Nashik Municipal Corporation
OCCUPANCY CERTIFICATE

Application No. NMC/TPD/Ambad/OC/2042/2020
Application Date: 27 July, 2019 Date : 10/11/2020

Permission No:/OC	LND/OC/Ambad/DCR/0667/2020	Occupancy Issued Date:	10 November, 2020
Building Permit No:	LND/BP/Ambad/DCR/1189/2019	Building Permit Date:	26 July, 2019
Ref.	Building Commencement Notice submitted by the Applicant		27 July, 2019
	Building Completion Notice submitted by the Applicant		01 October, 2020
	CSC Occupancy No.	NMC/TPD/Ambad/OC/2042/2020	

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt.
This is to certify that the building has been inspected and is declared fit for occupation.

A	NAME OF THE OWNER/Developer	BAGLAN DEVELOPER PVT. LTD THROUGH DIRECTOR MRS. PALLAVI SANTOSH PATIL MR. SANTOSH SAMBHAJI RAO PATIL AND DADASAHEB DHAWANE

B	LOCATION OF THE PROPOSED SITE			
1	Plot No.	S+6+7+8	2.Survey No.	227/A/2/1
3	District	Nashik	4.Village	Ambad
5	Division	New Nashik	6.Town/ City	NASHIK

C	DETAILS OF THE COMPLETED BUILDING				
1	Building Permit / Permission No.	LND/BP/Ambad/DCR/1189/2019		Building Permit / Permission Date	26 July, 2019
2	a Due date for completion of the building			26 July, 2022	
	b Date on which completion notice submitted			01 October, 2020	
	c Whether it is completed within the stipulated time			YES	
	d If No, to collect the Fine Rs(22200/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force				

3	Site Area (m2)	As per Documents	As per submitted Plan	Road Widening Area	Net Area
		0.00	0.00	0.00	3,055.89

D	BUILDING WISE DATA		
Building Name		Building Name B WING	
4	No. of Floors	Cellar + Stilt	Ground +Upper Floors
	a As per Sanctioned Plan	0Cellar+0 Stilt	0Ground Floor + 11Upper Floor
	b As per Completed Building Plan	0Cellar+0 Stilt	0Ground Floor + 11Upper Floor
5	Use of the Building		
	a As per Sanctioned Plan		Residential
	b As per Completed Building Plan		Residential
6	Floor Area (m2)		
	a As per Sanctioned Plan		11
	b As per Completed Building Plan		11
7		i) Parking Area (m2)	ii) Tot -lot area (m2)
	a As per Sanctioned Plan		0
	b As per Completed Building Plan		0

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8	Setbacks(m)		Front	Rear	Side-1	Side-2
	a	As per Sanctioned Plan	7.57	7.52	7.46	8.58
	b	As per Completed Building Plan	7.57	7.52	7.46	8.58
	c	Extent of deviation in %	0.00	0.00	0.00	0.00
	d	Fine Paid Rs( ) as per the NMC Act, as per rules in force				
9	Height (m)					
	As per Sanctioned Plan		34.2			
	As per Completed Building Plan		34.2			
10	RWH(Rain Water Harvesting)					
	As per Sanctioned Plan		1			
	As per Completed Building Plan		1			

Yours faithfully,

Document certified by
RAJENDRA VINAYAK
AHER.
Organization : NASHIK
MUNICIPALCORPORATION
Designation : Executive
Engineer
Date : 10/12/2020 15: 12:33
Certificate : RD30E

Executive Engineer
Nashik Municipal Corporation

Copy to:
1. The Addl. Commissioner (Fin.), NMC .
2. The Zonal Commissioner, NZ, NMC .
3. The Dy. Commissioner, Circle No.-, NMC with a request for assessment of PT / VLT upto date.
4. The Asst. City Planner, Circle No.-, NMC .
5. The Sub-Registrar, _____ with a request to release the mortgaged area.
6. The Addl. Commissioner (Revenue), NMC with a request for assessment of property tax at once from the date of issue of O.C.

