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Wednesday, September 01, 2021

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पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14393

दिनांक: 01/09/2021

गावाचे नाव: वेळा हरिश्चंद्र

दस्तऐवजाचा अनुक्रमांक: नगन(घा)-12193-2021

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे. नॅशनल बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागीदार कुणाल दिनकरराव निसवाडे व इतर 3 तर्फे
आमु कुणाल दिनकर निसवाडे . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:51 PM ह्या वेळेस मिळेल.

Scanned
NGR10

DELIVERD

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005694200202122E दिनांक: 01/09/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0109202101532 दिनांक: 01/09/2021

बँकेचे नाव व पत्ता:



CORRECTION DEED

THIS DEED OF CORRECTION is made on this 1st Day of SEPTEMBER, 2021 BY M/S. NATIONAL BUILDERS AND DEVELOPERS (PAN – AAGFN9726N), A Partnership Firm, having its Registered Office at 181, Thaware Colony, Nagpur, through its Partners (1) SHRI. KUNAL S/o DINKARRAO NISWADE, Aged 37 Years, Occupation – Business (2) SHRI. VIKAS S/o DINKARRAO NISWADE, Aged 39 Years, Occupation – Business (3) MRS. BHARTI W/o DINKARRAO NISWADE, Aged 58 Years, Occupation – Business All Residents of 181, Thaware Colony, Jaripatka, Kamptee Road, Nagpur-440014, Tahsil and District – NAGPUR; AND (4) MRS. PRADHNYA W/o UTTAM SHIYALE, Aged 47 Years, Occupation – Business Resident of 24, Shivneri Apartment, Khamla, Nagpur-440015, Tahsil and District - NAGPUR, Nos. 2 to 4 all Acting through their duly constituted Attorney SHRI. KUNAL S/o DINKARRAO NISWADE, Aged 37 Years, Occupation – Business, Residents of 181, Thaware Colony, Jaripatka, Kamptee Road, Nagpur-440014, Tahsil and District – NAGPUR, hereinafter called as the GRANTOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said GRANTOR, as well as, its heirs, legal representatives, executors, administrators, successors and assigns.

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WHEREAS the Grantor hereinabovenamed has submitted ALL THOSE Piece and Parcel of land bearing Plot Nos. 1 and 2 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by total admeasurement 811.80 Sq.Mtrs. being a portion of the entire land bearing Kh. No. 47 of Mouza – BESA, P.S.K. 38, situate at Besa, within the limits of the Grampanchayat - Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 02-04-2019, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3195 on even date on payment of Requisite Stamp Duty and Registration fees payable thereon and name and style as "ROYAL ENCLAVE"; AND

WHEREAS after Registration of the said Deed of Declaration the Grantor has revised the Building Plan of the said Building and the same is duly sanctioned by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit No. B.E.(NMRDA) South/Nagpur(Rural)/No. MB-43/201902145/1694, Dated 25-3-2019 and vide Revised Building Permit No. B.E.(NMRDA) South/Nagpur(Rural)/No. 17120756/2021011452/2164, Dated 23-08-2021, therefore it is necessary to execute the Correction to the aforesaid Deed of Declaration (hereinafter called the "Principal Deed") and consequentially therefore it has now become expedient to correct and rectify the same in the following manner :

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

THIRD : THAT the said Multistoreyed Building to be known and styled as "ROYAL ENCLAVE" consists of Ground Floor and Four Upper Floors. There is Stilt Parking on Ground Floor. There are 5 (FIVE) Apartments each on First, Second and Third Floor and 2 (Two) Apartments on Fourth Floor. Thus there are in all 17 (Seventeen) Apartments in the said Building. All these Units shall be strictly utilised for RESIDENTIAL Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted areas and facilities of the building and the Units/Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Units/Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "FAMILY UNIT" and also an Undivided interest in the General Common areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act 1970.

