

**नस-३**

दस्तावेज क्र. (2005/2020)

25-89



Page 1 of 1

अवकाश दिनांक : 13/11/2018

गवळी नगरपालिका  
अधिकार अभिलेख व अधिकार नोंदवही (तयार करणे व सुविधित करणे) नियम, 1961 यातील नियम 3, 4 आणि 5।

गाव : आनंदवली तालुका : नाशिक जिल्हा : नाशिक शेवटचा फेरफार क्रमांक : 11436 व दिनांक : 16/10/2018

| भूमापन क्रमांक व उपविभाग<br>35/52/3/प्लॉट/7 | भू-धारणा वाटती<br>शेवटचा फेरफार क्रमांक :- | शेवटचा फेरफार नाव      |
|---------------------------------------------|--------------------------------------------|------------------------|
| शेवटचे उपविभागीय नाव :-                     | क्षेत्र                                    | आकार चौ.ख. क्षेत्र     |
| मंडळ एकक आर.पी.सी.                          | विनोद मंगारु शेठे                          | (11269)                |
| विनोद शेठे 5.30.12                          | 1. अट्टा विनोद शेठे                        | (11269)                |
| विनोद शेठे आकारणी 180.82                    | .....सामर्थ्य क्षेत्र.....                 |                        |
| जि.प.स.                                     | नाशिक महानगरपालिका नाशिक                   | 0.27.38 (11436)        |
| महानगर                                      | सिध्दी कन्स्ट्रक्शन भारगोडी                | 5.02.74 180.82 (11436) |
| विकास                                       | अस्था लक्ष भारगोडी जगदीश                   |                        |
| इतर                                         | विश्वनाथ कंकरेज                            |                        |
| एकता क्षेत्र                                |                                            |                        |
| पेट-क्षेत्र (संगवडीन अधीन)                  |                                            |                        |
| वर्ग (अ)                                    |                                            |                        |
| वर्ग (ब)                                    |                                            |                        |
| एकता चौ.ख.                                  | 0.00.00                                    |                        |
| अवकाश क्षेत्र                               | 0.00                                       |                        |
| वर्ग क्षेत्र दिनांक                         |                                            |                        |
| निकालणी                                     |                                            |                        |

जमीन फेरफार क्र. (4037)(1106)(110667)(11213)(11269)(11436)

मौज आणि भूमापन विभाग

गवळी नगरपालिका  
पिकाधीन नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधित करणे) नियम, 1961 यातील नियम 39।

गाव : आनंदवली तालुका : नाशिक जिल्हा : नाशिक शेवटचा फेरफार क्रमांक : 11436 व दिनांक : 16/10/2018

| पिकाधीन नोंदवही       |       |                       |           |            |                 |                           |            |                 |           |            |           | संगवडीन अधीन उपलब्ध नोंदवही जमीन | जल सिंचनाचे साधन | घेरा |
|-----------------------|-------|-----------------------|-----------|------------|-----------------|---------------------------|------------|-----------------|-----------|------------|-----------|----------------------------------|------------------|------|
| मिश्र पिकाधीन नोंदवही |       |                       |           |            |                 | निर्मिश्र पिकाधीन नोंदवही |            |                 |           |            |           | खण्ड                             | क्षेत्र          |      |
| वर्ष                  | हंगाम | मिश्र पिकाधीन नोंदवही | जल सिंचित | अजल सिंचित | पिकाधीन नोंदवही | जल सिंचित                 | अजल सिंचित | पिकाधीन नोंदवही | जल सिंचित | अजल सिंचित | खण्ड      |                                  |                  |      |
| (1)                   | (2)   | (3)                   | (4)       | (5)        | (6)             | (7)                       | (8)        | (9)             | (10)      | (11)       | (12)      | (13)                             | (14)             | (15) |
|                       |       | आर.पी.सी.             | आर.पी.सी. |            | आर.पी.सी.       | आर.पी.सी.                 |            | आर.पी.सी.       | आर.पी.सी. |            | आर.पी.सी. | आर.पी.सी.                        |                  |      |

"या प्रमाणित प्रतीसाठी की म्हणून 1961-62 वर्षे निघाले."

