BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH AT PUNE

APPLICATION NO. 105 OF 2019

IN THE MATTER OF

Mr. Tanaji Balasaheb Gambhire ... Applicant

Vs.

The Principal Secretary- DoE & Ors. ...Respondents

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		OCC/0349/24 with respect to the said project.	
8.	**E**	Copy of list of third-party purchasers in the said project.	**2114-2117**
9.	**F**	Copy of Society registration certificate with respect to the said project.	**2118**

Advocate for Respondent No.11

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH AT PUNE
APPLICATION NO. 105 OF 2019

IN THE MATTER OF

Mr. Tanaji Balasaheb Gambhire ...Applicant

Vs.

The Principal Secretary- DoE & Ors. ...Respondents

ADDITIONAL AFFIDAVIT ON BEHLAF OF THE RESPONDENT NO. 11

I, Srinivas K. Iyer, aged 49 years, the Authoriscd Signatory of the Respondent No. 11, having office address at "Nyati Unitree", East Wing, 7th Floor, CTS No. 1995 (B+C)+1996B, Yerwada, Pune Nagar Road, Pune 411006, do hereby solemnly affirm and state as under:

1. I am the authorized signatory of the Respondent No. 11, having my address as mentioned above and I am competent, authorized, and able to depose the present Affidavit. I have perused and made myself conversant with the contents and records pertaining to the present application and I am otherwise well aware of the facts and circumstances of the present case from personal knowledge as also office records and am competent to depose the same.

2. I say that on 11.08.2021, I had filed an Affidavit in Reply in the aforesaid Application. In the said Affidavit in Reply, I have placed on record some relevant facts pertaining to the project Nyati Eternity III/ Nyati Embrace proposed to be constructed on the land bearing Survey No. 25/1/3 at Village Undri, Taluka Haveli, Dist. Pune. In the said Affidavit in Reply, I have stated that the said land is completely vacant and there is no construction on the said land.

3. I say that I am filing the present Additional affidavit for the limited purpose of bringing the subsequent facts and developments on the record and to the attention of this Hon'ble Tribunal. I crave leave to file a further affidavit/additional affidavit along with supporting documents if circumstances so warrant.

4. I say that true and correct facts subsequent to the Affidavit in Reply dated 11.08.2021 are as follows:

   a) On 11.05.2022, the Respondent No. 11 have obtained Commencement Certificate from the Pune

Municipal Corporation (PMC) bearing No. CC/0317/22 for the project to be constructed on the land bearing Survey No. 25/1/3 at Village Undri, Taluka Haveli, Dist. Pune ("**said land**"). In the said sanction, the proposed builtup area is 19801.96 sq. mtrs. Hereto annexed and marked as **Exhibit A** is the copy of the Commencement Certificate No. CC/0317/22 for the project Nyati Eternity III/ Nyati Embrace.

b) On 26.05.2022, the Respondent No. 11 registered the said project proposed to be developed on the said land with RERA and have obtained RERA registration. Hereto annexed and marked as **Exhibit B** is the copy of RERA registration certificate.

c) After taking necessary permissions from all the relevant authorities, the Respondent No. 11 commenced the construction of the said project.

d) On 10.08.2022, Dasnurkar Associates, Architects / Designers issued Architect's Certificate stating that project Nyati Eternity III/ Nyati Embrace/ Nyati

Elite, having RERA Regi. No. P52100045651, is admeasuring less than 20,000 sq. mtrs. and in no event the said construction will exceed the limit of 20,000 sq. mtrs. Hereto annexed and marked as **Exhibit C** is the copy of the Architect's Certificate dated 10.08.2022, issued by Dasnurkar Associates, Architects / Designers.

e) On 12.12.2023, the Respondent No.11 applied for obtaining Consent to Operate.

f) On 20.02.2024, the Respondent No.11 has paid the penal fee with respect to not obtaining the Consent to Establish. Hereto marked and annexed as **Exhibit C-1** is a copy of the receipt evidencing payment of penal charges with respect to not obtaining Consent to Establish.