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SEAL OF THE JOINT SUB-REGISTRAR NASIK-1

FLOOR WISE DETAILS STATEMENT: PODIUM(PODIUM)

FLOORS	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT MC ROOM	TENE	TOTAL
	COMM.	RESI.	RES.	SPEC.	PERM.	PROP.	EXCESS		NORMAL STAIR/FIRE STAIR	FREE OF FSI				FSI AREA
UPPER PODIUM FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00

PROPOSED POLYLINE AREA TAB 2 PODIUM(PODIUM)

Floor Name	FSI	Exempt	Built	Lift	Passage	Basement	Terrace	Balcony	Sub Basement	Mech	Chajja	V. Duct
PLINTH	0.00	0.00	21.12	13.64	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
UPPER PODIUM FLOOR	0.00	0.00	21.12	13.64	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	21.12	13.64	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00

TDR STATEMENT

Location Plan (SCALE-1:10,000)

PROFORMA - A

AREA STATEMENT

CERTIFICATE OF AREA

OWNER'S DECLARATION

ARCHITECT
SUMIT & BASSI KUMAR

TERRACE

SECTION A-A (SCALE 1:100)

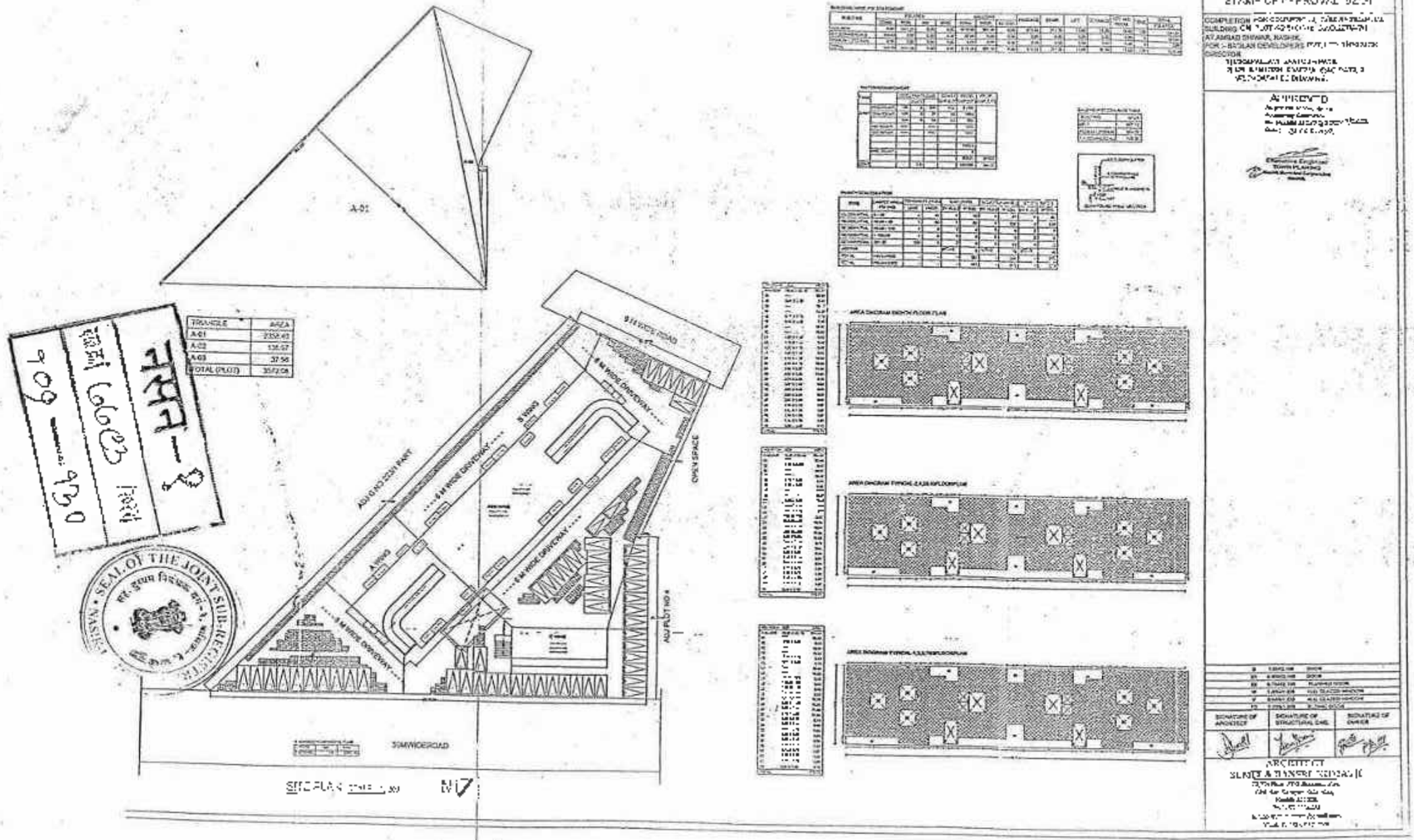
GROUND FLOOR PLAN (COMMERCIAL)