दिनांक : 13/11/2018

ऑफिस क्रमांक : 2720031162594900091130191110

(नाम :- दिवाण चंद्रभास पावळे)

तलाठी यादी : संगवडीन - नाशिक जिल्हा : नाशिक

13 NOV 2018

अवकाश क्षेत्र नाशिक



६-सम

६६०१

१६५५



गाव नमुना नऊ

दैनिक पावती पुस्तक

0453450

सुकनं-२०

नि. पो. सारा भरखच  
पावती सोबत आणाव

R. V. 19 m.

महाराष्ट्र शासन (ऐजकीव व पावती पुस्तक)

सन नं = ३५।५।२+३

गाव- आनंदवलीतपुका- जगशिक

वाते क. PNO-13

दिनांक १७/११/९८ भोगवठेदार/से देणारा सिद्धी कळवेंकशन तर्फे

\* एकमेकल जमीन मंडळ/मंडळी कळवेंकशन

| यकवाकी                 |    |    |    |    | स्थानिक उपकर |    |    |    |    |
|------------------------|----|----|----|----|--------------|----|----|----|----|
| नालू वर्षे म्हणजे १९२० |    |    |    |    |              |    |    |    |    |
| नियत                   |    |    |    |    | सकीर्ण       |    |    |    |    |
| शिल्पा परिषद           |    |    |    |    | ग्रामपंचायत  |    |    |    |    |
| वर्ष                   | ह. | पे | ह. | पे | ह.           | पे | ह. | पे | ह. |
|                        |    |    |    |    |              |    |    |    |    |
|                        |    |    |    |    |              |    |    |    |    |

नसम-३

दस्तक. २०० (१२००)

२६-०९



पकरी ह्यंशी मंत्र (१९२१-)

कस्त निवडले. तपासी  
आनंदवली ना जि भाषाव



भारत सरकार  
Government of India  
जगदीश विह्वनाथ कंकरज  
Jagdish Vihwanath Kankaraj  
जन्म तारीख / DOB : 13/12/1967  
पुरुष / Male

भारत सरकार  
Government of India

जगदीश विह्वनाथ कंकरज  
Jagdish Vihwanath Kankaraj  
जन्म तारीख / DOB : 05/01/1993  
पुरुष / MALE

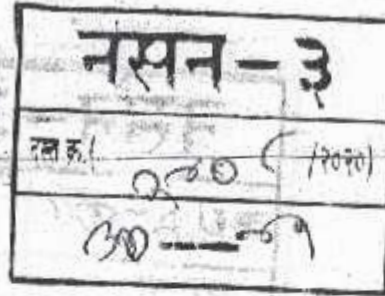


4709 9422 8643

आधार - सामान्य माणसाचा अधिकार

4803 3979 744

माझी आधार, माझी ओळख



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600020387**

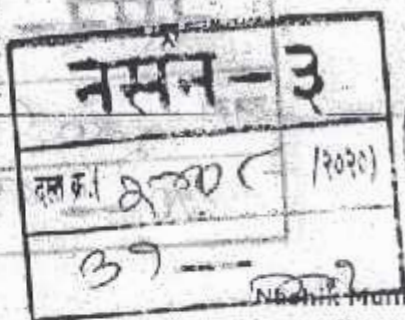
Project: **PADMAVISHWA OXYFLOW APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 07 SR NO 35/5/2 3 at Nashik (M Corp.), Nashik, Nashik, 422013;**

1. **Siddhi Construction** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422013.**
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 **09/04/2019** and ending with **31/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
  - 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. Vasanti Premchand Prabhu  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 4/9/2019 3:00:53 PM

Dated: 09/04/2019  
Place: Mumbai

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



Nashik Municipal Corporation  
OCCUPANCY CERTIFICATE

Application No. NMC/TPD/Anandwadi/OC/4436/2019

Application Date: 05 February, 2019

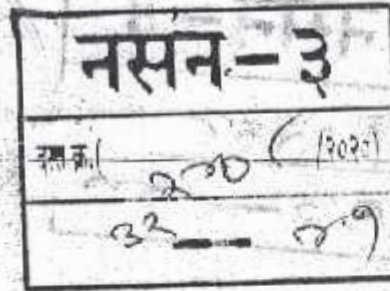
Date : 24/01/2020

|                     |                                                         |                        |                   |
|---------------------|---------------------------------------------------------|------------------------|-------------------|
| Permission No./OC   | LND/OC/Anandwadi/DCR/0048/2020                          | Occupancy Issued Date: | 24 January, 2020  |
| Building Permit No: | NMC/TPD/Anandwadi/BP/2698/2018                          | Building Permit Date:  | 15 November, 2018 |
| Ref:                | Building Commencement Notice submitted by the Applicant |                        | 05 February, 2019 |
|                     | Building Completion Notice submitted by the Applicant   |                        | 16 November, 2019 |
| CSC Occupancy No.   | NMC/TPD/Anandwadi/OC/4436/2019                          |                        |                   |

