नमुना-३
दस्त क्र. ७१८/२०१७
७१८-७८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 • NASIK-3 •

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७] म.म.२४ ग. R. V. 24m

गांव तालुका जि.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती
223/2/अ/1/2		मेसर्स
मेसर्स स्थानिक नाव	—	

भोगवटादाराचे नाव

सुरेश नंदुराम जत्रके
दिलीप नंदुराम जत्रके
सजय नंदुराम जत्रके
अशु व्यंकटराव जाधव
लिलाबाई नंदुराम जत्रके (3040)

खाते क्रमांक

खंड

कुलाचे नांव रु. पैसे

इतर अधिकार

विकास कार्यक्रमा करून घेणार राजर्ड टक्सट्रेशन जागितरी सोसा. अधिकृत क्षेत्र 2000.00 चौ.मी. (3040)
मे. अलाप्पुझा इंडिया-चारवा मत्स्यक्ष शाखेचा भोगवटा रु. 1,00,000, पर्यंतचा 20 वर्षांचा (2993)

	क्षेत्रफळ	जोड
लागवडी योग्य क्षेत्र		
.....	2000	00
.....		
.....		
एकूण ..	2000	00
पोटखराबा ..		
(लागवडी योग्य नसलेले) –		
वर्ग (ड) ..		
वर्ग (ब) ..		
एकूण ..	2000	00

	कायदे	पैसे
आकारणी	2.45	
जुडी किंवा विशेष आकारणी	2010	00
एकूण ..		

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]

वर्ष	जमीन धारणाचे नाव	लेखांक	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे संघात	शेरा
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येक खालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र			स्थरूप	क्षेत्र		
			लागवडीस योग्य	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
				हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.		

2010
12

अस्सल प्रमाणे नक्कल तलाठी
दि. 29/5/18.

तलाठी, नाशिक
ता. जि. नाशिक

मागणी क्रमांक 233124

दैनिक पावती पुस्तक 128 620

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव नाशिक तालुका- नाशिक जात क.

दिनांक 09/09/19 भोगवटादार/पैसे देणार सुरेश नंदराम महाले

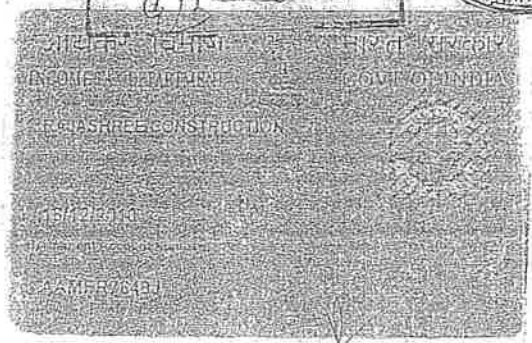
एकत्रीकृत जमीन महसूल

थकबाकी			चालू वर्ष मागणी 2017				स्थानिक उपकर			
			नियत		सेकोर्ड		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
2017-			2401-						2401-	

(रुपये दोन हजार चारशे एक फक्त)

दस्त क्र. 3045/2019

GD-1st





ADVOCATE

The Council of Maharashtra & Goa

HIGH COURT, MUMBAI

Name : SHAIKH REJINA RIYACOAT

Residence : NASHIK , Dist. NASHIK

Roll No. : MAH/25a1/2014

Enrolled On : 02-07-2014

Date Of Birth : 07-05-1965

1st/762 B0000044895

CHAIRMAN

नमुना - ३

NASHIK MUNICIPAL CORPORATION

NO:LND/BP/C2/1533/4584

DATE :- 22/11/2016

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To, Shri. Suresh N.Mhaske & Others Th. G.P.A.H M/S Rajshree Construction Partnership firm Th. Partner Shri. Uday R. Kothawade & Others.

C/o. Ar. Umesh Bagul & Stru.Engg. P.M.Bhore of Nashik

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- 6f S.No. 233/2/B/1 of Nashik Shiwar.

