TOWN PLANNING DEPT.

46. Area under D. P. Road widening is handed over to NMC vide agreement Dt:5/6/2012 and name of NMC shall be transferred on 7/12 extract should be produced before occupancy certificate.

47. This permission is given on the strength of undertaking regarding flood line by owner Dt:1/6/2012

48. Sewarage treatment plant shall be done and maintained by applicant to the satisfaction of concernat authority.

49. This permission is given on the basis of affidavit given by applicant Dt:21/11/2016 regarding National Green Tribunal (NGT) Compliance.

50. NMC Tax on Vacant plot shall be paid before Completion.

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND / BP / B5/282/5530
Nashik, Dt. 9 / 1 /2017

Copy to : Divisional Officer
Nashik Division.

नमुना-३

दस्त क्र. (७१५ /२०२१)

५५—८८

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23867 (पूर्ण/~~भाग~~:) जावक क्र./नविवि/नाशिक पुर्व/अ/२३८६७/२०२०

दिनांक : ०९/०९/२०२०

श्री./श्रीमती मे. कर्मा रियल्टी भागीदारी संस्था तर्फे भागीदार विनोद एम. तलवार व इतर एक पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : कर्मा ग्रॅन्डेव्ही, एकनाथ बाग, तपोवन रोड, नाशिक

ओसी/१२८ दि. १४/०३/२०१९

प्लॉट / सर्व्हे इंडेक्स नं. ८९१०८५

महा

दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं. १००अ/५/८

प्लॉट नं. — अं.भू. क्र. — मधील इमारतीच्या तळ पार्किंग + बारा मजले

मजल्याचे इकडील बांधकाम परवानगी क्र. ओ३/१७६५/२५९९ दिनांक २९/०९/२०१३ अन्वये

दिलेल्या नकाशाप्रमाणे आर्किटेक्ट/इंजि./सुपरव्हायझर, श्री. विवेक जामखेडकर रजिस्ट्रेशन क्र. CA/93/16356

यांचे प्रमाणपत्राची पूर्ण शाखी असून निवासी/~~निवासेतर~~/~~औद्योगिक~~/ निवासी कारणास्तव वापरास परवानगी

शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र २५९२.७२ या पैकी निवासी २५९२.७२ निवासेतर — चौ.मी.

२) एकुण चटई क्षेत्र २६५४.४५ या पैकी निवासी २६५४.४५ निवासेतर — चौ.मी.

३) एकुण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/~~निवासेतर~~/~~शैक्षणिक~~/ निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) अग्निशमन विभागाचा अंतिम दाखला क्रमांक एनएमसी/फायर/डब्लूएसआर/रेसी-०१ दि. ४/५/२०१९

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) बांधकाम विकास शुल्क र.रु. ३,२०,९५५/-, मुद्रांक र.रु. १३००१५१५० पा.व क्र.न. ६५९९९ दि. १४/०३/२०१९ (७) एफएसआय प्रिमियम र.रु. १०६२६००१- पा.व क्र.न. ८०/७२५२ दि. १४/०३/२०१९ (८) गायरजोडणी र.रु. ५०००/-, अनाधिकृत बांधकाम सुरु र.रु. ५०००/- अनाधिकृत वापर सुरु दं र.रु. ३०५०००/- व सेस र.रु १०९९५०/- पा.व क्र.न. १७/७२५४ दि. २४/६/२०१९

सहायक संचालक श्री अशिरता
नगररचना विभाग
नाशिक महानगरपालिका, नाशिक

नमुना - ३

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 : P51600003024

*Project: **Karmaa Galaxy**, Plot Bearing / CTS / Survey / Final Plot No.:**400/5/1,2,6,7,8** at **Nashik (M Corp.), Nashik, Nashik, 422011**;*

1. **Karmaa Realty** having its registered office / principal place of business at *Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400053**.*
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 **04/08/2017** and ending with **01/11/2017** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:8/4/2017 12:46:20 PM

Dated: **04/08/2017**
Place: **Mumbai**

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

नमुना-३

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 : **P51600032375**

*Project: **Karmaa Galaxy Phase 2** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 1/2/1 Sr No 400/5/1/5 TO 7/5/8** at **Nashik (M Corp.), Nashik, Nashik, 422011;***