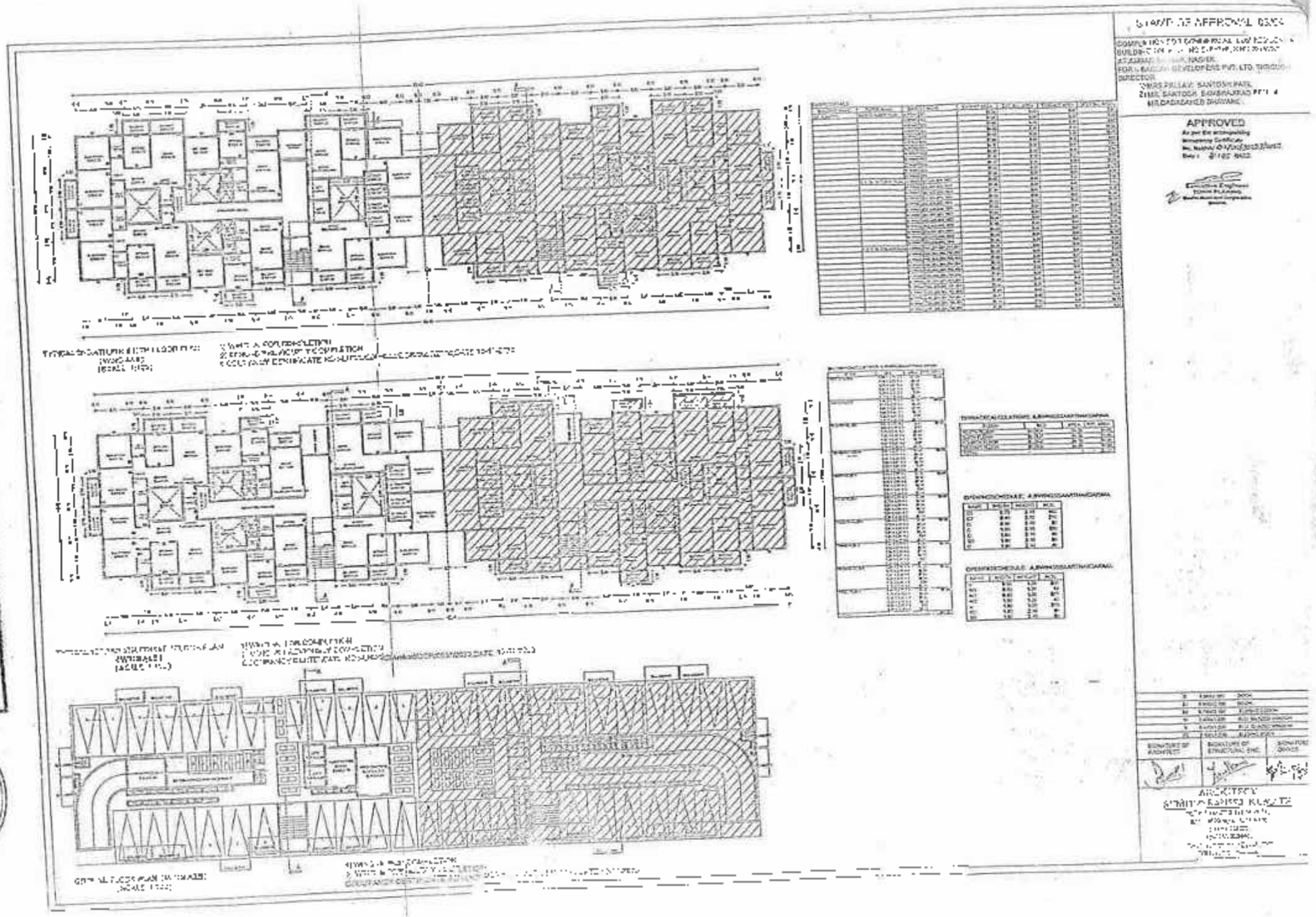
1ST FLOOR PLAN (COMMERCIAL)

