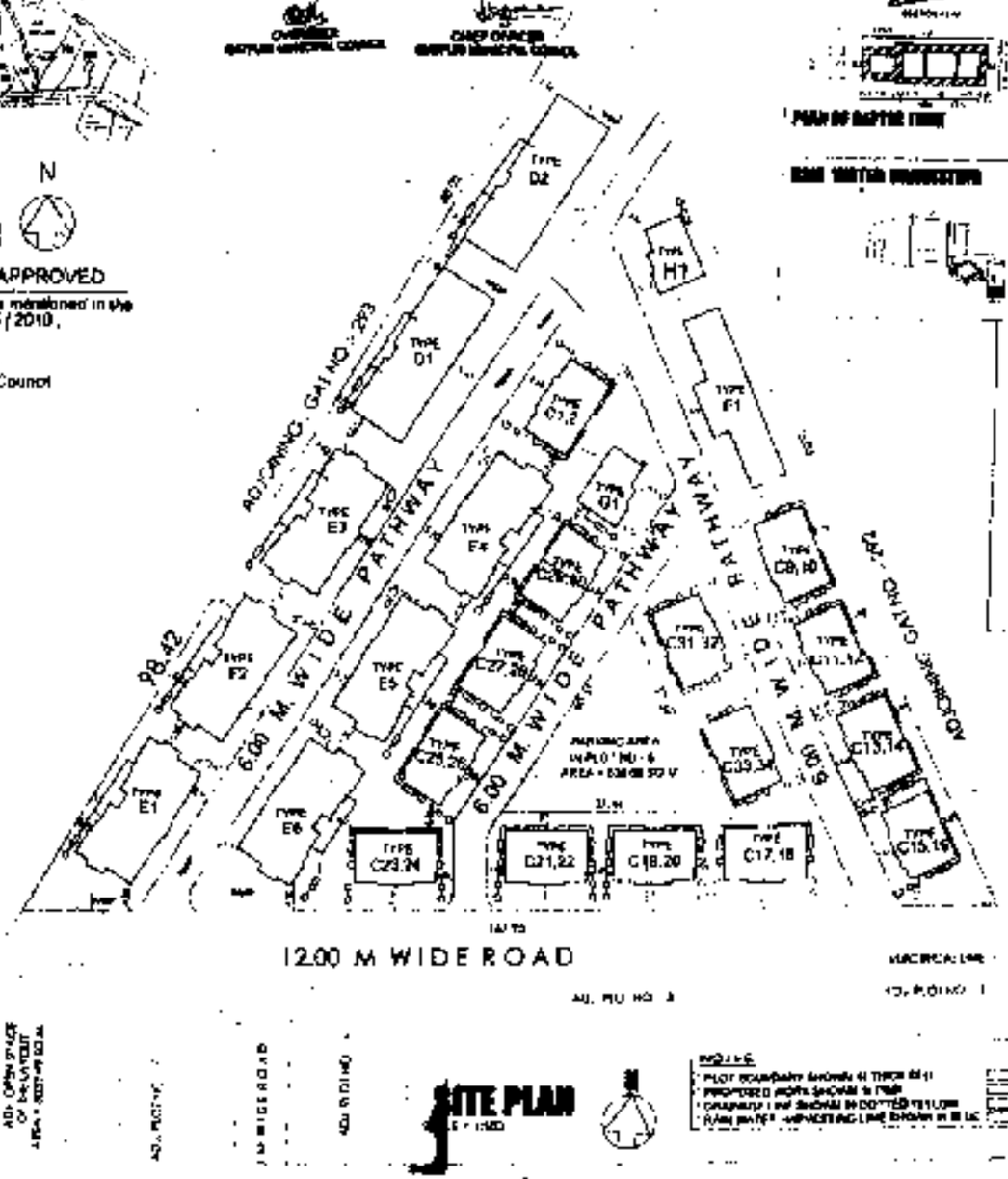
1996



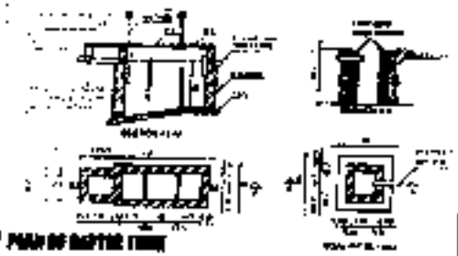
N

LOCATION PLAN

PREVIOUSLY APPROVED
As amended in
Subject to the conditions mentioned in the
Letter No. PMD / BP / 45 / 2010,
on Dated 12 / 02 / 2010.
a/c/ow
Chief Officer
Kalyan Municipal Council