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       | M/s. Siddhi Construction Partnership Firm Through Partner Shri. Jagdish V. Kakraj                                    |                                   |                                     |          |
| B             | LOCATION OF THE PROPOSED SITE     |                                                                                                                      |                                   |                                     |          |
| 1             | Plot No.                          | 07                                                                                                                   | 2. Survey No.                     | 35/5/2+3                            |          |
| 3             | District                          | Nashik                                                                                                               | 4. Village                        | Anandwadi                           |          |
| 5             | Division                          | Satpur                                                                                                               | 6. Town/ City                     | Nashik                              |          |
| C             | DETAILS OF THE COMPLETED BUILDING |                                                                                                                      |                                   |                                     |          |
| 1             | Building Permit / Permission No.  | NMC/TPD/Anandwadi/BP/2698/2018                                                                                       | Building Permit / Permission Date | 15 November, 2018                   |          |
|               | a                                 | Due date for completion of the building                                                                              | 04 February, 2020                 |                                     |          |
|               | b                                 | Date on which completion notice submitted                                                                            | 16 November, 2019                 |                                     |          |
| 2             | c                                 | Whether it is completed within the stipulated time                                                                   | YES                               |                                     |          |
|               | d                                 | If No, to collect the Fine Rs(4800/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force |                                   |                                     |          |
| 3             | Site Area (m <sup>2</sup> )       | As per Documents                                                                                                     | As per submitted Plan             | Road Widening Area                  | Net Area |
|               |                                   | 0.00                                                                                                                 | 0.00                              | 27.38                               | 517.69   |
| D             | BUILDING WISE DATA                |                                                                                                                      |                                   |                                     |          |
| Building Name |                                   | Building Name M/s. Siddhi Construction Partnership Firm Through Partner Shri. Jagdish V. Kakraj                      |                                   |                                     |          |
| 4             | No. of Floors                     | Cellar + Stilt                                                                                                       |                                   | Ground + Upper Floors               |          |
| a             | As per Sanctioned Plan            | 0Cellar+0 Stilt                                                                                                      |                                   | 40Ground Floor + 0Upper Floor       |          |
| b             | As per Completed Building Plan    | 0Cellar+0 Stilt                                                                                                      |                                   | 40Ground Floor + 0Upper Floor       |          |
| 5             | Use of the Building               |                                                                                                                      |                                   |                                     |          |
| a             | As per Sanctioned Plan            | Residential                                                                                                          |                                   |                                     |          |
| b             | As per Completed Building Plan    | Residential                                                                                                          |                                   |                                     |          |
| 6             | Floor Area (m <sup>2</sup> )      |                                                                                                                      |                                   |                                     |          |
| a             | As per Sanctioned Plan            | 1031.24                                                                                                              |                                   |                                     |          |
| b             | As per Completed Building Plan    | 1031.24                                                                                                              |                                   |                                     |          |
| 7             |                                   | i) Parking Area (m <sup>2</sup> )                                                                                    |                                   | ii) Tot -lot area (m <sup>2</sup> ) |          |
| a             | As per Sanctioned Plan            | 15                                                                                                                   |                                   | 1031.24                             |          |
| b             | As per Completed Building Plan    | 15                                                                                                                   |                                   | 1031.24                             |          |