g) On 19.03.2024, the Respondent No.11 was granted Consent to Operate with respect to the said Project. Hereto marked and annexed as **Exhibit C-2** is a copy of the Consent to Operate granted to the Respondent No.11 with respect to the said project.

h) On 28.06.2024, the Respondent No. 11 has completed the construction of the said project Nyati Eternity III/ Nyati Embrace/Nyati Elite and have also obtained the occupation certificate from the PMC bearing No. OCC/0349/24 with respect to the said project. Hereto annexed and marked as **Exhibit D** is the copy of occupation certificate from the PMC bearing No. OCC/0349/24 with respect to the said project.

i) In furtherance of completing the project, the answering Respondent has created third party interest and has handed over possession of the units to such third parties. Hereto marked and annexed as **Exhibit E** is a copy of the list of third party purchasers in the said project.

j) The third party purchasers of the said project have formed a society and the Respondent No. 11 has handed over the management of the project to the registered society. Hereto marked and annexed as

Exhibit F is a copy of the society registration certificate with respect to the said project.

5. I say that it is well settled that Environment Clearance is required only with respect to construction activity which is carried out beyond the threshold of 20,000 sq. mtrs.

6. I say that, admittedly, the said project is an independent project which is developed on an independent land, has its independent Rera Registration, has its independent amenity space, independent open space, independent ingress and egress and is as such a completely independent and distinct project. Admittedly, the constructed area in the said project is below the threshold of 20,000 sq. mtrs, as contemplated by the notification dated 14.09.2006 issued by the EIA.

7. I say that, on perusal of the Architect's Certificate dated 10.08.2022, issued by Dasnurkar Associates, Architects / Designers, it is crystal clear that the said project Nyati Eternity III/ Nyati Embrace/ Nyati Elite, is admeasuring less than the threshold of the 20,000 sq. mtrs. Hence there is no need of obtaining an EC for the said project.

8. I say that, the contents stated in above paragraphs are true and correct to best of my belief and knowledge.

Solemnly affirmed at Pune)

Dated 19.02.2025)

Respondent No. 11

Advocate for Respondent No. 11 BEFORE ME

Solemnly affirmed before me by
Shri Srinivas K. Iyer
Who is identified before me by
Shri Deepak R. Hole
whom I personally know

BEFORE ME
AMOL B. DESHMUKH
NOTARY
GOVERNMENT OF INDIA

Noted & Registered
at Sr. No. 63/2025

19 FEB 2025

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

2095

Exhibit A

पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)
कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

प्रकरण दिनांक	: UNE/0008/20	क्रमांक	: CC/0317/22
Proposal Type	: Residential	दिनांक	: 11/05/2022
Case Type	: Revised		
Project Type	: Layout of Building + Proposed Building		

श्री / श्रीमती NITIN D NYATI(PAH:PIYUSH NITIN NYATI) व्दारा आर्किटेक्ट / ला. स. श्री SHIRISH DASNURKAR यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Undrl-Ext घरांक सर्वे न 25 सी. सं. न. _____ हिस्सा नं 1/3 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 06/05/2022 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.

३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरूझालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)

४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहेअसे नूतनीकरण सलग तीन वेळा करता येईल.तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल.एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहील.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनयम,१९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.

६. सदर संमतीपत्रावरील/लगत असलेल्याअटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस,मुखत्यारधारक,व्यवस्थापक,प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहील.

७. काम सुरूकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.
८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्निशमन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनिअर याची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
३. हायराईज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहील. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहील.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे)दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हीजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉंट्रॅक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करुन घेणार. (आवश्यकतेनुसार)
८. रस्तारुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापुर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरुंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही.४) सुधारीत नकाशे दाखल करण्यापुर्वी पुणे म.न.पा.ने निर्धारीत केलेले नोटराईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरुपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करुन घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून ॲक्सेस् व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून

१८. प्रकल्पाच्या सिमाभिंतीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.

१९. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि.(फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.

२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कायमस्वरुपी ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरूस्ती करून यंत्रणा नियमित ठेवणार.

३. आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.

