

नमन-२
दस्तावेज (००२५) २०२१
२५ / ५९



- g) Election of Board.
- h) Unfinished business, if any.
- i) New Business.

CHAPTER – IV BOARD OF MANAGERS

(19) MANAGEMENT OF ASSOCIATION

The affairs of the Association shall be governed by a Board.

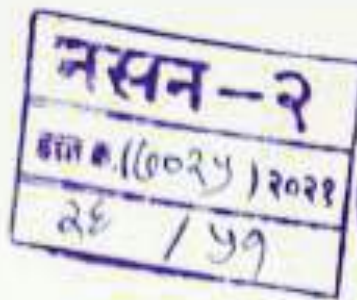
(20) POWERS AND DUTIES OF BOARD

The Board shall have the powers and duties necessary for the administration of the affairs of the association, and may do all such acts and things as are by law or by these bye laws directed to be exercised and done by the owners.

(21) OTHER DUTIES

In addition to the duties imposed by these bye laws or by Resolution of the Association, the Board shall be responsible for the following, that is to say :-

- a) Care, up keep and Surveillance of the **K K PLAZA APARTMENT** and the common areas and facilities & restricted common areas and facilities.
- b) Collection of monthly assessment from the Owners.
- c) Designation employment, remuneration and dismissal of the personnel necessary for maintenance and operation of the **K K PLAZA APARTMENT**, the common areas and facilities and the restricted common areas.



- d) To provide for the manner in which the Audit & Accounts of the Association shall be carried on.
- e) To inspect the accounts, kept by the Secretary and or the Treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the Association.
- f) To sanction working expenses, count cash balance and Deal with other miscellaneous business.
- g) To see that cash book is written up promptly and is signed daily by one of the members of the Board authorized in that behalf.
- h) To bear and deal with complaints.

(22) MANAGER

The Board may employ for the Association, a Manager at compensation determined by the Board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in bye laws 21.

(23) ELECTION AND TERM OF OFFICE

At the first annual meeting of the Association the term of The Office of Two Managers shall be fixed for three years. The term of office of two managers shall be fixed for one year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting. (If a larger Board is contemplated, the term of the office should be

नसिन-२
दल.क. (१००२५) २०२१
२६ / ५७



established in a similar manner so that they will expire in different years.)

(24) VACANCIES

Vacancies in the Board caused by any reason other than the removal of Manager by a Vote of the Majority of the remaining managers even though they may constitute less than a quorum and each person so elected at the next annual meeting of the Association.

(25) REMOVAL OF MANAGER

At any regular or special meeting duly called, any one or more of the Managers may be removed with or without cause by a Majority of the apartments owners and successors may then and there be elected to fill the vacancies thus created. Any manager whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting.

(26) ORGANISATION MEETING

The first meeting of a newly Elected Board shall be held within Ten Days of the election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the newly elected managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

(27) REGULAR MEETING

Regular meeting of the Board may be held at such time and place as shall be determined from time to time, by a

नसम-२
दस्तावेज (००२५) २०२१
२६ / ५१



majority of Managers but at least two such meetings shall be held during each year. Notice of Regular meetings of the Board shall be given to each manager personally or by mail or telegraph at least three days prior to the day named for such meetings.

(28) SPECIAL MEETING

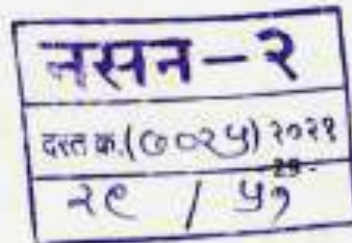
Special Meeting of the Board may be called by the President on three days notice to each Manager, given personally or by mail or by telegraph, which shall state the time, place as here in above provided and purpose of the meeting special meeting of the Board shall be called by the President or Secretary in like manner and on like Notice on the / with the request of the at least three Managers. Such request must be in writing.