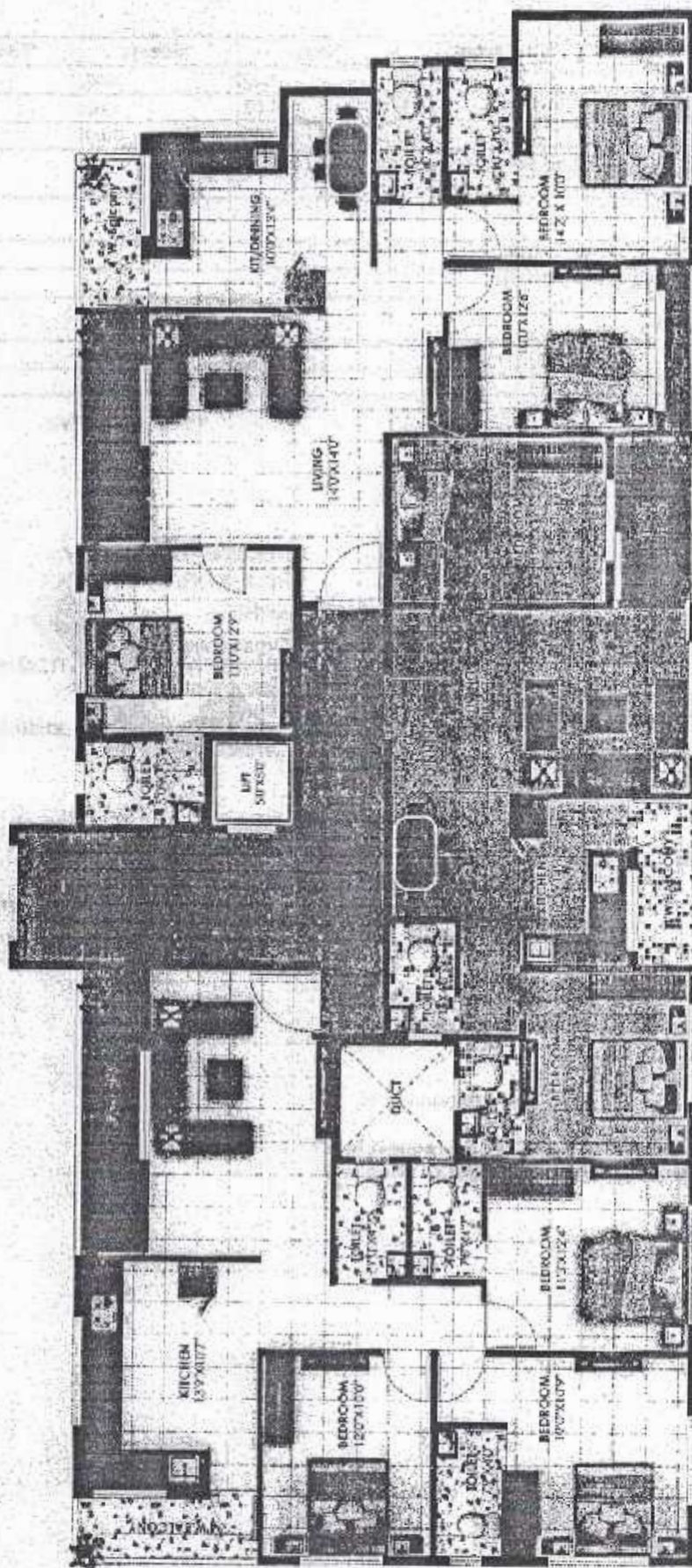
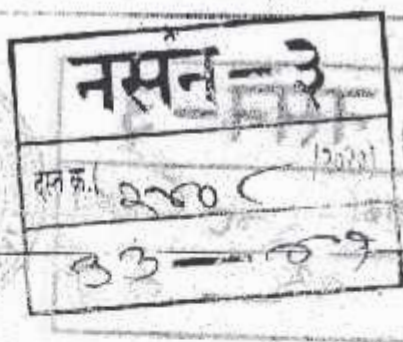
| Setbacks(m)                                                 | Front | Rear | Side-1 | Side-2 |
|-------------------------------------------------------------|-------|------|--------|--------|
| a As per Sanctioned Plan                                    | 3.35  | 3.02 | 3.02   | 3.02   |
| b As per Completed Building Plan                            | 3.35  | 3.02 | 3.02   | 3.02   |
| 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 |       |      |        |        |
| Haight (m)                                                  |       |      |        |        |
| As per Sanctioned Plan                                      | 14.8  |      |        |        |
| As per Completed Building Plan                              | 14.8  |      |        |        |
| 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  
MUNICIPAL CORPORATION  
Designation : Executive  
Engineer  
Date : 10/10/2012 12:00:38  
Certificate No : 30E

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.



## TYPICAL FLOOR PLAN