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प्रति,
श्री सचिव धौलपुर पोस्ट
मिनातक जॉन का प्रमोर्टी नाशिक

[illegible]

१) राहुदा / मिर्साकेवली अग्रिलेख / सिन्धु / सावेकडे माहितीसाठी अर्पणित
 २) मा मुख्याधिकारी / न्यायपालिका / सिन्धु / सर्वोच्च न्यायालय
 ३) मा. सहायक राज्यपाल, नगरपालिका - सिन्धु / सावेकडे माहितीसाठी अर्पणित
 ४) मा. राज्यपाल न्यायपालिका, सिन्धु
 ५) मा. राज्यपाल सिन्धु
 ६) मा. नगर प्रशासन अधिकारी

सनर-१

कृ. क्र.	E22	/2020
82	60	



महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ व महाराष्ट्र नगर परिषद नगर पंचायती आणि औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये

बांधकाम परवाना मंजूरी

प्रति, श्री अशोका निर्मात प्रा.लि.अनुप एस. कटारीवा

सिद्धर, सिद्धर

विषय - बांधकाम परवाना मंजूरी व प्रारंभ प्रमाणपत्र देणेबाबत.

अर्ज क्र. - 13517072400018 अर्ज दि. - 24/07/2017

महाशय.

महाराष्ट्र, आपण खालील ठीकाणी महाराष्ट्र नगरपरिषद, नगरपंचायती आणि औद्योगिक तारे अधिनियम १९६५ च्या कलम १८९ अन्वये व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४/६९ अन्वये विकास कार्य करण्यासाठी बांधकाम परवाना मिळवण्यासाठी दिनांक 24/07/2017 रोजी कोणत्या अज्ञात अनुसूक्त या खात्मी व पाठीमागे विलेज्य शक्ती व अटीत याच राहून आणि या सोबतच्या बांधकाम नकाशावर लास रंगाने दर्शविलेल्या सुधारण्यास पात्र राहून अधिनाम हे प्रारंभ प्रमाणपत्र म.प्रा.व न.र. अधिनियम १९६९ चे कलम ४५ नुसार हा बांधकाम परवाना BPA00057/2017-18 वापरामाती देणेत येत आहे.

बांधकामच्या जागेचे वर्णन

वि.स.व. :-

रि.म.क्र. :- 936/1/3/2अ/2

गट क्र. १० -

सूचक क्र. - 224+225+230+231

रस्ता :-

शहर :- सिधर

आपराध प्रकार :- निवासी

ज्यात क्षेत्र :- ~~82200~~ 720.00

वायुमण्डल उप प्रकार :-

पृष्ठाने :- 4

संस्कृत-संज्ञा-संग्रहः १०

विभागीय क्षेत्र सप्लीमन्ट :- निवासी - - 845.99

साथी वृक्ष वृक्ष आवृ २०

ग्राम शर्ती / अटीवर :-

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संनर-३

Page No. 422 / 2020

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महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ व महाराष्ट्र नगर परिषद नगर पंचायती आणि औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये

- [illegible]

ચેષ્ઠેન્દ્રમાણે પરવાના દિલા અસે ,

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बांधकाम परवाना क्रमांक व. नं. :- BPAID0057/2017-18

दिनांक :- 29/07/2017

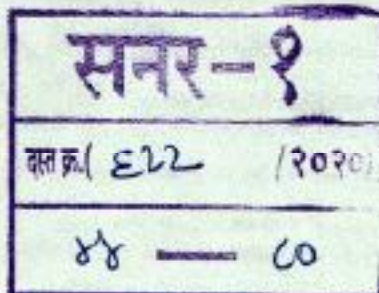
प्रत माहितीसाठी
कर निर्धारण अधिकारी
सिन्नर नगरपरिषद, सिन्नर



अभियंता

सिन्नर तहसीलपरीषद सिन्नर

मुख्याधिकारी
सिन्धु नगरपालिका, सिन्धु



Annexure - 4

Occupancy Certificate

(As per Bye-law No.14.1)

From:

Chief Officer
Sinnar Municipal Council

To,

Ashoka Promoters pvt.Ltd Thro,Mr.Anup Subhash Katariya
S.No.936/1/3+936/2A+936/3 Plot No.224,225,230, 231
Udyog bhavan Sinnar mo.

This is to certify that the development work/erection re-erection /or alteration in of building / building No. - in S.No. 936/1/3+936/2A+936/3 Plot No.224,225,230, 231 Sinnar is completed for Residential Construction as per given following

- | | | |
|------------------|----------|-----------------|
| 1) Ground Floor- | B Wing | Flat No. 1 to 4 |
| 2) First Floor | - B Wing | Flat No. 1 to 8 |
| 3) Second Floor | - B Wing | Flat No. 1 to 8 |
| 4) Third Floor - | B Wing | Flat No. 1 to 8 |

Under the supervision of Prakash pawar & Asso Engg. is permitted to be occupied/ on the following grounds.