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FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors is 1133.207 Sq. Mtrs.(Including Premium) and an Open Land, which constitutes the General Common Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "ROYAL ENCLAVE" and the Family Units and the Common Areas and Facilities of the building are as follows :-

FAMILY UNITS ON FIRST - SECOND - THIRD AND FOURTH FLOOR :

There is Stilt Parking on Ground Floor. There are 5 (FIVE) Apartments each on First, Second and Third Floor and 2 (Two) Apartments on Fourth Floor. Thus there are in all 17 (Seventeen) Apartments in the said Building. All these Units shall be strictly utilised for RESIDENTIAL Purposes Only. The Family Units on First Floor are numbered as 101 to 105. The Family Unit (Apartment) on Second Floor are numbered as 201 to 205. The Family Unit (Apartment) on Third Floor are numbered as 301 to 305. and The Family Unit (Apartment) on Fourth Floor are numbered as 401 and 402. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Unit/Apartment. The Family Units on Ground Floor have an access to the Common area land and the main door of the family units on the Upper Floors have an access to the Corridor of the respective floor.

The Room Details and the Built-up areas of the aforesaid Family Units are as under :-

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NO. 101, 201, 301 & 401 :

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 64.311 Sq. Mtrs. and Balcony area of 7.04 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND AND THIRD FLOOR BEARING NO. 102, 202 AND 302 :

These are Residential Apartments on the First, Second & Third Floor having a Built-up area of 64.018 Sq. Mtrs. and Balcony area of 6.96 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

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FAMILY UNIT (APARTMENT) ON FIRST, SECOND AND THIRD FLOOR
BEARING NO. 103, 203 AND 303 :

These are Residential Apartments on the First, Second & Third Floor having a Built-up area of **56.639 Sq. Mtrs.** and Balcony area of **7.0 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND AND THIRD FLOOR
BEARING NO. 104, 204 AND 304 :

These are Residential Apartments on the First, Second & Third Floor having a Built-up area of **64.018 Sq. Mtrs.** and Balcony area of **6.96 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND AND THIRD FLOOR
BEARING NO. 105, 205 AND 305 :

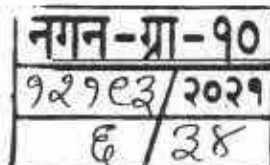
These are Residential Apartments on the First, Second & Third Floor having a Built-up area of **64.311 Sq. Mtrs.** and Balcony area of **7.04 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

FAMILY UNIT (APARTMENT) ON FOURTH FLOOR BEARING NO. 402 :

These are Residential Apartments on the Fourth Floor having a Built-up area of **64.46 Sq. Mtrs.** and Balcony area of **7.04 Sq.Mtrs.** The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

(2) COMMON AREAS AND FACILITIES :

- a) The Parcel of land described in Paragraph First of this Deed.
- b) Stilt Parking Facility on shall be treated as a common area.
- c) Common passage leading to the Stair Way.
- d) Compound Wall on 4 Side, 4 (Four) Grill Gates are provided to the said building for egress and ingress of Apartment Owners.

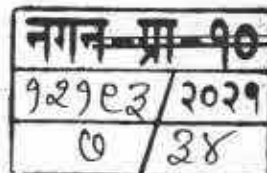


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- e) The following facilities are located throughout the Building.
- i) 1 (One) Staircase is provided to the said building.
- ii) A Sump with common Electric Motor and Pump.
- iv) 1 (One) Lift with sufficient passengers capacity with Power Back-up.
- v) Plumbing net-work throughout the Building.
- vi) Electric wiring net-work throughout the Building.
- vii) Necessary light and public water connections.
- viii) 2 (Two) Overhead Water Tank.
- ix) One Borewell with Electric Motor Pump
- x) The foundation and main walls, columns, girders, beams and roofs of the building as described in the Plan which forms a part of the DEED as EXHIBIT-A hereof.
- xi) AND in general all apparatus and installations existing for common use.

