नमन-२
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39-310

TOWN PLANNING DEPT.

Plot No.- 43 of S.No. 311/A of Ambad Shiwar.

27. NMC shall not supply water for construction purpose.

28. N.A. order No.65/2003 dt: 15/03/2004 submitted with the application.

29. A) Rs.1,95,520+2,01,000+3020(intrest) is paid for development charges w.r.to the proposed Construction vide R.No./B.No.14/637+72/656 Dt: 03/01/2017+28/08/2017

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.5000/- Deposited vide R.No./B.No.65/2782 Dt:04/01/2017

31. Drainage connection charges Rs.25,000+14000/- is paid vide R.No./B.No. 76/3021+65/4990 Dt:03/01/2017+28/08/2017

32. Welfare cess charges Rs.1,75,560+1,93860/- is paid vide R.No./B.No. 76/3021+65/4990 Dt: 03/01/2017+28/08/2017

33. Premium for Staircase+Passage charges Rs.1,97,000/- is paid vide R.No./B.No. 76/3021 Dt: 03/01/2017

34. Infrastructure Improvement Charges Rs: 8,69,000/- is paid vide R.No./B.No.65/4990 Dt: 28/08/2017.

35. Commercial N.A. order & N.A. tax receipt shall be produced before occupancy certificate.

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

37. Previously approved building permission vide C.C.No:B2/468/5408 Dt:05/01/2017 is hereby treated as cancelled.

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND / BP /
Nashik, Dt. / /2017

Copy to : Divisional Officer
——— Division.

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नसन – ३

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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 : P51600011008

Project: **Geeta Heights**, Plot Bearing / CTS / Survey / Final Plot No.:**311/43** at **Nashik (M Corp.)**, **Nashik**, **Nashik**, **422010**;

1. Geeta Developers having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin **422011**.
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 (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 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 **31/08/2017** and ending with **01/01/2019** 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:31-08-2017 15:46:53

Dated: **31/08/2017**
Place: **Mumbai**

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

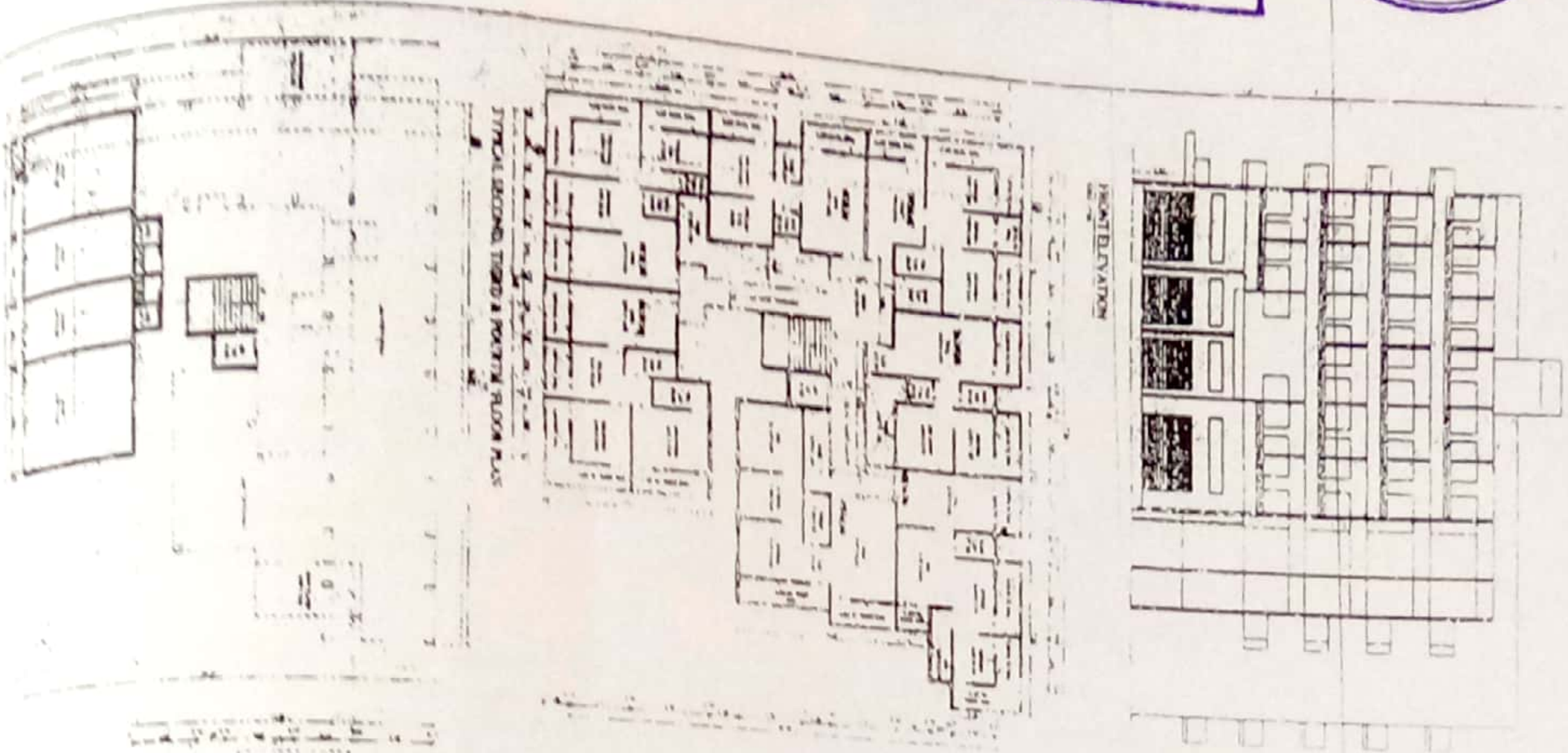
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नसन – 3