४. मा. [illegible] विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम प्रारंभाचे वेळी दाखल करणे बंधनकारक राहील.

५. इतर महत्वाच्या अटी :

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६. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलीटी सर्टीफीकेट) दाखल करणार.

७. अंशत: भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेम्निटी बॉन्ड दाखल करणे आवश्यक आहे.

८. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रक्कम व थकबाकी रक्कम पूर्णपणे भरणार.

९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.

१०. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.

११. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरूवात करणार.

१२. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.

१३. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.

१४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.

१५. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.

१६. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भिंतींच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.

१७. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.

१८. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)

१९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

२०. सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

२१. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

२२. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

अटी:-

१) पुर्व मान्य नकाशावरील अटी विकसकावर बंधनकारक राहतील.

२) भविष्यात मान्य होणाऱ्या डी.पी.नकाशानुसार रस्त्याची अलाईनमेंट विकसकावर बंधनकारक राहील व रस्तारुंदीतील जागा पुणे मनपाच्या ताब्यात स्वखर्चाने देणे बंधनकारक राहील.

३) २०००० चौ.मी. वरील बांधकाम करणेपूर्वी पर्यावरण विभागाचा दाखला सादर करणे विकसकावर बंधनकारक राहील.

४) ॲमिनीटी स्पेसचे क्षेत्र पुणे महानगरपालिकेच्या ताब्यात देणे विकसकावर बंधनकारक राहील.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

Sd/-
Anoop N Gajalwar
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Signature valid
Digitally signed by Khalate
Date: 11-05-2022 04:46:56
Reason: PUNE MUNICIPAL CORPORATION
Location: Pune
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

NOTA
AMC
BHARA
DESHM
Pune Distri
Reg.No.
Exp. D
01/01/
GOVERNME

Exhibit B

2100

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 : **P52100045651**

Project: ***NYATI ELITE*** *, Plot Bearing / CTS / Survey / Final Plot No.:****SURVEY NO 25/1/3 UNDRI PUNE UNDRI, Haveli, Pune, 411060****;*

1. Mr./Ms. **Nitin Dwarkadas Nyati** son/daughter of Mr./Ms. **DWARKADAS RAMKISAN NYATI***Tehsil:* ***Pune City****, District:* ***Pune****, Pin:* ***411006***, situated in State of Maharashtra.
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 **26/05/2022** and ending with **30/06/2024** 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:26-05-2022 17:52:53

Dated: **26/05/2022**
Place: **Mumbai**

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

Exhibit C

2102

DASNURKAR
ASSOCIATES
ARCHITECTS | DESIGNERS

Date : 10 August 2022

CERTIFICATE

This is to certify that the Proposed project Nyati Elite at the S.no. 25/1/3, AT-Mouze Undri, Taluka Haveli, Dist. Pune – 411060, the proposed sanctioned area as per CC no. CC/0317/22, dated – 11/05/2022 are as follows :

1. F.S.I. -- 16375.42 sq.mt
2. Non F.S.I. -- 3426.54 sq.mt
3. Total construction area -- 19801.96 sq.mt.

As per sanction total built up area does not exceed 20,000.00 sq.mt so the EC will not be applicable for the same.

We assure that built up area will not exceed that limit of 20,000.00 sq.mt , even if the layout is revised.

To the best of my knowledge this certificate is correct and in order.

SHIRISH DASNURKAR
(ARCHITECT)
CA/86/10074.

SHIRISH DASNURKAR & ASSOCIATES
35, LA[illegible] NY, NAVI PETH,
AB[illegible] PUNE-411030
[illegible]
E-MA[illegible]
Reg. [illegible] 10074

Exhibit C-1

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

2103

Thank you. Your payment has been successfully received with following details.

Transaction Receipt

Transaction Status:	Success
Transaction Reference no:	ZBOI1764230813
Transaction no:	TXN2402004213
Transaction On:	20-02-2024 14:48:09
Payment For:	MPCB-CONSENT-0000190374
Email:	nyatielite@gmail.com
Mobile no:	8956647457
Amount:	179507.00 INR.