Ref :- Your Application & Plan dated:24/08/2016 Inward No. C2/BP/3543

Sanction of building permit & 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 permits under section 253 of The Maharashtra Municipal Corporation Act.1949. (Bombay 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 45)

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 unfil completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
3. The commencement certificate Building permit 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 date of 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 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & varandas 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 balcony ottas & verandas are covered or merged into adjoining rooms by construction shall be treated as unauthorized and action shall be taken.
10. Adequate trees should be planted around the building in the open space of the plot. Occupancy certificate shall not be granted if trees are not planted in the plot as provided in Preservation of Tree Act, 1975.

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...properly to the s...faction ...Municipal

...shall be lined out & covered ...

...Municipal Corporation.

...bath etc. should be properly connected to ... levels of the effluent of the premises should ...al drain by gravity self cleaning velocity ... meters should be connected to a soak pit ... out on the basis of tenements% a pigeon ... in the centre of the soak pit. Layers of ... should be properly laid.

12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13. Copy of approved plan should be kept on site so as to facilitate the inspection 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.

14. Stacking of building material debris on public road is strictly prohibited. If building material of 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.

15. 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 Bombay Provincial Municipal Corporation Act, 1949.

16. Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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."

17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

18. Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

19. 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.

20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.

21. 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 Deparment Dated: 21/04/2009 for Noise Pollution.

22. 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

23. Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.

24. Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

26. Proper arrangement for rain water harvesting should be made at site.

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C.C. for Plot No.- of S.No. 233/2/B/1 of Nashik Shiwar.

27 NMC shall not supply water for construction purpose.

28 N.A. order No: 13/2008 dt:21/05/2008 submitted with the application.

29 A) Rs.2,17,600+10,45,330/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.64/298 & 81/478 Dt:28/05/2008 & 19/05/2012

B) Rs.5,13,000/- is paid for development charges w.r.to the proposed land development.

Vide R.No./B.No.-64/298Dt:-28/05/2008

30 Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.

Rs.18000+10,695/- Deposited vide R.No./B.No.47/1223 & 37/2005 Dt:28/05/2008 & 19/05/2012

31 Drainage connection charges Rs.12,000+1,13,00/- is paid vide R.No./B.No.02/9740 & 87/5704 Dt:20/05/2008 & 19/05/2012

32 Welfare cess charges Rs.8,17,190/- is paid vide R.No./B.No. 87/5704 Dt:19/05/2012

33 Premium for Staircase charges Rs.12,22,560/- is paid vide R.No./B.No.18/2787 Dt:27/10/2016

34 This permission is given on the basis of affidavit submitted by applicant Dt:/2016 as per the guide lines of L.B.T. Departments Letter No. LBT/W.S./Desk 1/624/ 2015 Dated:6/9/2015

35 This permission is given on the basis of affidavit given by applicant Dt:/2016 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.

36 This permission is given on the basis of affidavit given by applicant Dt:/2016 for disposal of excavated/debris material on his own at the prescribed site.

37 This permission is given on the strength of DRC No:266 Dt:27/02/2009 and. 1350.00 Sq.mt. TDR DRC No:243 Dt:08/10/2008 and. 760.00 area utilized from the same.

38 Previously approved building permission vide C.C.No: C1/796/4552 Dt:01/12/2012 is hereby as cancelled.

39 This permission is given on the basis of affidavit given by applicant Dt:/2016 regarding National green Tribunal (NGT) Compliance.

40 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.

41 This permission is given on the strength of letter issued by ULC office vide No: ULC/C-1/Sec.20(a)(1)/H.S/12/2007 Dt: 28/05/2007 is strictly observed.

42 Requisite charges to be paid to GOM & paid receipt for TDR utilized on TDS Plot before occupancy Certificate.

43 7/12 extract for Colony road in the name of NMC as per final layout to be obtained before occupancy certificate.