(29) WAIVER OF NOTICE

Before or at any meeting of Board any Manager, may in Writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such Notice. Attendance by a Manager at any meeting of the Board shall be a waiver of Notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

(30) QUORUM

At all meeting of the Board, One third of the total strength of the Managers shall constitute quorum for the



transaction of the business, and the acts of the Managers present at the meeting at which a quorum is present shall be and the act of the Board.

If, at any meeting of the Board there be less than quorum present, the Majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

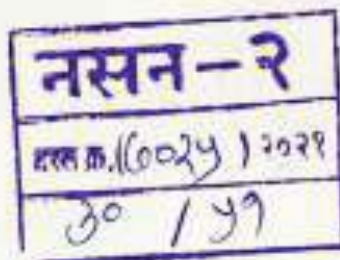
(31) FIDELITY BONDS

The Board may require that all officers and employees of the Association handling or responsible for Association shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the association.

CHAPTER – V OFFICERS

(32) DESIGNATION

The Principal officers of the Association shall be President, Vice – President, a Secretary and a Treasurer, all of them shall be elected by and from the Board. The Board may appoint in Assistant Treasurer and an Assistant Secretary and such other officers as in their Judgment may necessary. In case of an Association of many more owners or less the officers of the Treasurer and Secretary may be filled by the same person.



(33) ELECTION OF OFFICERS

The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board / and shall held offices at the pleasure of the Board.

(34) REMOVAL OF OFFICERS

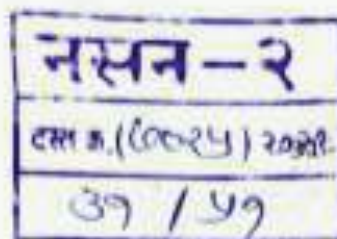
Upon an affirmation vote of a Majority of the Members of the Board any officers may be removed, either with or without cause and his successors elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

(35) PRESIDENT

The President shall be Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all the general powers and duties which are usually vested in the office of the President of an Association, including but not limited to the powers to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

(36) VICE - PRESIDENT

The Vice - President shall take the place of the President and perform his duties when ever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, Board shall appoint some other member of the Board so to act on an interim basis. The Vice President, shall



also perform such other duties as shall from time to time be imposed upon him by the Board.

(37) SECRETARY

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all the meetings of Association. He shall have charge of such books and papers as the Board may direct and he shall be general to perform all the duties incidental to the Office of the Secretary.

(38) TREASURER

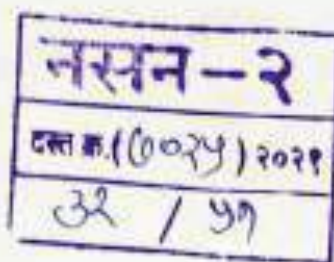
The Treasurer shall be responsible for Association's funds and securities and shall also be responsible for keeping a full and accurate accounts of all receipts and disbursements in books belongs to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such deposits are as may from time to time be designated by the Board.

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

(39) ASSESSMENTS

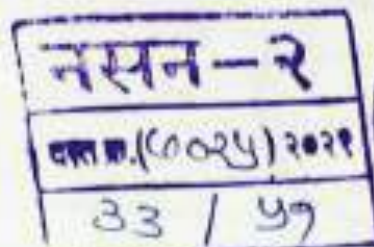
All owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to the K K PLAZA APARTMENT, which may include an insurance premium for a Policy to cover repairs and reconstruction work in case of hurricane, fire, earthquake, or other hazard or calamity. The Assessments shall be made pro-rata according to the value of the unit owned, as stipulated in Declaration such



assessments shall include monthly payments to general operating reserve and a reserve fund for replacements.