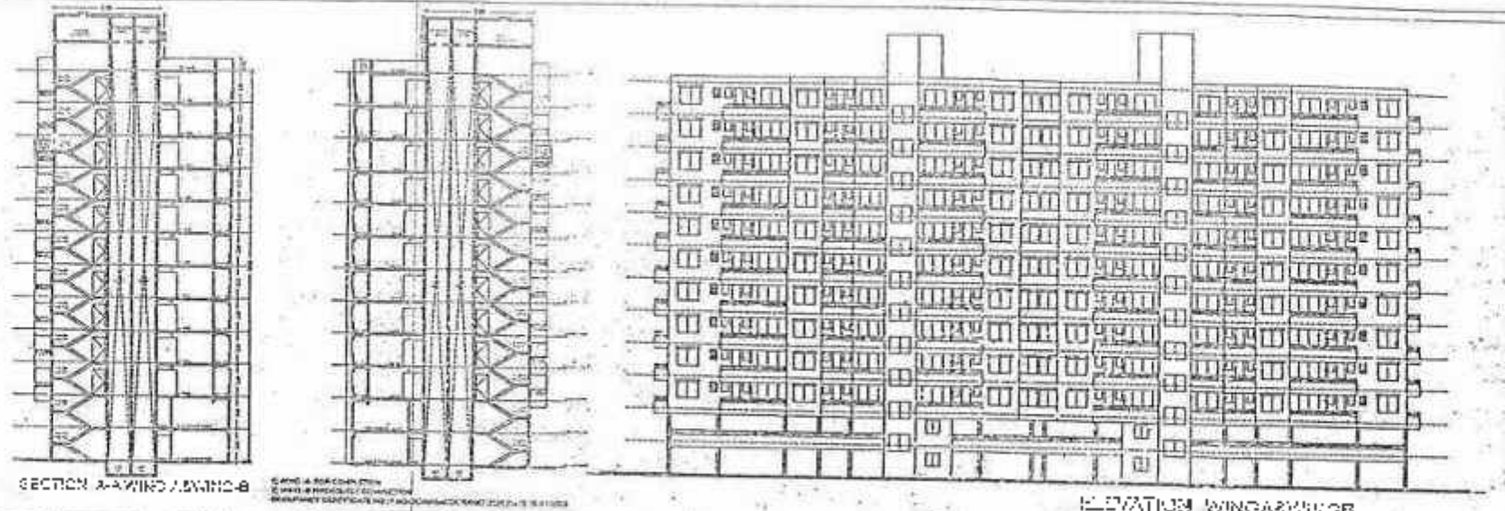
TERRACE FLOOR PLAN (COMMERCIAL)

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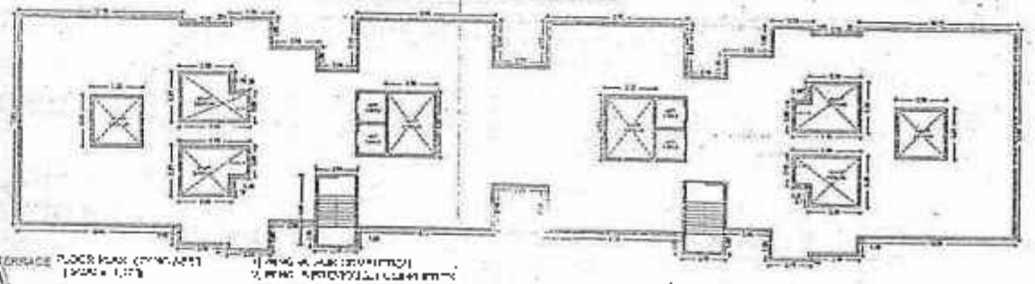

A-01
TRIANGLE | AREA
A-01 | 2332.45
A-02 | 135.57
A-03 | 37.56
TOTAL (PLOT) | 3505.58
9.14 WIDE ROAD
6 M WIDE DRIVEWAY
OPEN SPACE
ADJ PLOT NO 4
ADJ NO 2251 PART
SITE PLAN
STAMP OF APPROVAL
APPROVED
SIGNATURE OF ARCHITECT
SIGNATURE OF STRUCTURAL ENG.
SIGNATURE OF OWNER
ARCHITECT