44 NMC Tax for Vacant plot shall be paid before Completion.

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND/BP/C2/333/4584
Nashik, Dt.22/11/2016

Copy to : Divisional Officer
_____ Division

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नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण / भागशः) जावक क्र. /नरवि/ ७९७२/८७२

No. A 19192 दिनांक ०९/५/२०१७

श्री./श्रीमती सुरेश एन. महाले व इतर तसेच राजश्री कंस्ट्रक्शन्स यांचे मालकीचा - भोगवटादार - उदय आर. कोठावदे व इतर

यांचे दि. ४/२०१७ चा अर्ज क्रमांक सी१/०३२

नसन - ईगर्भ : दुमजली दिनांक ०९/५/२०१७ शिवारातील / मि.स.नं., स. नं. 233/2/ब/1

महाशय, दर्शित इमारतीच्या खालील ०१ + चार मजले

मजल्यांचे इकडील बांधकाम परवानगी क्र. सी१/५३३/४५८ दिनांक 22/11/२०१८ अन्वये

दिल्याप्रमाणे आर्किटेक्ट / इंजि. / सुपरवायझर, श्री. उमेश कासुळे

यांचे निरिक्षणाखाली पूर्ण झालीं असून निवासी / बिगरनिवासी / शैक्षणिक कारणाकरीता खालील अटी शर्तींस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. रहिवास व B

त्याचे एकूण बांधकाम क्षेत्र 0323.30 पैकी 3036.33 चौ.मी. चौ.मी.

व चटई क्षेत्र 3904.06 चौ.मी. चौ.मी.

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

२) घरपट्टी आकारणीसाठी आकारणी प्रति अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

४) सदरच्या पूर्ण केलेल्या इमारतीत न.ना.प्र. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये

५) भोगवटा बंद करणे कामी लघुलेखी सी.रु. ८८००/- व कोल्हापुरी लघुलेखी सी.रु. १०८८५/- पावती दि. २४/8/१७ अन्वये भरले आहे. एल.बी.टी. रु.नं. / जाहिरात परवाना रु. ०१७ दिनांक ३१/५/१७ रोजी घेतला आहे

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

नमुना-३

दस्त क्र.



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: P51600010467

Project: Rajashree Oyster Phase II Plot Bearing / CTS / Survey / Final Plot No.:S No 233/2B at Nashik, Nashik, Nashik, 422003.

1. Rajashree Construction 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, Rules 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 allottee 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 receivables of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from 27/08/2017 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 Prabhanand Prabhu
(Secretary, MahaRERA)
Date: 27-08-2017 15:39:41

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

Dated: 27/08/2017

Place: Mumbai

Tuesday, February 08 2011

पावती

पावती क्र. 1783

गावाचे नाव नाशिक नगर पालिका हद्द नीजे दिनांक 08/02/2011

दस्तऐवजाचा अनुक्रमांक नसन2 - 01767 - 2011

दस्ता ऐवजाचा प्रकार इतर वर्णन

(10-इतर कोणत्याही प्रकारचे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा स्वतंत्रपणे एका किंवा एकापेक्षा अधिक संख्यादरांत किंवा वेगवेगळ्या भागांत विभागणी करावयाचे असेल तेव्हा .

सादर करणाऱ्याचे नाव: मे. राजश्री कंस्ट्रक्शन्स भागीदारी संस्था (ए ए एम एफ आर 7649 जे) तर्फे भागीदार - (1) सुनिल मोतीवाले व परिवित्त्य सेंटर जुनी मंडित