(40) MAINTENANCE AND REPAIRS

- a) Every owner must perform promptly, all maintenance and repair work within his own unit, which is omitted would affect **K K PLAZA APARTMENT** in entirely or in a part belonging to other owners being expressly responsible for the Damage and liabilities that his failure to do so may endanger.
- b) All the repairs of internal installation of the Unit such as Water, Light, Gas, Power, Sewage, Telephone, Air Conditioner, Sanitary installations, Doors, windows, lamps and All other accessories belonging To the Unit area shall be at The expenses of the apartment owners concerned.
- c) An owner shall reimburse the Association for any expenditure incurred in repairing or replacement of any common area and facility damaged through his fault.
- d) Use of Commercial Units Internal changes.
- e) All Units shall be utilized for the Commercial Purposes Only.
- f) An owner shall not make any structural modification or alterations in his unit or installations located there in without previously notifying the Association in writing, through the President of the Board if, not Manager, is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is No Objection to the proposed modifications, alterations, or the installations.



(41) **USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES**

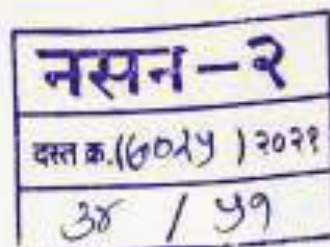
An owner shall not place or cause to place or cause to be placed in the lobbies, vestibules, stair ways, elevations and other areas of the **K K PLAZA APARTMENT**, and the facilities of a similar nature both common and restricted any furniture, packages or objects of any kind such areas shall be used for no other purposes than for normal transit through them.

(42) **RIGHT OF ENTRY**

An owner shall grant the right Of entry to the Manager or to any other person authorized by the Board or the Association in case of emergency originating in or threatening his Unit, whether the owner is present at the time or not.

(43) **RULES OF CONDUCT**

- a) No Unit Holder of the **K K PLAZA APARTMENT**, shall post any advertisement, or posters of any kind in or on the building except as authorized by the Association.
- b) Unit Holder shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers, C.D. Players, that may disturb others. Unit Holder shall not keep domestic animals shall abide by the Municipal sanitary bye laws and regulations.
- c) It is prohibited to hang garments, rugs etc from the windows, balconies or from any of the part of the **K K PLAZA APARTMENT**, except which are not affecting the use of other Unit owners.



d) It is prohibited to dust rugs etc. from the windows all to clean rugs etc. by beating on the exterior part of the said K K PLAZA APARTMENT.

e) It is prohibited to throw garbage or trash out side the disposal installations areas. If such installation is not provided, all the garbage or trash shall be collected in a vessel and thrown in the Municipal dust bin.

f) No owner, Unit Holder or lessee shall install wiring for electrical or telephone installations, T.V. antenna, machines, or air conditioning units etc. on the exterior of the K K PLAZA APARTMENT or that protrude through the wall or the roof of the Apartment except as authorized by the Association.

CHAPTER - VII

FUNDS & INVESTMENTS

(44) FUNDS

Funds may be raised by the Association in all or any of the following ways, namely;

- a) By Shares.
- b) By Contributions and donations from the apartment Owners.
- c) From common profits which shall form the nucleus of the reverted funds.
- d) By raising loans, if necessary subject to such terms and conditions as the Association with the approval of the Competent authority may determine in that behalf.

(45) INVESTMENTS

The Association may invest or deposit its funds in the State Co-operative Bank, or

नसतन-२
दस्तावेज क्र. (००२५) २०२१
३५ / ५७



- a) In the Central Co-op. Bank, or
- b) In any of the Securities specified in the Section 20 of Indian Trust Act, 1882, or
- c) In any Co-op. Bank other than these referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the Association.

(46) AFFILIATION

Should there be any federation Of Apartment owners in the locality in which **K K PLAZA APARTMENT** is situated, the Association may become the member thereof and pay sums from time to time payable to such federations, under the rules thereof.

(47) ACCOUNTS

- a) The Banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that Secretary may retain in his personal custody an amount not exceeding Rs. 500/- for petty Cash expenses.
- b) All the payments above 500/- shall be made by cheque signed by the Secretary and One Member of the Board.
- c) Each Apartment owner shall have a Pass Book in which the Secretary shall enter amounts paid to or received for his share in respect of profit from common areas and contributions towards common expenses, and share of assessment and other dues, if any, in respect of the apartment.