1. **Karmaa Realty** having its registered office / principal place of business at *Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400053**.*
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 **04/01/2022** and ending with **31/12/2022** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:04-01-2022 12:08:18

Dated: 04/01/2022

Place: Mumbai

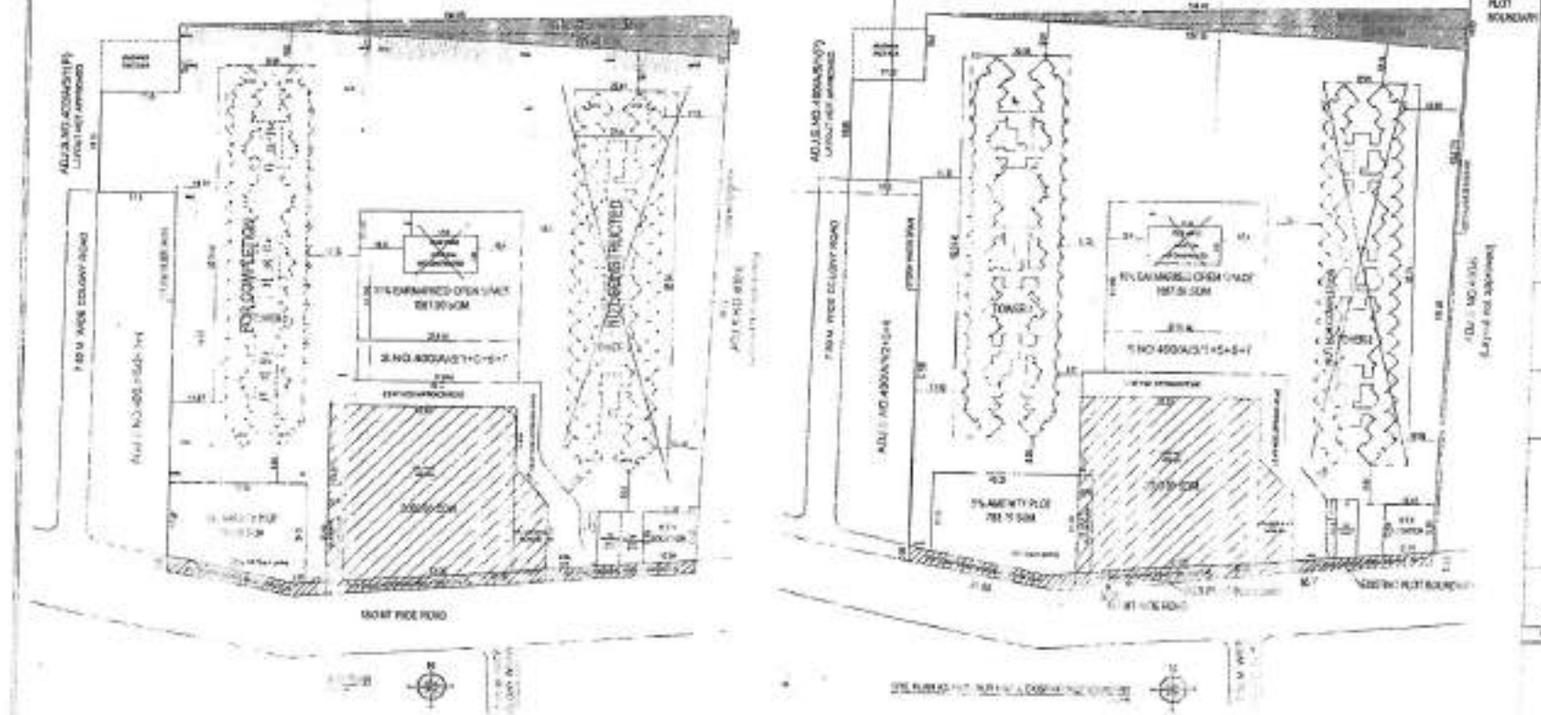
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