1.Architect building completion certificate

2. Building permission letter.

3. Sanctioned building plan

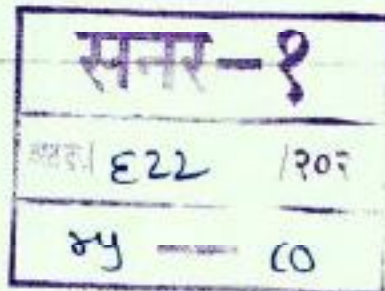
4. R.C.C. Design Plan

4. Water Connection may be provided as per availability of water & depending on number of connections on existing distribution pipeline of that area. You will be required to make water source & supply provision for yourself till the water connection from Sinnar Municipal Council is allotted.

WS/III/ 4 / 2019
Sinnar Municipal Council
Date: 15/6/2019



Chief Officer
Sinnar Municipal Council, Sinnar



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सनर-१
दस्तावेज (६२२ / २०२०)
४६ — ८०



Date – 31/07/2017

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

I. SUBJECT -

Title Report regarding the property described as in the clause No. IV.

II. NAME OF THE OWNER -

The owners of the Property, more specifically described hereunder are **Ashoka Promoters Pvt Ltd., Ashoka Promises Pvt Ltd. and Ashoka Nimitra Pvt Ltd.** The authorized person of the companies asked me to investigate the title of the Property described in Clause No. IV & provided me following documents.

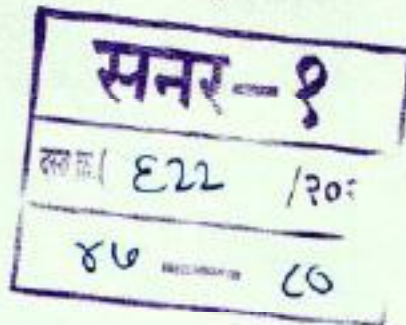
III. DOCUMENTS MADE AVAILABLE FOR SEARCH -

1. 7/12 extract from 1984 to May 2017
2. Mutation entries from the Year 1984 onwards.
3. Sale deed written on dt. 16/10/1996 and executed on dt.18/10/1996 bearing No. 2132/1996
4. Sale deed - Dated 25/10/1996 bearing No.2148/1996, 2149/1996
5. Layout order no. - 1165/2001, dt. 09/05/2001
6. N A Order No. - डायनामिक राधिकारी निफाड भाग, निफाड यांचे कार्यालय केस नमाबंदी /च.रे.प.क्र. 189/2002, निफाड दि. 08/06/2002
7. Building Commencement Certificate bearing No. 39, BPA/00057/2017-18, dated 29/07/2017.

Thus the copies of above mentioned record & documents are made available to me. After the study & perusal of the available record my report of title is as under -

IV. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land Situated at Village,Tal- Sinner,Dist - Nashik, bearing Plot No. 224,225,230 &231 as per approved Final layout plan of Survey



No. 936/1/3 + 936/2A + 936/3 measuring total area which is converted for non-agricultural purpose is 67.176.00 Sq. mtrs. Out of the total non agricultural area the above mentioned plots are subject matter of this report.

(The said Survey Numbers are referred to as the "said land" and the said Plots are hereinafter referred to as the "said plots" for the sake of convenience.)

V. BRIEF HISTORY -

Survey No. 936 was previously known as Survey No. 1200 as per the available revenue record. As per the Order of Collector Nashik the Old Survey No. 1200 was converted to new Survey No. 936. The Mutation entry No. 12127 is mutated accordingly.

• HISTORY OF SURVEY NO. 936/1 :-

1. The names of Rashida Hasinoddin and others were previously mutated in the other right column were deleted from the record as the names were not concerned with the said land hence they were deleted and mutation entry No. 16626 was cancelled.
2. As per the revenue record though the owners of Survey No. 936/1 (1200/1) were shown as Sirojuddin Jainoddin Kazi and others the said land was in actual possession of the agricultural tenants Mr Ambadas Bala Kholambe was having possession of 01 Hectar 43 Arc Access at 02 Rs.37 Paise and Mr Somnath Bhagvan Gade was having possession of 02 Hectar 85 Arc access at 04 Rs. 74 Paise out of the total area of Survey No. 936/1 (1200/1)
3. As mentioned earlier Mr Ambadas Bala Kholambe was the agricultural tenant of the said land from the 'Tillers day' he was declared as deemed purchaser for the share he was having actual possession. The Certificate under section 32M of Bombay Agricultural Tenants Act was issued in favour of Mr Ambadas Bala Kholambe by the order of Tahasildar, Sinnar bearing order no. २२/०८/१९९६ for Survey No. 935/3B (Part), 935/1 (Part), 936/1 (Part), 936/3 (Part), 937/2B (Part) and 936/2A (Part). The said Certificate was issued after completion of procedure under section 32G of Bombay Agricultural Tenancy Act and after depositing the consideration amount as ordered

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