SIXTH : (A) THAT the right, title and interest of each Owner of a Family unit in the General Common Areas and Facilities listed under letters (a) to (d) of Sub-Paragraph (2) of Para FIFTH and their proportionate share in the profits and common expenses in the said General Common Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of "ROYAL ENCLAVE" shall be as follows :-

SR.	FAMILY	BUILT-UP	CARPET	BALCONY	ALT.	COMMON	PARKING	UNDIVIDED SHARE
	Unit No.	Sq. Mtrs.	AREA	AREA	Terrace Area	AREA	AREA	In Percentage
			Sq. Mtrs.	Sq. Mtrs.	Sq. Mtrs.			
1.	101	64.311	57.05	7.04	8.435	7.796	17.64	5.882 %
2.	102	64.018	57.05	6.96	5.80	7.796	17.64	5.882 %
3.	103	56.639	53.496	7.00	—	7.796	17.64	5.882 %
4.	104	64.018	57.45	6.96	8.435	7.796	17.64	5.882 %

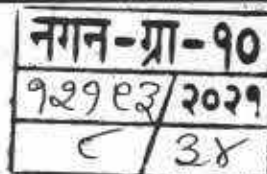


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5.	105	64.311	57.45	7.04	8.435	7.796	17.64	5.882 %
6.	201	64.311	56.84	7.04	9.36	7.796	17.64	5.882 %
7.	202	64.018	56.277	6.96	—	7.796	17.64	5.882 %
8.	203	56.639	53.496	7.00	—	7.796	17.64	5.882 %
9.	204	64.018	56.676	6.96	—	7.796	17.64	5.882 %
10.	205	64.311	57.24	7.04	9.36	7.796	17.64	5.882 %
11.	301	64.311	57.05	7.04	8.435	7.796	17.64	5.882 %
12.	302	64.018	57.05	6.96	5.80	7.796	17.64	5.882 %
13.	303	56.639	53.496	7.00	—	7.796	17.64	5.882 %
14.	304	64.018	57.45	6.96	8.435	7.796	17.64	5.882 %
15.	305	64.311	57.45	7.04	8.435	7.796	17.64	5.882 %
16.	401	64.311	56.84	7.04	9.36	7.796	17.64	5.882 %
17.	402	64.460	56.277	7.04	—	7.796	17.64	5.882 %

Is as per Revised Sanctioned Building Plan hereby corrected and amended as Under:-

THIRD : THAT the said Multistoreyed Building to be known and styled as "ROYAL ENCLAVE" consists of Ground Floor and Four Upper Floors. There is Stilt Parking on Ground Floor. There are 5 (FIVE) Apartments each on First, Second, Third and Fourth Floor. Thus there are in all 20 (Twenty) Apartments in the said Building. All these Units shall be strictly utilised for RESIDENTIAL Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted areas and facilities of the building and the Units/Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Units/Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "FAMILY UNIT" and also an Undivided interest in the General Common areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.



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FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors is 1376.833 Sq. Mtrs. and an Open Land, which constitutes the General Common Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "ROYAL ENCLAVE" and the Family Units and the Common Areas and Facilities of the building are as follows :-

FAMILY UNITS ON FIRST - SECOND - THIRD AND FOURTH FLOOR :

There is Stilt Parking on Ground Floor. There are 5 (FIVE) Apartments each on First, Second, Third and Fourth Floor. Thus there are in all 20 (Twenty) Apartments in the said Building. All these Units shall be strictly utilised for RESIDENTIAL Purposes Only. The Family Units on First Floor are numbered as 101 to 105. The Family Unit (Apartment) on Second Floor are numbered as 201 to 205. The Family Unit (Apartment) on Third Floor are numbered as 301 to 305. and The Family Unit (Apartment) on Fourth Floor are numbered as 401 to 405. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Unit/Apartment. The Family Units on Ground Floor have an access to the Common area land and the main door of the family units on the Upper Floors have an access to the Corridor of the respective floor.

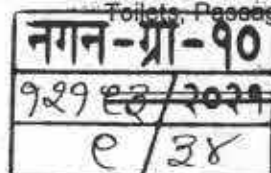
The Room Details and the Built-up areas of the aforesaid Family Units are as under :-

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NO. 101, 201, 301 & 401 :

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 64.311 Sq. Mtrs. and Balcony area of 7.04 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH FLOOR BEARING NO. 102, 202, 302 AND 402 :

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 64.018 Sq. Mtrs. and Balcony area of 6.96 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.



**FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH
FLOOR BEARING NO. 103, 203, 303 AND 403 :**

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 56.639 Sq. Mtrs. and Balcony area of 7.0 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

**FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH
FLOOR BEARING NO. 104, 204, 304 AND 404 :**

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 64.018 Sq. Mtrs. and Balcony area of 6.96 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

**FAMILY UNIT (APARTMENT) ON FIRST, SECOND, THIRD AND FOURTH
FLOOR BEARING NO. 105, 205, 305, AND 405 :**

These are Residential Apartments on the First, Second, Third and Fourth Floor having a Built-up area of 64.311 Sq. Mtrs. and Balcony area of 7.04 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Living Room, Kitchen Room, Bed Rooms, Toilets, Passage and area of closed/open Balconies.

(2) COMMON AREAS AND FACILITIES :

- a) The Parcel of land described in Paragraph First of this Deed.
- b) Stilt Parking Facility on shall be treated as a common area.
- c) Common passage leading to the Stair Way.
- d) Compound Wall on 4 Side. 4 (Four) Grill Gates are provided to the said building for egress and ingress of Apartment Owners.
- e) The following facilities are located throughout the Building.
 - i) 1 (One) Staircase is provided to the said building.
 - ii) A Sump with common Electric Motor and Pump.

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- iv) 1 (One) Lift with sufficient passengers capacity with Power Back-up.
- v) Plumbing net-work throughout the Building.
- vi) Electric wiring net-work throughout the Building.
- vii) Necessary light and public water connections.
- viii) 2 (Two) Overhead Water Tank.
- ix) One Borewell with Electric Motor Pump
- x) Solar Water Sysytem
- xi) The foundation and main walls, columns, girders, beams and roofs of the building as described in the Plan which forms a part of the DEED as EXHIBIT-A hereof.
- xii) AND in general all apparatus and installations existing for common use.

SIXTH : (A) THAT the right, title and interest of each Owner of a Family unit in the General Common Areas and Facilities listed under letters (a) to (d) of Sub-Paragraph (2) of Para FIFTH and their proportionate share in the profits and common expenses in the said General Common Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of "ROYAL ENCLAVE" shall be as follows :-

SR.	FAMILY	BUILT-UP	CARPET	BALCONY	ALT.	COMMON	PARKING	UNDIVIDED SHARE
Unit No.	Sq. Mtrs.	AREA	AREA	Terrace Area	AREA	AREA	In Percentage	
		Sq. Mtrs.	Sq. Mtrs.	Sq. Mtrs.				
1.	101	64.311	57.05	7.04	8.435	7.028	15.50	5.131 %
2.	102	64.018	57.05	6.96	5.80	7.028	15.50	5.108 %
3.	103	56.639	53.496	7.00	—	7.028	14.00	4.519 %
4.	104	64.018	57.45	6.96	8.435	7.028	15.50	5.108 %
5.	105	64.311	57.45	7.04	8.435	7.028	15.50	5.131 %
6.	201	64.311	56.84	7.04	9.36	7.028	15.50	5.131 %
7.	202	64.018	56.277	6.96	—	7.028	15.50	5.108 %

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8.	203	56.639	53.496	7.00	—	7.028	14.00	4.519 %
9.	204	64.018	56.676	6.96	—	7.028	15.50	5.108 %
10.	205	64.311	57.24	7.04	9.36	7.028	15.50	5.131 %
11.	301	64.311	57.05	7.04	8.435	7.028	15.50	5.131 %
12.	302	64.018	57.05	6.96	5.80	7.028	15.50	5.108 %
13.	303	56.639	53.496	7.00	—	7.028	14.00	4.519 %
14.	304	64.018	57.45	6.96	8.435	7.028	15.50	5.108 %
15.	305	64.311	57.45	7.04	8.435	7.028	15.50	5.131 %
16.	401	64.311	56.84	7.04	9.36	7.028	15.50	5.131 %
17.	402	64.018	56.277	6.96	—	7.028	15.50	5.108 %
18.	403	56.639	53.496	7.00	—	7.028	14.00	4.519 %
19.	404	64.018	56.676	6.96	—	7.028	15.50	5.108 %
20.	405	64.311	57.24	7.04	9.36	7.028	15.50	5.131 %

(2) THAT as rectified and modified as aforesaid, the Principal Deed shall remain in full force and effect as hereto before.