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33 – 30

SEAL OF THE JOINT SUB-REGISTRAR (Class-2) NASIK-3



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Subodh M. Shah
B Sc.(Hons.),LL.B.
Advocate
Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005
Tel. : +91-0253-2312638, Email : adv.smshah@gmail.com

Date : 29/7/2017

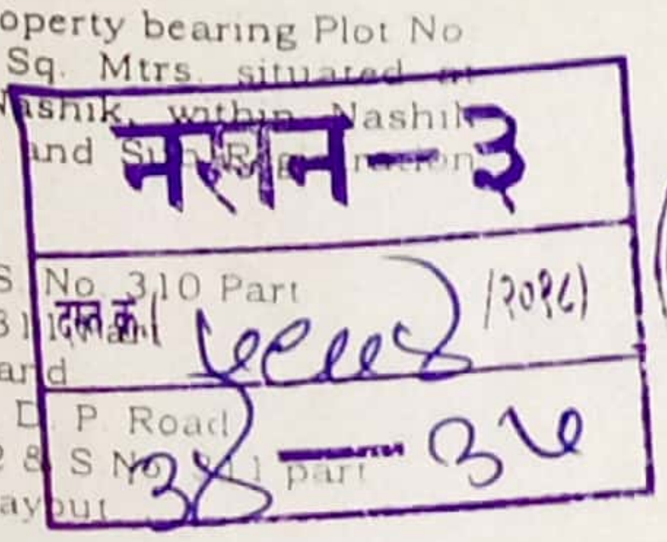
TITLE CERTIFICATE & SEARCH RECEIPT

NAME OF THE LAND OWNER :- MR. KUNAL KRISHNADEV DESALE

NAME OF THE PURCHASER :- M/S. GEETA DEVELOPERS, A Partnership firm.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 43 out Gat No. 311/A admeasuring 880.88 Sq. Mtrs. situated at Village Ambad Khurd, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub-Registration District Nashik bounded as follows :-

On or towards East :- By Adjoining S. No. 310 Part
On or towards West :- By Adjoining S. No. 311 Part retention land
On or towards South :- By 18.00 Mtr. D. P. Road
On or towards North :- By Plot No. 42 & S. No. 311 part approved layout





HISTORY :- After going through the relevant revenue records like, 7/12 extracts and mutation entries after taking search of INDEX II register at the office of Sub Registrar Nashik for the last 30 years other relevant orders and papers, my observations are as follows :-

Following documents perused

[1] 7/12 extract since last 30 years
[2] Mutation Entries since last 30 years
[3] Copy of Sale Deed Dated 30-12-2004
[4] N.A.Order Dated 4-3-2004
[5] Copy of Development Agreement and General Power of Attorney Dated 24-1-2012
[6] Copy of final approval letter dated 12-3-2004
[7] Copy of Sale Deed Dated 7-10-2016

It appears from the record of rights that Murtuza Saheb Kokani was the owner of Gat No. 311 since prior to 1968-69

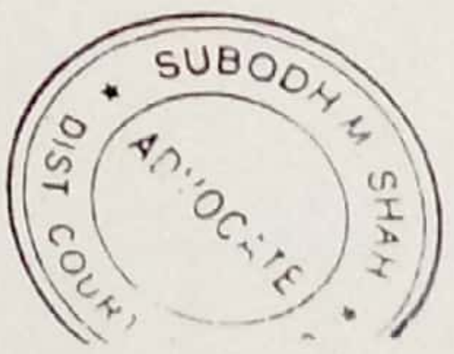
M. E. No. 972 is effected in the record of rights on 7.11.69 for giving effect to the Indian Coinage Act and Indian Enforcement Act

That Murtuza Saheb Kokani died on 17/1/1982 and as such names of his legal heirs namely Sons Nawaz, Dastagir and widow Shakhera Murtuza Hussain Saheb Kokani are mutated in the owners column under M E. No. 1282 on 24/8/1982.

That the land owner repaid the loan of Union Bank of India and as such name of the said bank is deleted from the other rights column under M E. No. 1917 dated 8/1/1992

That Gulamdastagir Murtuza Kokani died on 16/8/1996 and as such names of his legal heirs namely mother Shakhera and Brother Nawaz recorded are already mutated in the owners column and accordingly name of Gulamdastagir Murtuza Kokani is deleted from the owners column under M E. No. 3346 on 2/1/2002

S Shah



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