नसम-२
दस्तावेज (००२५) २०२१
३६ / ५९



- d) The association shall on or before 30th Sept, in each year Publish an audited Financial Statements in respect of the common areas and facilities containing ;
- i/- The Profit and Loss Account.
 - ii/- The Receipt and Expenditure of the Previous Financial Year.
 - iii/- A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclosed the general nature of these liabilities and assets and how the value of the fixed assets has arrived at.
 - iv/- The additional financial statements shall be opened to the inspection of any member of the Association during office hours and in the office of the Association and copy thereof shall be submitted to the Competent authority not later than 15th September, or every year.
 - v/- Every financial statement shall be accompanied by a complete list of the apartment owners, There shall also accompany the financial statement a similar list of loans. The Financial statement shall state up to date profit and expenses of the common areas are included.

(48) PUBLICATION OF THE ACCOUNTS AND REPORTS

A copy of the last financial statements and of the report of the Auditor, if any shall be kept in a conspicuous place in the office of the Association.

(49) APPOINTMENT OF AUDITOR

The Association shall appoint at its General Meeting an Auditor who shall audit the accounts of the Association to be

नसम-२
दस्तावेज (००७५) २०२३
३८० / ५७



prepared by the Board as here in before provided and shall examine the annual return and verify the same, with the accounts relating there to and shall either sign the same as found by him to be correct, duly vouched and in accordance with the law, or specially report to the Association in what respect he finds it in correct un-vouched or not in accordance with law.

(50) POWER OF AUDITOR

The Auditor shall be entitled to call for and examine and papers or documents belonging to the Association relating to the common areas and facilities including limited common areas and facilities and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII

MORTGAGEES

(51) NOTICE TO ASSOCIATION

An owner who mortgages his Unit, shall notify the association through the Manager, if any or the President of the Board in the event there is no Manager the name and address of his Mortgagee and Association shall maintain such information in a Book entitled "Mortgagees Of Units".

(52) NOTICE OF UNPAID ASSESSMENT

The Association shall at the request of a Mortgagee of the Unit report any unpaid assessment due from the owner of such Unit.

नसम-२
दस्तावेज (००२५) २०२१
३६ / ५९



CHAPTER - IX

(53) COMPLIANCE

These bye laws are set forth to comply with the requirements of Maharashtra Apartment Ownership Act, 1970. In case any of these bye laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act, will apply.

(54) SEAL OF THE ASSOCIATION

The Association shall have a common seal which shall be in custody of the Secretary and shall be used only under the authority of a resolution of the Board and Every deed or instrument to which the seal is affixed shall be attested for and on behalf of the association by two members of the Board and the Secretary or any person authorized by the Association.

CHAPTER - X

(55) AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP :-

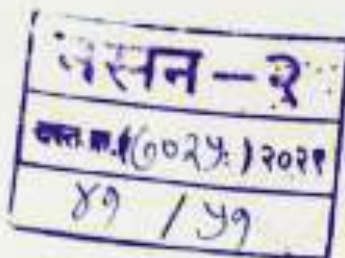
These bye laws may be amended by the Association in a duly constituted meeting for such purpose and no amendments shall affect unless approved by the Owners representing at least 75% of the total value of all the Units in the K K PLAZA APARTMENT as shown in the Declaration.

COMMERCIAL UNIT NO	NAME OF THE OWNER	Doc. Reg. No. Date
1	Arvind Raghunath Sonawane	8326 Dt. 26.12.2019