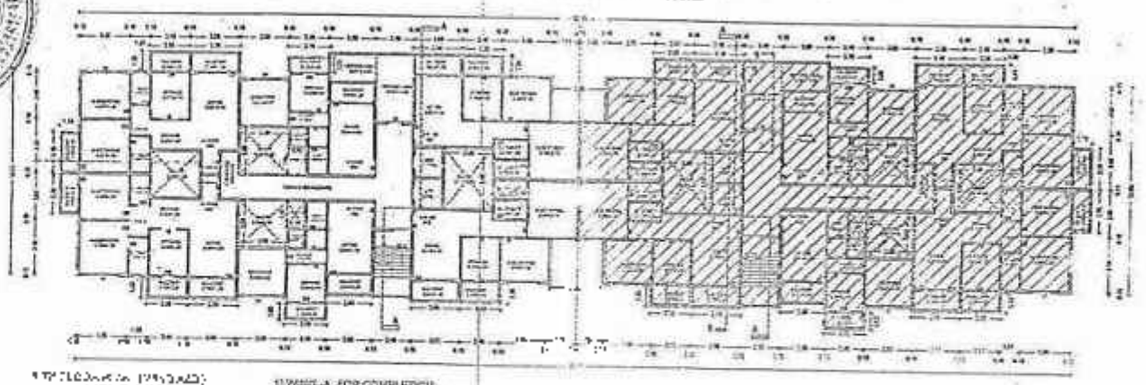


SECTION A-A WING A &WING-B

ELEVATION WINGA&WINGB



TERRACE FLOOR PLAN (PART)