NOTARY
AMOL BHARATRAO DESHMUKH
Pune District (MAH.)
Reg. No. 29924
Exp. Dt.: 01/01/2030
GOVERNMENT OF INDIA

Exhibit C-2

2104

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: http://mpcb.gov.in
Email: jdwater@mpcb.gov.in

Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

NOTARY AMOL BHARATRAO DESHMUKH Pune District (MAH.) Reg. No. 29924 Exp. Dt.: 01/01/2030 GOVERNMENT OF INDIA

Infrastructure/ORANGE/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000190374/CO/2403001874

Date: 19/03/2024

To,
M/s. Nyati Elite by Nyati Housing;
S. No. 25/1/3, Mauje Undri,
Tal. Haveli, Dist. Pune.

LiFE Lifestyle for Environment
Your Service is Our Duty

Sub: Consent to Operate for Residential Building Construction Project under Orange Category.

Ref: Your application no. MPCB-CONSENT-0000190374 dtd. 09/01/2024.

Your application NO. MPCB-CONSENT-0000190374

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 28.02.2025**
2. **The capital investment of the project is Rs.67.31 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Building Construction Project named as M/s. Nyati Elite by Nyati Housing; S. No. 25/1/3, Mauje Undri, Tal. Haveli, Dist. Pune on Total Plot Area of 16000 Sq Mtrs for construction BUA of 19801.93 Sq Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	69	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set (200 KVA)	1	As per Schedule -II
S2	DG Set (200 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	126 Kg/Day	OWC	Use as Manure
2	Non biodegradable waste	84 Kg/Day	segregation	Handed over to authorized vendor
3	STP Sludge	7 Kg/Day	NA	Use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigestor with composting facility effectively
11. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
12. Project proponent shall restrict their construction work up to Total Construction BUA of 19801.93 Sq. Mtrs and Project shall not take further effective steps towards construction project activity beyond Total Construction BUA 20,000 Sq. Mtrs without obtaining Environmental Clearance from competent authority & Consent to Establish for Expansion from MPC Board.
13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.

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0421efc8
434fead2

Signed by: Dr J. B. Sangewar
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-03-19 12:59:09 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2401001825	09/01/2024	Online Payment
2	179507.00	TXN2402004213	20/02/2024	Online Payment
3	100000.00	TXN2402004214	20/02/2024	Online Payment

Penal Fees- Rs. 1,79,507/- .

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

NOT
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Pune Distr
Reg. No.
Exp.
01/01/
GOVERNMENT

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **70 CMD for treatment of domestic effluent of 69 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	77.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set (200 KVA)	Acoustic Enclosure	1.50	Diesel 25 Ltr/Hr	1	SO2	24 Kg/Day
1	DG Set (200 KVA)	Acoustic Enclosure	1.50	Diesel 25 Ltr/Hr	1	SO2	24 Kg/Day

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

   a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

   b) The toilet shall be provided with exhaust system connected to chimney through ducting.

   c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

   d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs. 10 Lakhs	15 Days	Complaince of Consent conditions	28/02/2025	30/05/2025

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

Exhibit D

2111

NOTARY
AMOL BHARATRAO DESHMUKH
Pune District (MAH.)
Reg. No. 29924
Exp. Dt.: 01/01/2030
GOVERNMENT OF INDIA

पुणे महानगरपालिका

बांधकाम विकास विभाग शिवाजीनगर,पुणे-४११ ००५

APPENDIX H

FULL OCCUPANCY CERTIFICATE

OCC No. : OCC/0349/24

Date : 28/06/2024

PUNE MUNICIPAL CORPORATION	CASE NO.	UNE/0008/20	OCN NO.	OCN/0307/24 / 04/06/2024	CC NO.	CC/0317/22 / 11/05/2022
	SITE DETAILS					
	PETH/T.P. SCHEME	Undri-Ext		SURVEY NO.	25	
	VILLAGE	Undri-Ext		FINAL PLOT NO		
	SOCIETY			PLOT NO.		
	C.T.S.NO			HISSA NO.	1/3	

To,

1. Owner: NITIN D NYATI
2. Architect : SHIRISH DASNURKAR

Sir,

The FULL development work / erection re-erection / or alteration in of building / part on the above mentioned site is completed under the supervision of **SHIRISH DASNURKAR** Architect License No.**(CA/86/10074)** may be occupied on the following conditions.