नोंदणी फी - 100.00

दस्त हाताळणी (आ. 11(1)) फी व त्याची नक्कल (आ. 11(2)), - 500.00

पृष्ठांकित (आ. 41) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

एकूण रु. 600.00

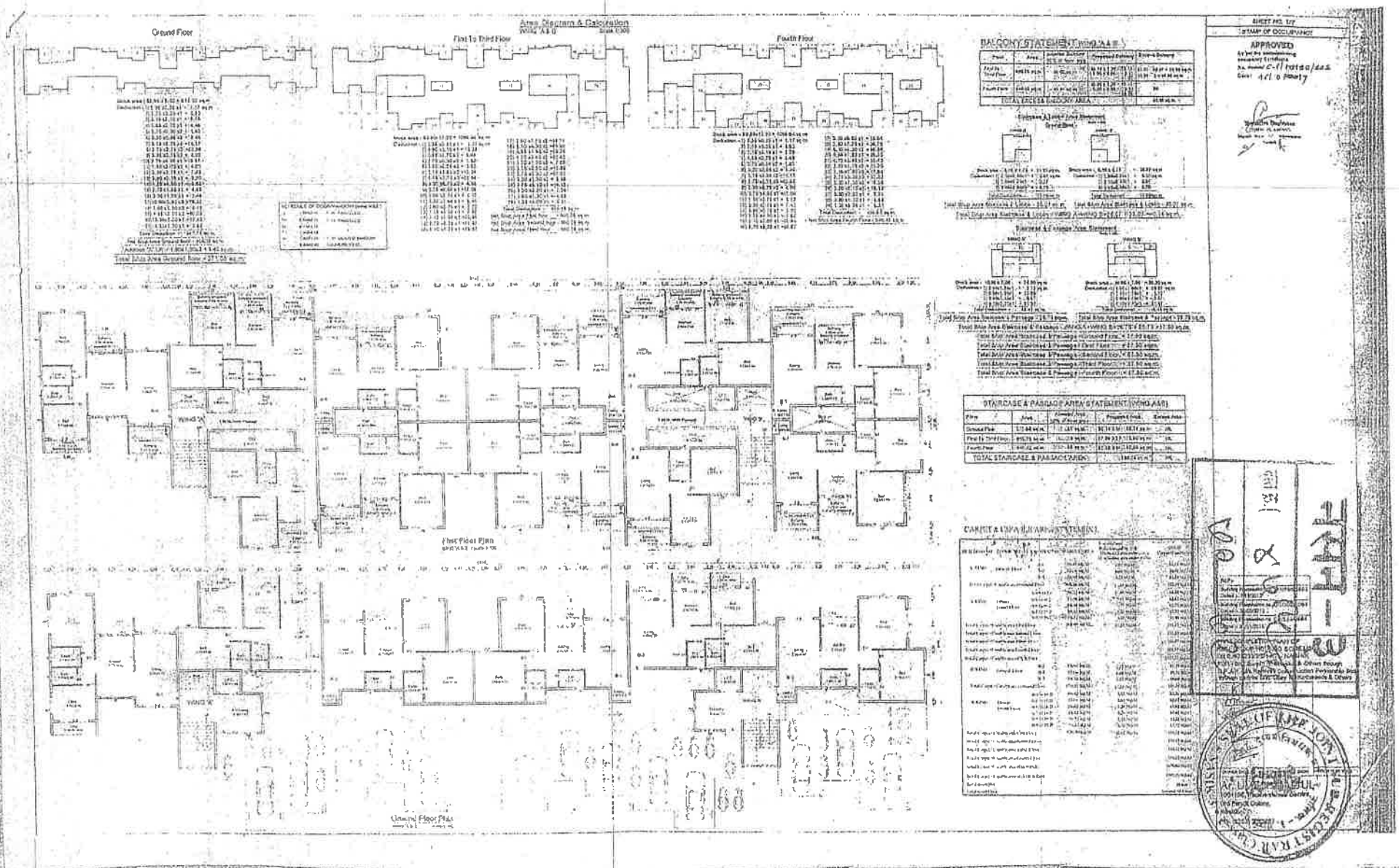
नसन-3 दि. 8/2/2011

आपणास हा दस्त अंदाजे 11:36AM ह्या वेळेस मिळेल

मुख्यम निबंधक
नाशिक 2

बाजार मुल्य: 1 रु. मोबदला: 1रु.

भरलेले मुद्रांक शुल्क: 100 रु.


Area Diagram & Calculation
Ground Floor
First To Third Floor
Fourth Floor
BALCONY STATEMENT (WING 'A & B')
STAIRCASE & PASSAGE AREA STATEMENT (WING A&B)
CARPET AREA STATEMENT
First Floor Plan
Ground Floor Plan
APPROVED