IN WITNESS WHEREOF the GRANTOR hereinabovenamed have hereto set their respective hands and signed this DEED OF CORRECTION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashish M. Nagpure – 9823630809

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WITNESSES :

1) 
(Piyush Chape)

FOR M/S. NATIONAL BUILDERS AND DEVELOPERS



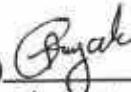
(KUNAL DINKARRAO NISWADE)

For self and also as a duly constituted
Attorney for the Partner Nos. 2,3 and 4.

Partners

GRANTOR



2) 
Tejas Shiyale



Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority (Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No. B.E. (NMRDA) 823	Dispatch Date: 26/08/2021
To	2021011452
Name of the Person	मे. नेशनल बिल्डर्स अँड डेव्हलपर्स तर्फे १) श्री. कुणाल दिनकरराव निसवाडे, २) श्री. विकास दिनकरराव निसवाडे, ३) श्रीमती. भारती. दिनकरराव निसवाडे, ४) श्रीमती. प्रज्ञा उत्तम शिवाळे
Address of the Applicant	रा. ११८, ठवरे कॉलोनी, पो. जरीपटका, कामठी रोड, नागपूर- ४४००१४
Permit No. :	B.E. (NMRDA)/South/Nagpur (Rural)/ No. 17120756/2021011452/ 2164
Site of Proposed Work, Plot No. :	1 & 2
Mouza & Khasra :	Besa-47
Layout Name :	Malik makbuja Besa-47

Sir, With reference to your application number 17120756 dated 14-JAN-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Executive Engineer, Nagpur Metropolitan Region Development Authority vide order dated 30/07/2021. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they are no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.
7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" to the NMRDA.

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finish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G". This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate. The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying him that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued. The Building or part thereof should not be occupied or used unless occupancy certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C. Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Region Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 11 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act, 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

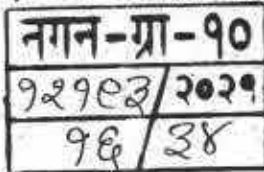
22. Necessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 12/4/2003

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated —/—/— with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer, NMC as a High Rise Building/Competant Authority Dated —/—/— Letter No. —

26. This sanction is subject to the conditions of NOC from Ministry of India dated —/—/—



27. This sanction is subject to the conditions of NOC from Gram Panchayat Besa dated — / — / —

28. Necessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by ~~Chairman NIT/Metropolitan Commissioner/Collector~~ vide order dated 6/1/2003

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated — / — / —

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. This sanction is subject to the conditions of NOC's from Government Department, dated — / — / —

39. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability. dt - 8/8/2021

Enclosure :

One Copy / One Set of Sanctioned Plan



2021011452

Copy To:

1. The Divisional Engineer-4, NMRDA, South Division, Nagpur
with a copy of sanction building permit, building plan (enclosed herewith) for necessary action

Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

40) ~~This Sanction is Subject To~~
~~Conditions Mentioned in Release~~

Letter Of N.M.R.D.A. Dt 29/12/2018

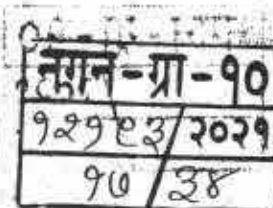
41) ~~SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN~~
~~SUFFICIENCY CERTIFICATE DATED 17.12.2021 OF~~
~~STRUCTURAL DESIGNER AND APPLICANT~~

42) ~~Subject to the provisions of~~
~~structural drawings submitted~~
~~by applicant.~~

43) ~~Necessary arrangement for rain~~
~~water harvesting shall be done~~

44) ~~The Previous Building Permit~~
~~No. 25/NMRDA/East/Kamptee~~ South/NMRDA/MB-43/
201902145/1694
Dated 28/3/2019
~~Building Plan is stands to be cancelled~~

Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur



45) ~~This Sanction is Subject To~~
~~Conditions Mentioned in Release~~ Amalgamation
Letter Of N.M.R.D.A. Dt 31/1/2019