SUB-REGISTRAR Class-I
नमूना-3

SHEET	BUILDING APPROVAL DRAWING
ST	STAMP OF APPROVAL

PARKING AREA STATEMENT

	REQUIRED		PROPOSED	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
FOR PLOT AREA (13405.00 SQ.M)	83	169	83	169
FOR RESIDENTIAL (162 NOS.)	81	162	81	162
TOTAL	164	266	164	266



SUB-REGISTRAR Class-2 & CONSTABLE SEAL OF THE JOINT

SHEET	BUILDING APPROVAL DRAWING
07	STAMP OF APPROVAL

APPROVED

WING 'C'

WING 'B'

WING 'A'

TOWER - I STILT SEVENTH FLOOR PLAN FOR COMPLETION

NOTE

- Maximum size of cupboard - 2.40 X 0.60 X 2.10 M. ht
- Maximum size of Balcony projection - 1.20 M.

WING 'C'

WING 'B'

WING 'A'

TOWER - I TYPICAL STILT FIRST, STILT THIRD, STILT FIFTH, STILT NINTH & STILT ELEVENTH FLOOR PLAN FOR COMPLETION

NOTE

- Maximum size of cupboard - [illegible]
- Maximum size of Balcony projection - [illegible]

WING 'C'

WING 'B'

WING 'A'

TOWER - I TYPICAL STILT SECOND, STILT FOURTH, STILT SIXTH, STILT EIGHTH & STILT TENTH FLOOR PLAN FOR COMPLETION

NOTE

- Maximum size of cupboard - [illegible]
- Maximum size of Balcony projection - [illegible]

NOT COMPLETION OF CIRCULATING AGREEMENT ON PLOT BEARING NO. [illegible] AT NASIK JINTHAR, AT MAUZE [illegible] NASIK.

M/S. [illegible] EARTHA REALTY

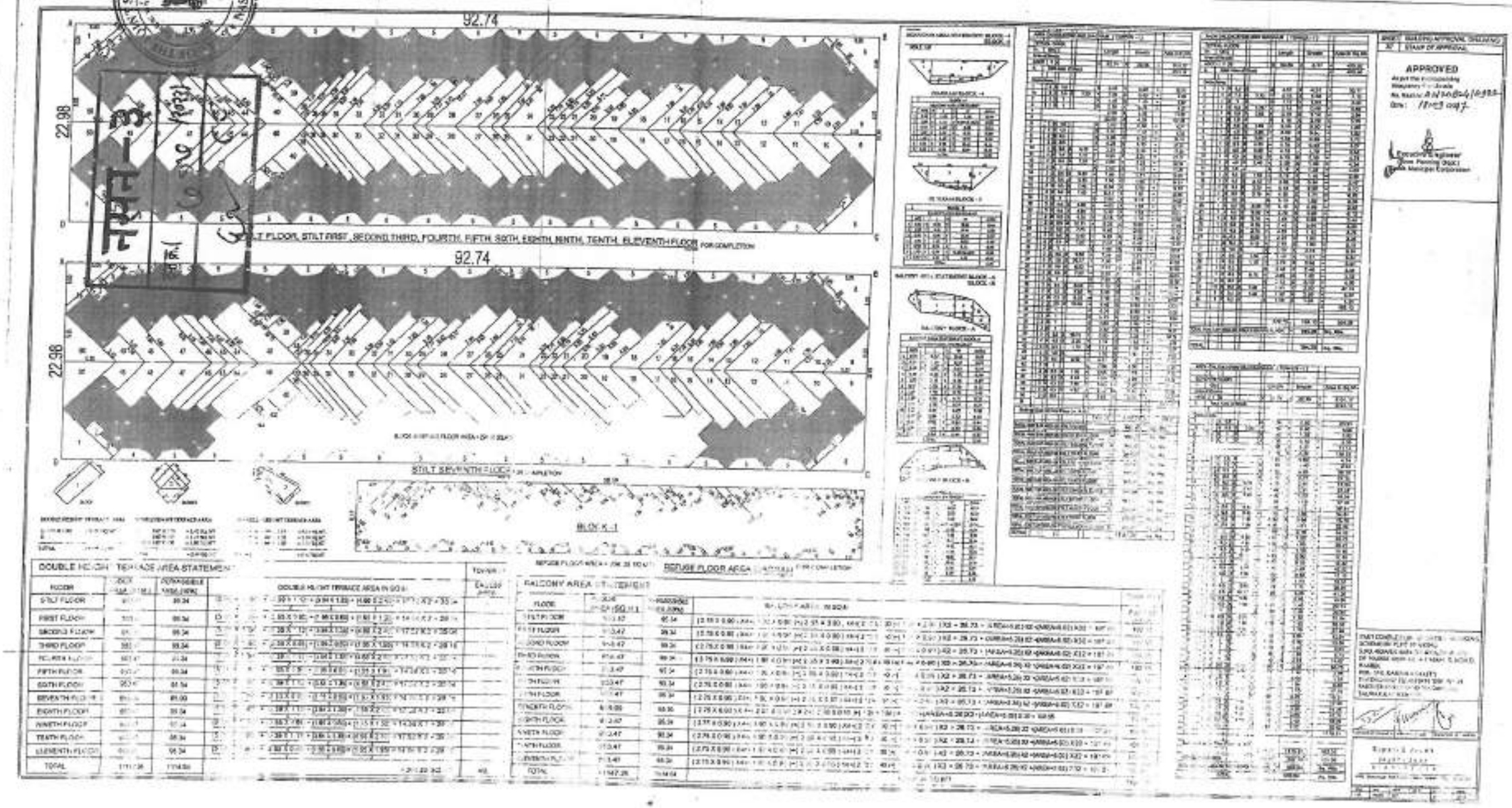
[illegible]