1 Wing – A.
2 Stilt Floor – Parking.
3 1st Floor – Flat No. 101, 102 = 02 Flats.
4 2nd Floor – Flat No. 201, 202 = 02 Flats.
5 3rd Floor – Flat No. 301, 302 = 02 Flats.
6 4th Floor – Flat No. 401, 402 = 02 Flats.
7 5th Floor – Flat No. 501, 502 = 02 Flats.
8 6th Floor – Flat No. 601, 602 = 02 Flats.
9 Wing – A with Stilt Floor Parking & 1st Floor to 6th Floor Total 12 Flats.
10 Wing – B.
11 Stilt Floor – Parking, Driver Room, Toilet.
12 1st Floor – Flat No. 101, 102 = 02 Flats.
13 2nd Floor – Flat No. 201, 202 = 02 Flats.
14 3rd Floor – Flat No. 301, 302 = 02 Flats.
15 4th Floor – Flat No. 401, 402 = 02 Flats.
16 5th Floor – Flat No. 501, 502 = 02 Flats.
17 6th Floor – Flat No. 601, 602 = 02 Flats.
18 Wing – B with Stilt Floor Parking & 1st Floor to 6th Floor Total 12 Flats.
19 Wing – C.
20 Stilt Floor – Parking, Sitting Lawn, Creche.
21 1st Floor – Flat No. 101, 102 = 02 Flats.
22 2nd Floor – Flat No. 201, 202 = 02 Flats.

MUNICIPAL CORPORATION OF THE CITY OF PUNE
पुणे म्युनिसिपल कॉर्पोरेशन स्था. १९५०
EST. 1950

अट– भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरावर व टेरेसवर शेड, पार्टीशन वॉल, करून अक्षर शेड लावून पार्किंग बंदिस्त करणे इत्यादी) [illegible] पूर्वसूचना न देता सदरची [illegible] बांधकाम पाडण्यात येईल. [illegible] फ्लॅट धारक/मालक [illegible] करण्यात येईल.

23 3rd Floor – Flat No. 301, 302 = 02 Flats.
24 4th Floor – Flat No. 401, 402 = 02 Flats.
25 5th Floor – Flat No. 501, 502 = 02 Flats.
26 6th Floor – Flat No. 601, 602 = 02 Flats.
27 Wing – C with Stilt Floor Parking, Sitting Lawn, Creche & 1st Floor to 6th Floor Total 12 Flats.
28 Wing – D.
29 Stilt Floor – Parking, Society Office.
30 1st Floor – Flat No. 101, 102 = 02 Flats.
31 2nd Floor – Flat No. 201, 202 = 02 Flats.
32 3rd Floor – Flat No. 301, 302 = 02 Flats.
33 4th Floor – Flat No. 401, 402 = 02 Flats.
34 5th Floor – Flat No. 501, 502 = 02 Flats.
35 6th Floor – Flat No. 601, 602 = 02 Flats.
36 Wing – D with Stilt Floor Parking, Society Office & 1st Floor to 6th Floor Total 12 Flats.
37 Wing – E.
38 Stilt Floor – Parking.
39 1st Floor – Flat No. 101, 102 = 02 Flats.
40 2nd Floor – Flat No. 201, 202 = 02 Flats.
41 3rd Floor – Flat No. 301, 302 = 02 Flats.
42 4th Floor – Flat No. 401, 402 = 02 Flats.
43 5th Floor – Flat No. 501, 502 = 02 Flats.
44 6th Floor – Flat No. 601, 602 = 02 Flats.
45 Wing – E with Stilt Floor Parking & 1st Floor to 6th Floor Total 12 Flats.
46 Wing – F.
47 Stilt Floor – Parking.
48 1st Floor – Flat No. 101, 102 = 02 Flats.
49 2nd Floor – Flat No. 201, 202 = 02 Flats.
50 3rd Floor – Flat No. 301, 302 = 02 Flats.
51 4th Floor – Flat No. 401, 402 = 02 Flats.
52 5th Floor – Flat No. 501, 502 = 02 Flats.
53 6th Floor – Flat No. 601, 602 = 02 Flats.
54 Wing – F with Stilt Floor Parking & 1st Floor to 6th Floor Total 12 Flats.
55 Wing – G.
56 Stilt Floor – Parking, Fitness Center.
57 1st Floor – Flat No. 101, 102 = 02 Flats.
58 2nd Floor – Flat No. 201, 202 = 02 Flats.
59 3rd Floor – Flat No. 301, 302 = 02 Flats.
60 4th Floor – Flat No. 401, 402 = 02 Flats.
61 5th Floor – Flat No. 501, 502 = 02 Flats.
62 6th Floor – Flat No. 601, 602 = 02 Flats.
63 Wing – G with Stilt Floor Parking, Fitness Center & 1st Floor to 6th Floor Total 12 Flats.
64 Club House – Ground Floor + 1st Floor
65 Wing - A = 12, Wing – B = 12 Flats, Wing – C = 12 Flats, Wing – D = 12 Flats, Wing – E = 12 Flats, Wing – F = 12 Flats, Wing – G = 12 Flats, Total = 84 Flats with Stilt Floor Parking & Club House.