नसन-२
क.प्र. (२०२५) २०२५
३९ / ५७



2	Sonali Yashwant Deore Urph Sonali Shravan Desale Yashwant Dadaji Deore	4924 Dt. 24.6.2021
3	Rahul Balasaheb Sonawane	3696 Dt. 10.8.2020
4	Unsold	-
5	Unsold	-
6	Ratanshi Karamshi Dayani	1811 Dt. 22.2.2021
7	Kanjumol Jose Wayalilkarot Jose Joseph Wayalilkarot	2267 Dt. 5.3.2021
8	Unsold	-
9	Phulchandra Rambahal Kharwar	6322 Dt. 9.11.2020
10	Pushpa Phulchandra Kharwar	6323 Dt. 9.11.2020
11	Suchita Bhalchandra Chaudhari	6320 Dt. 9.11.2020
12	Bhalchandra Bhika Chaudhari	7319 Dt. 10.12.2020
13	Unsold	-
14	Rupesh Ramesh Sinkar	5291 Dt. 9.10.2020
15	Samadhan Eknath Chitte	2547 Dt. 15.3.2021
16	Pradnya Brahmanand Deshpande	6321 Dt. 9.11.2020
17	Sanjay Babureo Sanap Pushpa Sanjay Sanap	5292 Dt. 9.10.2020
18	Lata Balu Wagh Puja Mangesh Wagh	2962 Dt. 24.3.2021
19	Kalyani Sandip Wagh Sandip Walu Wagh	2960 Dt. 24.3.2021
20	Kalyani Sandip Wagh Sandip Walu Wagh	2963 Dt. 24.3.2021
21	Rajendra Murlidhar Amrutkar Vandana Rajendra Amrutkar	2957 Dt. 24.3.2021
22	Swagnali Janardan Rathod	1812 Dt. 22.2.2021
23	Ravindra Balu Wagh Nikita Ravindra Wagh	1555 Dt. 11.2.2021
24	Ravindra Balu Wagh Nikita Ravindra Wagh	1556 Dt. 11.2.2021



NASHIK MUNICIPAL CORPORATION

No : LND/BP/Nashik/GCR/1081/2019
Date : 21/05/2019

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

To,
Shri/Smt.
SHIVAM DEVELOPERS THROUGH PARTNER SHRI. HASMUKHBHAI KALUBHAI
JOGANI
C/o. Ar. RUSHIKESH KASHINATH PAWAR & Stru. Engg. R.K.SINGH of Nashik

Sst: - Sanction of Building Permission & Commencement Certificate in Plot No. - 20 TO 26 of City
Survey No / Out No 996/3/2906/45 of Shwar Nashik.
Ref: - 1) Your Application & Plan dated: 11 January, 2019 Inward No
JMC/TPD/Nashik/BP/1484/2018

Sanction of Building Permission & Commencement certificate is hereby granted under section 45 & 60 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permit under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Bombay Act, No. LIX of 1949) to erect Building for Commercial Purpose as per plan duly amended in — subject to the following conditions.

Permission Conditions 1 to 39

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 until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission 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 1986 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 & verandies 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 & verandies are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

नसिन-२
दस्त.क. (6525) 2021
४२ / ५७



No. LND/SP/Nashik/DCR/1051/2019

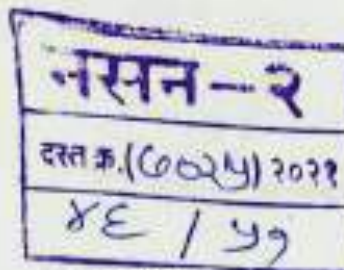
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity in case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick well should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles 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 or 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, 1968 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per 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 sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot air should be reserved for transformer in consultation with M.S.E.B.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer 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 Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
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/development 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 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
25. Provision of rain water harvesting shall be made at site as per rule no 33 of DGPR and also as per Hon. Commissioner order No./TP/Vasit/02/2017 dt.09/08/2017 NOC shall be produced from rain water harvesting cell in plot area more than 5000 sqm.
26. NMC shall not supply water for construction purpose.
27. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No. Nashik-112010/Pr/No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.