[illegible]

Tripal & Vivek

Architects

[illegible]


92.74
22.98
92.74
22.98
APPROVED
BLOCK K-1
DOUBLE HEIGHT TERRACE AREA STATEMENT
BALCONY AREA
REFUGE FLOOR AREA

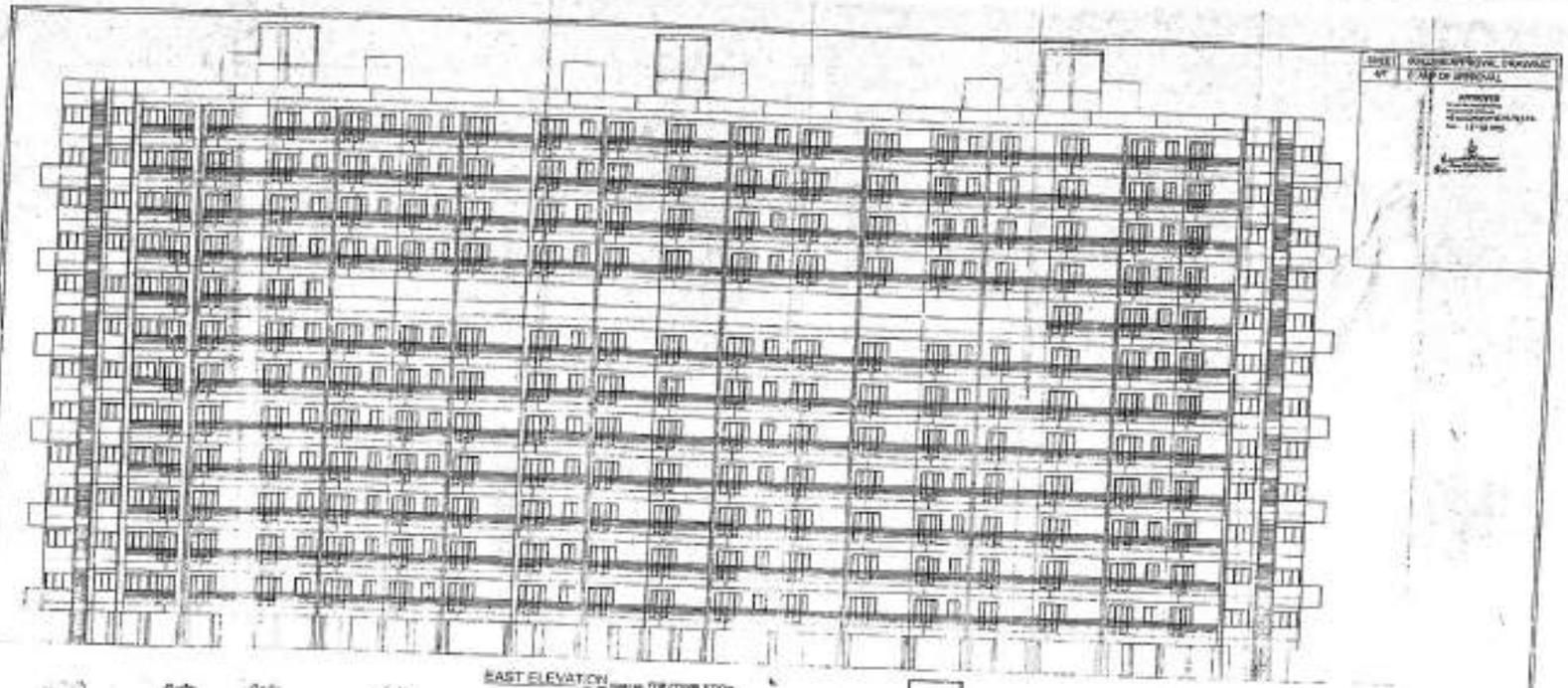
नसन-३

दस्त क्र. (6418 /2022)

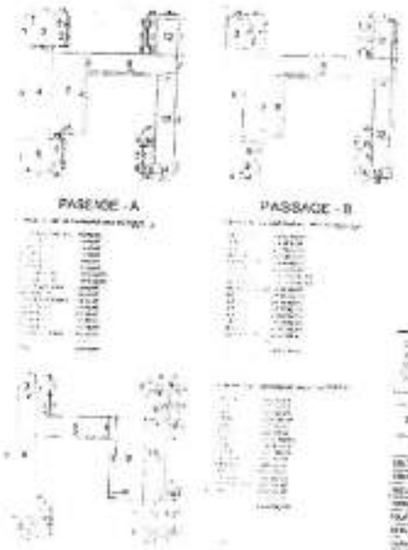
SUB-REGISTRAR OF THE ... NASIK-3

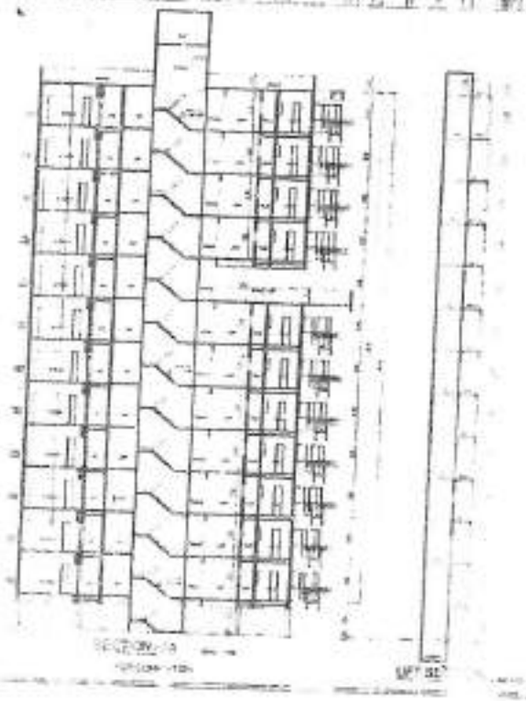
नमुना-३

दस्त क्र. ६९१७/२०२२



EAST ELEVATION





नमुना - 3

SHEET	BUILDING APPROVAL DRAWING
57	STAMP OF APPROVAL

APPROVED

As per the accompanying
emergency notice for
No. [illegible]
Date: [illegible]

Executive Engineer
[illegible]
[illegible] Municipal Corporation

INSPECTION OF GROUND
OF PLOT BEARING
[illegible]
[illegible] AT [illegible]

[illegible] REALITY
[illegible] FIRM [illegible]

[illegible] PARMAL [illegible]