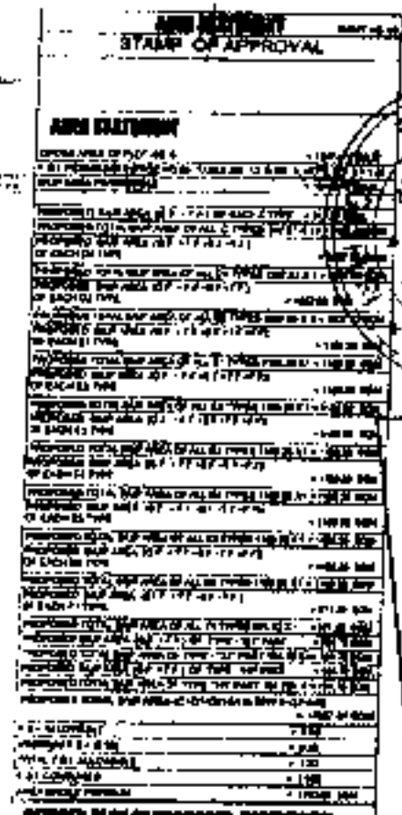


SITE PLAN







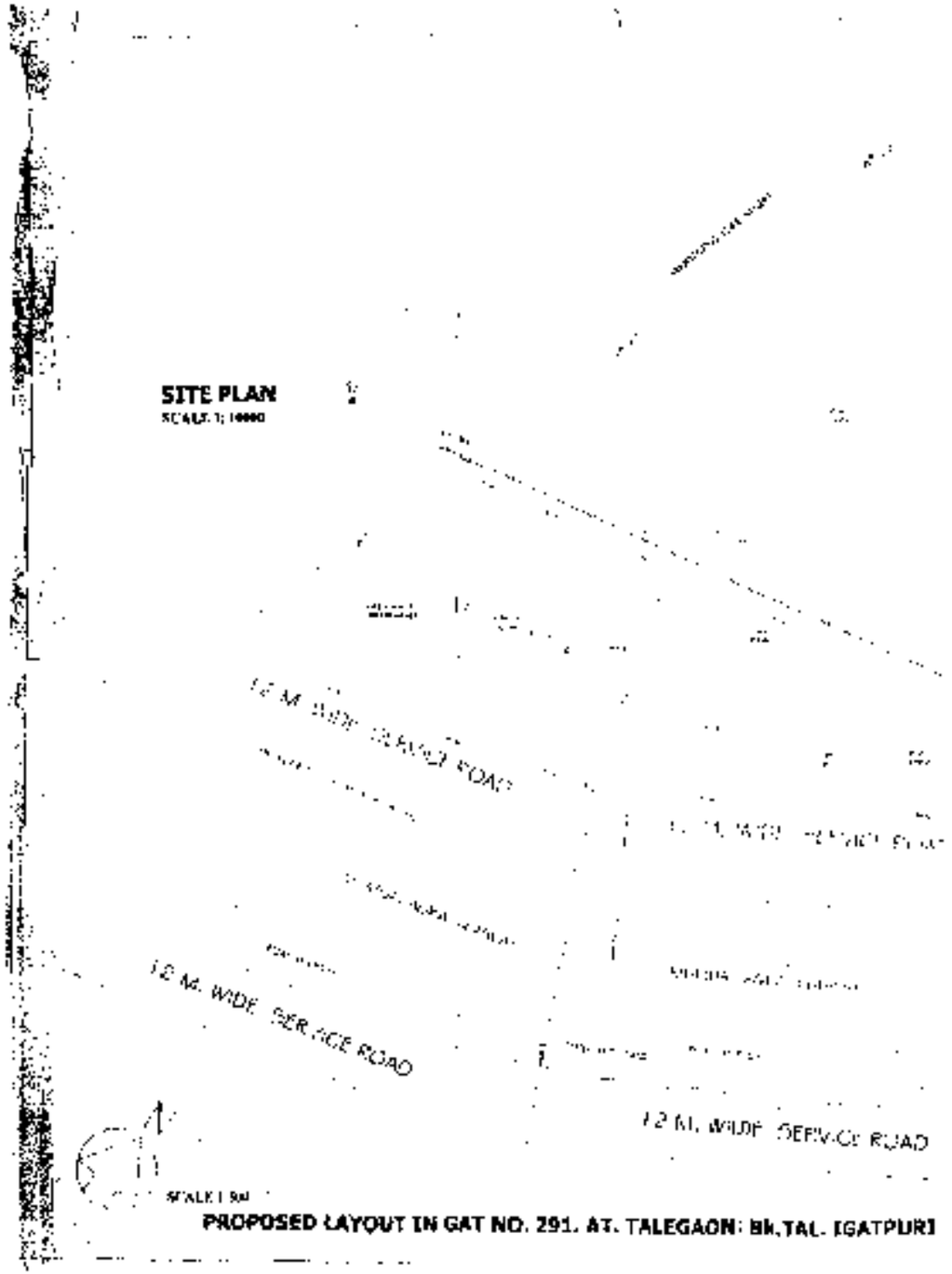




सूचना
9600 /2011
22/32

SITE PLAN

SCALE: 1: 1000



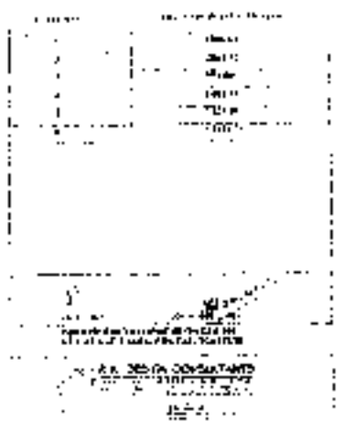
SCALE 1:50

PROPOSED LAYOUT IN GAT NO. 291, AT. TALEGAON BK.TAL. [GATPURI]

APPROVED

REVISED RESIDENTIAL LAY OUT
IN GAT NO. 291, AT. TALEGAON Bk.
TAL. IGATPURI DIST. NASHIK ...

AREA STATEMENT





दिनांक	30/3/2021
	30/32



	9६७९ /२०१६)
	39/ 3४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEW STEP VENTURES

[redacted]
Permanent Account Number
[redacted]

पुस्तक विक्रेत्याचे नांव :- [redacted] परवाना क्र. 9102

जावक क्र./सं. [redacted] दिनांक 23/05/2016

श्री / श्रीमती [redacted]

राहणार [redacted]

श्री. / श्रीमती [redacted]

राहणार [redacted]