नसम-२
दस्तावेज (10024) 2024
४३ / ५९



No : LND/BR/Nash/DCR/1081/2019

28. Commercial N.A Order & N.A Tax receipt Produce before Occupancy certificate.
29. CCTV Arrangements shall be done for commercial Building before Occupancy.
30. Charges for "Preman Rs. 507,000/- paid FSI" is paid vide Transaction No. : 211838345551964 Date : 20 May, 2019
31. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NDC Shall be obtained before occupation certificate Rs. 5,000/- vide Transaction No. : 211838345551964 Date : 20 May, 2019
32. Welfare Cess charges Rs. 183,200/- is paid vide Transaction No. : 211838345551964 Date : 20 May, 2019
33. Drainage Connection Charges Rs. 36,600/- is paid vide Transaction No. : 211838345551964 Date : 20 May, 2019
34. Rs. 406,200/- is paid for development charges w.r to the proposed Construction vide Transaction No. : 211838345551964 Date : 20 May, 2019
35. N.A order No. - 2186/2009 dt - 22/03/2010, submitted with the application.
36. NMC Tax for Vacant plot shall be paid before Completion.
37. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
38. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
39. The commencement certificate / Building permission 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.



Nashik Municipal Corporation
OCCUPANCY CERTIFICATE

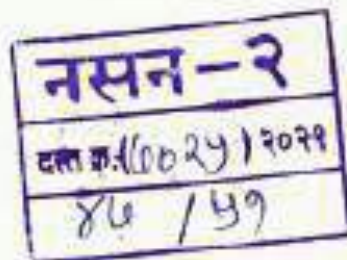
Application No.	NMC/TPD/Nashik/OC/0282/2021		Date	08/07/2021
Application Date	14 June, 2021			
Permission No./OC	LND/OC/Nashik/DCR/0219/2021	Occupancy Issued Date	08 July, 2021	
Building Permit No.	LND/BP/Nashik/DCR/1081/2019	Building Permit Date	21 May, 2019	
Ref.	Building Commencement Notice submitted by the Applicant			14 June, 2021
	Building Completion Notice submitted by the Applicant			17 June, 2021
	COC Occupancy No.			NMC/TPD/Nashik/OC/0282/2021

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 intimated 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		Shri/Smt. SHIVAM DEVELOPERS THROUGH PARTNER SHRI. HASMUKHBHAI KALUBHAI JOGANI	
B. LOCATION OF THE PROPOSED SITE			
1. Plot No.	20 TO 25	2. Survey No.	905/3/2/906/4/5
3. District	Nashik	4. Village	Nashik
5. Division	Nashik East	6. Town/ City	NASHIK
C. DETAILS OF THE COMPLETED BUILDING			
1. Building Permit / Permission No.	LND/BP/Nashik/DCR/1081/2019	Building Permit / Permission Date	21 May, 2019
a. Due date for completion of the building	24 June, 2021		
b. Date on which completion notice submitted	17 June, 2021		
2. c. Whether it is completed within the stipulated time	YES		
d. If No, to collect the Fine Rs.(25000/-) for Revalidation / Revised Charges as per the NMC Act as per the rules in force	YES		
3. Site Area (m ²)	As per Documents	As per submitted Plan	Net Area
	0.00	0.00	584.00
D. BUILDING WISE DATA			
Building Name		Building Name Shri/Smt. SHIVAM DEVELOPERS THROUGH PARTNER SHRI. HASMUKHBHAI KALUBHAI JOGANI	
No. of Floors		Cellar + Stilt	
a. As per Sanctioned Plan		0Cellar+0 Stilt	
b. As per Completed Building Plan		0Cellar+0 Stilt	
Use of the Building		Ground + Upper Floors	
a. As per Sanctioned Plan		1Ground Floor + 1Upper Floor	
b. As per Completed Building Plan		1Ground Floor + 1Upper Floor	
Floor Area (m ²)		Commercial Bldg.	
a. As per Sanctioned Plan		Commercial Bldg.	
b. As per Completed Building Plan		832.44	
i) Parking Area (m ²)		832.44	
ii) Tot -lot area (m ²)		0	
a. As per Sanctioned Plan		610.6	
b. As per Completed Building Plan		610.6	