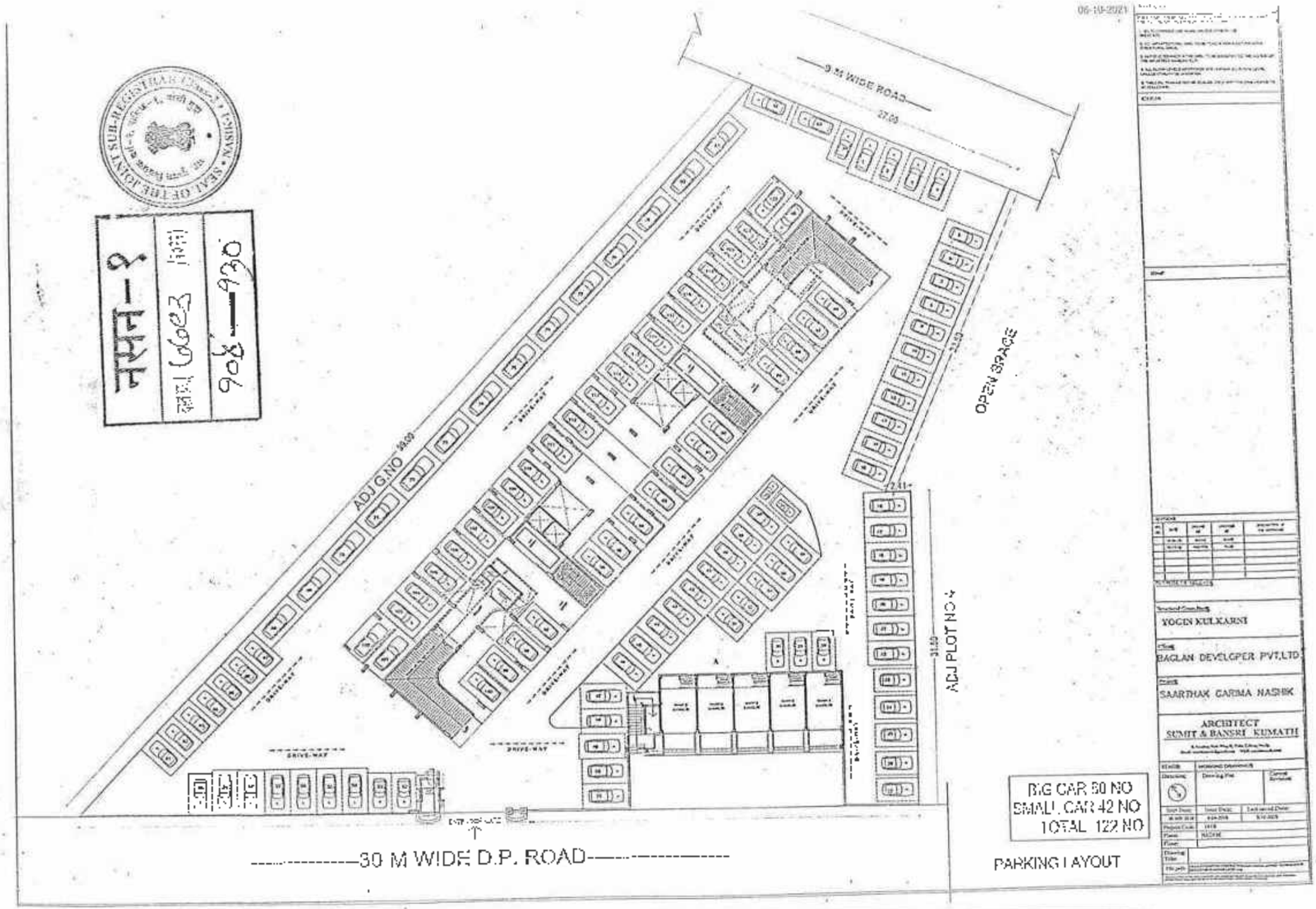


STILT FLOOR PLAN (PART)

1) WING-A FOR COMPLETION
2) WING-B PREVIOUSLY COMPLETION
OCCUPANCY CERTIFICATE NO

APPROVED

ARCHITECT
SUMIT & BANSRI KUMATH


9.14 WIDE ROAD
27.00
OPEN SPACE
ADJ G.NO
ADJ PLOT NO
30 M WIDE D.P. ROAD
BIG CAR 80 NO
SMALL CAR 42 NO
TOTAL 122 NO
PARKING LAYOUT
YOGEN KULKARNI
BAGLAN DEVELOPER PVT.LTD
SAARTHAK GARIMA NASHIK
ARCHITECT
SUMIT & BANSRI KUMATH

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(3)]

This registration is granted under section 5 of the Act to the following project under project registration number : P**1600015278

Project: Saarthak Garima, Plot Bearing / CTS / Survey / Final Plot No.: Survey No.227/A/2/1, PLOT NO 5,6,7,8, AADAO SHIVAR NASHIK at Nashik (M Corp.), Nashik, Nashik, 422010;

1. **Saarthak Constructions** 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, 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 22/10/2018 and ending with 31/03/2023 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.

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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:9/9/2019 1:23:17 PM

Date: 22/10/2018
Place: Mumbai

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

42	706	Dr. Samadhan Desale	72	SMALL
43	801	Harshal Patil	15	
44	802	Ravindra Jadhav	16	
45	803	Namdeo Warude	71	SMALL
46	804	Tejas Gangurde	93	
47	805	Vibhuti Sonawane	114	
48	806	Kalpesh Kendre	70	SMALL
49	901	Sushilkumar Pardeshi	17	
50	902	Pravin Wagh	18	
51	903	Saket Ghodke	69	SMALL
52	904	Anosh Dudave	94	
53	905	Bhagwan Ghorpade	113	
54	906	Vijay Patil	68	SMALL
55	1001	Walmik Mokal	19	
56	1002	Sarang Pawar	20	
57	1003	Mahesh Sonawane	67	SMALL
58	1004	Pankaj Wankhede	95	
59	1005	Sunil Gangurde	112	
60	1006	Swapnil Shirsath	66	SMALL

Saarthak Garima 'A' Wing

Sr	Flat No	Customers name	Parking No	
1	101	Ghanshyam Pawar	21	
2	102	Laukik Mene	42	
3	103	Ravindra Ahire	65	SMALL
4	104	Prajakta Gaurav Sonar	96	
5	105	Yogesh Arane	111	
6	106	Dheeraj Waghmare	64	SMALL
7	201	Lalita Vidhate	33	
8	202	Priyanka Sabale	34	
9	203	Rahul Patil	63	SMALL
10	204	Santu Sabale	97	
11	205	Ghanshyam Borle	110	
12	206	Nilima Sanjay Patil	62	SMALL
13	301	Jagruti Sanyasi	35	
14	302	Chetan Zoting	38	
15	303	Santosh Mane	61	SMALL
16	304	Darshan Bhoyer	98	
17	305	Yeshu Khunte	109	
18	306	Kamlesh Pagar	60	SMALL
19	401	Vikram Suryawanshi	39	
20	402	Sandeep Sonawane	40	
21	403	Prakash Sonar	53	SMALL
22	404	Chetan Mahajan	99	
23	405	Ajay Nikam	107	
24	406	Sushila Kandepi	52	SMALL

SEAL OF THE JOINT SUB-REGISTRAR NASIK
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To E — 130