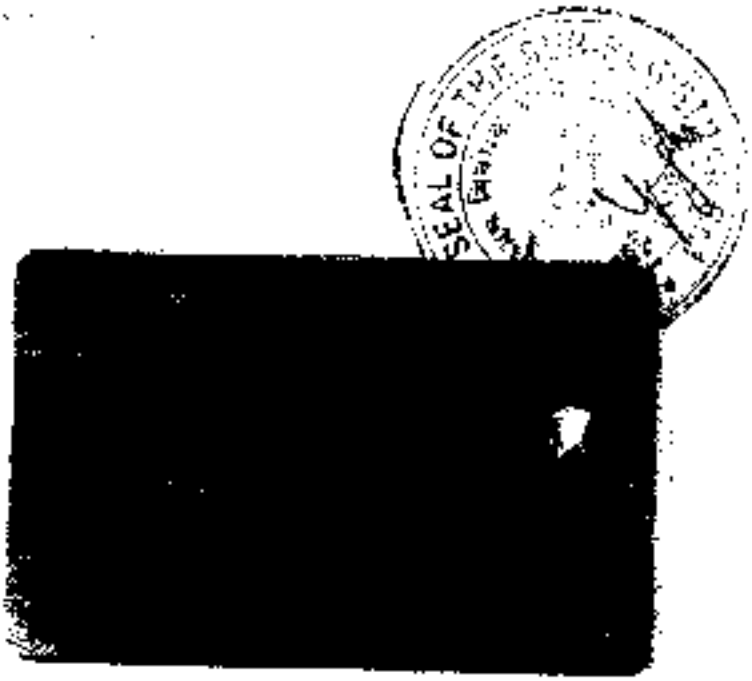
पत्र) खाली नमूद केलेल्या पुस्तक खरेदीसाठी येथे निक्षान

वस्तु दर्शक क्र. क्र.	पुस्तकाचा अनुक्रमांक व पुस्तकाचे नांव	संख्या	किंमत रुपये
1	900	1	900/-
	एकूण	1	900/-

(पुस्तक विक्रेता घेणाऱ्याची सही)

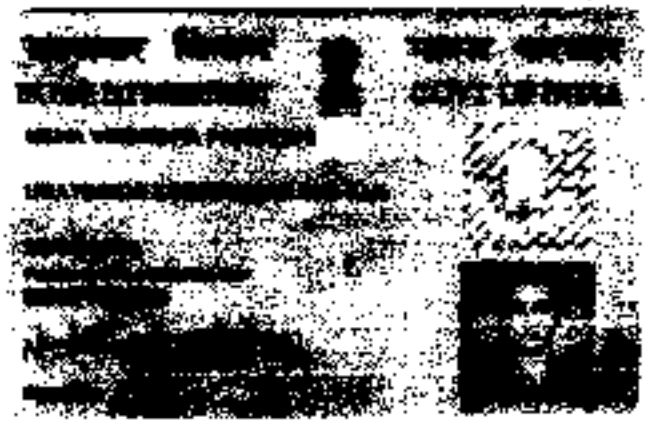
(पुस्तक विक्रेत्याची सही)

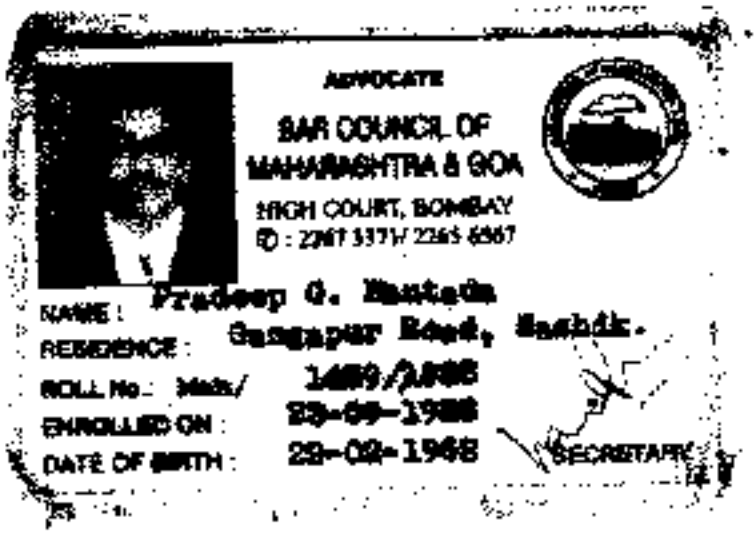
टिप : सदर व्यवहारासंदर्भात रु. [redacted] पेक्षा जास्त किंमतीच्या खरेदीस पुस्तक खरेदी करणाऱ्या व्यक्तिचा कायमस्वरूपी खाते क्रमांक



दुय्यम
दस्त क्र.(९६७९ /२०१६)
32/32

Pardeshi





Summary1 (GoshwaraBhag-1)