Setbacks(m)		Front	Rear	Side-1	Side-2
8	a As per Sanctioned Plan	4.50	3.00	3.00	3.00
	b As per Completed Building Plan	4.50	3.00	3.00	3.00
	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	9.9			
	As per Completed Building Plan	9.9			
10	RWH(Rain Water Harvesting)				
	As per Sanctioned Plan	1			
	As per Completed Building Plan	1			

Yours faithfully,



Document certified by
Chandrasekhar Bhaaji Aher
charchandra@gmail.com

Organization : Person
Designation : Executive
Engineer
Date : 08 Jul 2023 17:15:21
Certificate No.
279FB409000008C3

Executive Engineer
Nashik Municipal Corporation

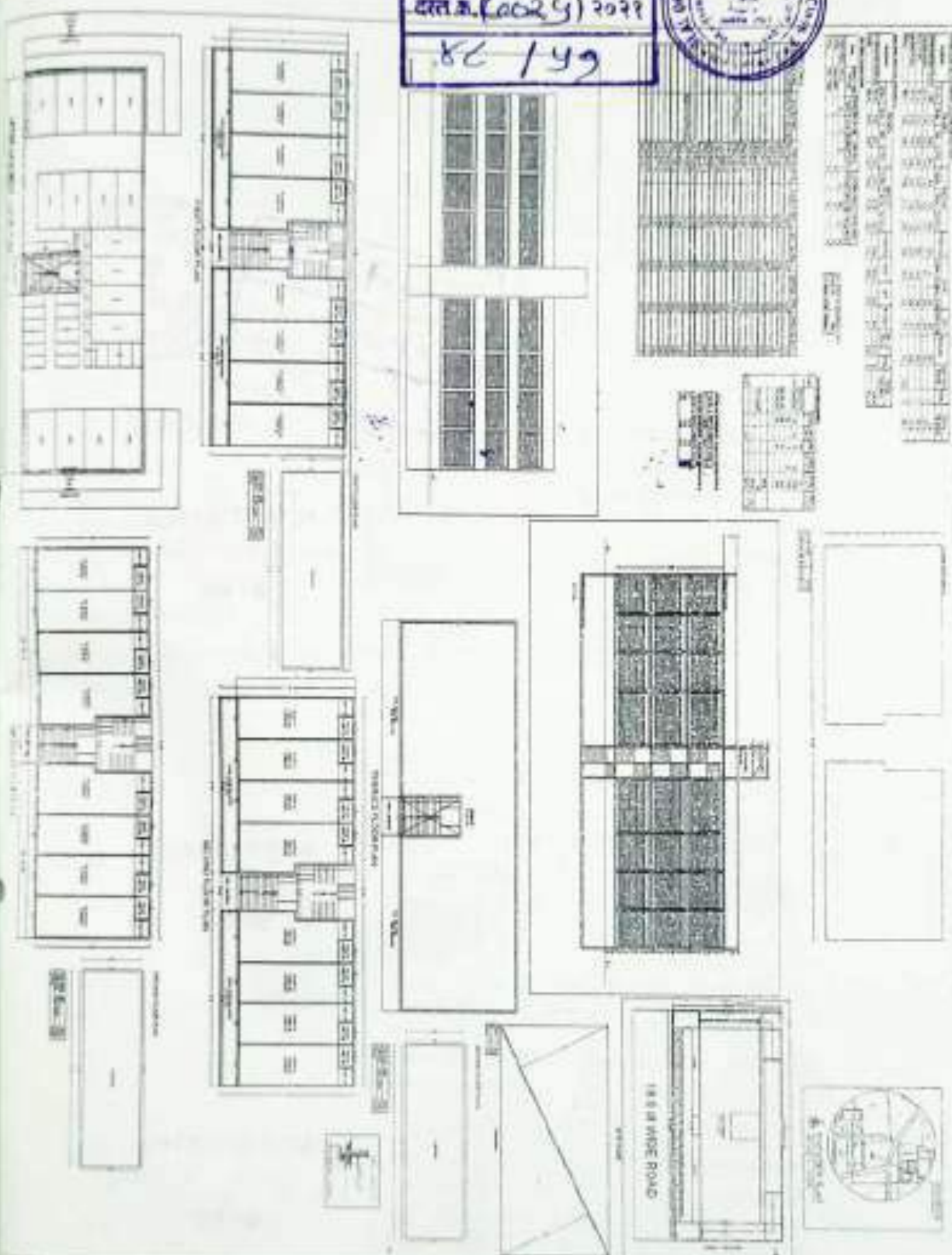
Copy to:

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.

