# Nashik Municipal Corporation
## OCCUPANCY CERTIFICATE

Application No. **NMC/TPD/Nashik/OC/2074/2020**

Application Date: **05 June, 2019** Date : **02/11/2020**

| | | | |
|---|---|---|---|
| **Permission No:/OC** | LND/OC/Nashik/DCR/0653/2020 | **Occupancy Issued Date:** | 02 November, 2020 |
| Building Permit No: | LND/BP/Nashik/DCR/1143/2019 | Building Permit Date: | 04 June, 2019 |
| Ref: | Building Commencement Notice submitted by the Applicant | | 05 June, 2019 |
| | Building Completion Notice submitted by the Applicant | | 12 October, 2020 |
| | CSC Occupancy No. | NMC/TPD/Nashik/OC/2074/2020 | |

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** | BADRINATH HEIGHT CO.OP. HSG. SOCIETY LTD. NASHIK | | | |
| **B** | **LOCATION OF THE PROPOSED SITE** | | | | |
| 1 | Plot No. | 17+18 | 2.Survey No. | 984/1B/2 | |
| 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/1143/2019 | Building Permit / Permission Date | 04 June, 2019 | |
| 2 a | Due date for completion of the building | | 12 October, 2020 | | |
| 2 b | Date on which completion notice submitted | | 12 October, 2020 | | |
| 2 c | Whether it is completed within the stipulated time | | NO | | |
| 2 d | If No, to collect the Fine Rs(2608/-) 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 | 13.52 | 355.88 |
| **D** | **BUILDING WISE DATA** | | | | |
| Building Name | | Building Name RESIDENTIAL BUILDING | | | |
| 4 | **No. of Floors** | **Cellar + Stilt** | **Ground +Upper Floors** | | |
| 4 a | As per Sanctioned Plan | 0Celler+1 Stilt | 0Ground Floor + 4Upper Floor | | |
| 4 b | As per Completed Building Plan | 0Celler+1 Stilt | 0Ground Floor + 4Upper Floor | | |
| 5 | **Use of the Building** | | | | |
| 5 a | As per Sanctioned Plan | Residential | | | |
| 5 b | As per Completed Building Plan | Residential | | | |
| 6 | **Floor Area (m2)** | | | | |
| 6 a | As per Sanctioned Plan | 489.24 | | | |
| 6 b | As per Completed Building Plan | 489.24 | | | |
| 7 | | **i) Parking Area (m2)** | **ii)Tot -lot area (m2)** | | |
| 7 a | As per Sanctioned Plan | 0 | 342.36 | | |
| 7 b | As per Completed Building Plan | 0 | 342.36 | | |

Scanned with CamScanner

| | | | Front | Rear | Side-1 | Side-2 |
|---|---|---|---|---|---|---|
| 8 | Setbacks(m) | | | | | |
| | a | As per Sanctioned Plan | 3.00 | 3.00 | 3.00 | 3.00 |
| | b | As per Completed Building Plan | 3.00 | 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 | | 14.4 | | | |
| | As per Completed Building Plan | | 14.4 | | | |
| 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 : 02-Nov-2020 12: 07:51
Certificate : FD[illegible]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.**

Scanned with CamScanner

# 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 : **P51600023275**

*Project:* ***BADRINATH HEIGHT CO OP HSG SOC****Plot Bearing / CTS / Survey / Final Plot No.:****S NO 984/1B/2 PLOT NO 17 18 at Nashik (M Corp.), Nashik, Nashik, 422009;*

1. **Badrinath Hights Co Op Hsg Soc Ltd** having its registered office / principal place of business at *Tehsil:* ***Nashik***, *District:* ***Nashik***, *Pin:* ***422009***.
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 **09/12/2019** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-12-2019 13:11:29

Dated: **09/12/2019**
Place: **Mumbai**

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

Scanned with CamScanner