[redacted]
शुक्रवार,24 जून 2016 1.45 म.नं

दस्त गोषवारा भाग-1

क्रमांक 33/37
दस्त क्रमांक: 1679/2016

दस्त क्रमांक: इगत /1679/2016

बाजार मूल्य रु 01/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह दु. नि. इगतपुरी यांचे कार्यालयात

अ. क्र. 1679 वर दि.24-06-2016

रोजी 1:44 म.नं वा. हजर केला

पावती:2743 पावती दिनांक: 24/06/2016

सादरकरणाऱ्याचे नाव: लिहुन घेणार - मेसर्स लहु स्टेप व्हेंचर्स भागिदारी संस्था तर्फे भागिदार श्री विरेंद्र विजयसिंग परदेशी

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकूण: 800.00

दुय्यम निबंधक श्रेणी - १
Sub Registrar Igatpuri
इगतपुरी

दुय्यम निबंधक श्रेणी - १
Sub Registrar Igatpuri
इगतपुरी

दस्ताचा प्रकार: कन्फर्मेशन डीड

मुद्रांक शुल्क: प्रतिफलेम

शिक्का क्र. 1 24 / 06 / 2016 01 : 44 32 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 06 / 2016 01 : 44 57 PM ची वेळ: (फी)

SEAL OF THE SUB-REGISTRAR OFFICE IGATPURI

सह दुय्यम निबंधक

Summary-2(दस्त गोषवारा भाग - २)

24/06/2016 1:48:37 PM

दस्त गोषवारा भाग-2

इगत 38/38
दस्त क्रमांक 1679/2016

दस्त क्रमांक :इगत/1679/2016
दस्ताचा प्रकार :-कन्फर्मेशन डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लिहुन घेणार . मेसर्स न्यु स्टेप कॉर्नर्स भागिदारी संस्था तर्फे भागिदार श्री विरेंद्र विजयसिंग परदेशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं. घोटी बु ना इगतपुरी जि नाशिक . महाराष्ट्र, पिन:इक. पॅन नंबर	लिहून देणार वय :-34 स्वाक्षरी :-		
2	नाव लिहुन घेणार - मेसर्स न्यु स्टेप कॉर्नर्स भागिदारी संस्था तर्फे भागिदार श्री नंदा विरेंद्र परदेशी पत्ता:प्लॉट न. -, माळा न -, इमारतीचे नाव: -, ब्लॉक नं -, रोड नं घोटी बु ना इगतपुरी जि.नाशिक . महाराष्ट्र, पिन:इक. पॅन नंबर:	लिहून देणार वय :-31 स्वाक्षरी:-		
3	नाव:लिहुन देणार - मेसर्स मुद्दी लॅंडमार्क एन्ड रिसोर्ट प्रा.लि तर्फे श्री गोपाळ बाबुराव पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव -, ब्लॉक नं: -, रोड नं: 15 युनियन बँक कॉलनी , राजीव नगर, नाशिक , महाराष्ट्र, पिन:इक पॅन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित कन्फर्मेशन डीड चा दस्त ऐवज करुन दिल्याचे कबुल करतात
शिक्का क्र 3 ची वेळ:24 / 06 / 2016 01 : 47 : 02 PM

ओळख:-
वरील इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव.वकील - प्रविण गंगाधिसेन अलहा वय 54 पत्ता:जिल्हा न्यायालय नाशिक पिन कोड:422003		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:24 / 06 / 2016 01 : 47 34 PM

शिक्का क.5 ची वेळ:24 / 06 / 2016 01 : 47 : 48 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक श्रेणी - १
इगतपुरी

सह दुय्यम निबंधक इगतपुरी क्रमांक १ यांचे कार्यालयात येथे की दि दस्त
दस्तामध्ये 38 पाने आहेत
पुस्तक क्रमांक १, क्रमांक 9E0e वर नोंदला
दि. 27 माहे 6/ २०१६

दुय्यम निबंधक श्रेणी - १
इगतपुरी

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2. Get print immediately after registration

For feedback please write to us at feedback.sarita@gmail.com