नमून-२

वर्ष २०२१

86 / 49

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED


 गण नमुन नक
 दैनिक पावती पुस्तक
 बाराघट सामन (एचबीडी व पावती पुस्तक)
 नाम - माशिका ललुका - माशिका
 दिनांक २०/३/१८

००६/३/२४००६४१५
 २००६/३/२४
 १६/२४/१०
 १६/२४/१०

सिधम २००६/३/२४
 एकवीकृत जमीन नमूना

पञ्चरात्री			आवृत्ति वर्ष १९८५			स्थानिक जनसंख्या		
			निघट	संकीर्ण	जिल्हा परिषद	ग्रामपंचायत		
वर्ग	क.	ख.	क.	ख.	क.	ख.	क.	ख.
१०५/१८			३८५					

नसत-२

नसत-२
४६ / ५७



आयकर विभाग
INCOME TAX DEPARTMENT
SHIVAM DEVELOPERS



GOVT OF INDIA



SELF ATTESTED
BY ME

आयकर विभाग
INCOME TAX DEPARTMENT
BACHEN KISHOR MORE
KISHOR GAJPAT MORE



GOVT. OF INDIA



SELF ATTESTED
[Signature]
BY ME

आयुर्विभाग
INMEX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



SELF ATTESTED
BY ME

10/7025
पुस्तक 26 अक्टूबर 2021 3:33 ब.म.

पुस्तक क्रमांक: नमक 2 / 7025/2021

आवक मुद्रा: ₹. 01/-

आवक मुद्रा मुद्रा: ₹. 100/-

आवक मुद्रा: ₹. 01/-

इ. अ. अ. इ. वि. नमक 2 एवं आयोग

अ. अ. 7025 का दि. 26-08-2021

तारीख 3:25 ब.म. का, एकर केना

पान्थी 0514

पान्थी दिनांक: 26/08/2021

आवक मुद्रा एवं आयोग के भागीदार हमसुख
आवक मुद्रा

पान्थी की

₹. 100.00

आवक मुद्रा की

₹. 1080.00

पान्थी का: 54

आवक मुद्रा का आयोग की मंत्री:

एक: 1180.00

Joint Sub Registrar Nashik 2

सह.दुय्यम निबंधक वर्ग-२

आवक मुद्रा नमक 2,

मुद्रा मुद्रा: एमिजालेख

दिनांक: 1 26/08/2021 03:25:20 PM की वेळ: (आवक मुद्रा)

दिनांक: 2 26/08/2021 03:26:41 PM की वेळ: (पान्थी)

Joint Sub Registrar Nashik 2

सह.दुय्यम निबंधक वर्ग-२

नमक 2.



08/08/2021 3:41:56 PM

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२

सह.दुय्यम निबंधक वर्ग-२

पत्रांक ५५/५५

दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२



सह.दुय्यम निबंधक वर्ग-२



सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२



सह.दुय्यम निबंधक वर्ग-२



सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२
पत्रांक ५५/५५
दिनांक ०८/०८/२०२१

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shivani Developers Through its Partner	iChellan	69103332521082013168	MH005166085202122E	100.00	SD	0002607118202122	26/08/2021
2	Shivani Developers Through its Partner	iChellan		MH005166085202122E	100	RF	0002607118202122	26/08/2021
3		DHC		2008202104945	1000	RF	20082021049460	26/08/2021

SD Stamp Duty] [RF-Registration Fee] [DHC: Document Handling Charges]

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२



सह.दुय्यम निबंधक वर्ग-२
नाशिक-२