A set of certified completion plans is returned herewith.

Enclosed : As above.

Office Stamp

OFFICE OF THE PUNE MUNICIPAL CORPORATION
Letter No. OCC/0349/24 Date : 28/06/2024

FULL OCCUPATION GRANTED

अट– भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरातर व टेरेसवर शेड, पार्टीशन वॉल, करून अधर शेड लावून पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसूचना न देता सदरची संपूर्ण अनधिकृत बांधकाम पाडण्यात येईल. व त्यासाठी येणारा खर्च फ्लॅट धारक/मालक यांजकडून वसूल करण्यात येईल.

Signature valid
Digitally signed by ANOOP NANDKISHOR GAJALWAR
Date: 2024 06 20 17:55 10 IST
Reason: BPD
Location: Pune Municipal Corporation

Anoop N Gajalwar
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

MUNICIPAL CORPORATION OF THE CITY OF PUNE
पुणे म्युनिसिपल कॉर्पोरेशन स्था. १९५०
EST. 1950

Signature valid
Digitally signed by SANDIP SHIVAJI SHINDE
Date: 2024 06 28 17:51:37 IST
Reason: BPD
Location: Pune Municipal Corporation

Sandip Shivaji Shinde
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Exhibit E

Sr. No.	Unit No	Total Carpet	Unit Purchaser Name/s	Agreement Date	Reg. No	Registration Office	Possession Handed Over Date
1	AMBROSIA - A - 101	184.36	SHOBHA PANATI	26/09/2023	22505	HAVELI NO.11, PUNE	19/09/2024
2	AMBROSIA - A - 201	184.36	KEWAL KRISHAN MAUDAR SURESH MAUDAR	18/07/2024	19589	HAVELI NO. 10, PUNE	25/11/2024
3	AMBROSIA - A - 202	179.75	ABHISHEK RAJENDRA KAMBLE SWARNA SAH	04/03/2024	5449	HAVELI NO.11, PUNE	31/07/2024
4	AMBROSIA - A - 301	184.36	VINAYAK ISHWAR PATIL MANISHA VINAYAK PATIL	21/03/2024	7127	HAVELI NO.11, PUNE	13/07/2024
5	AMBROSIA - A - 401	184.36	TUSHIMA NARAYANAN MALLIYIL THOMAS THRESIA	15/03/2024	7264	HAVELI NO. 10, PUNE	06/09/2024
6	AMBROSIA - A - 402	179.75	RAVINDER MANNIGE CHAITANYA MANNIGE	23/02/2024	5111	HAVELI NO. 10, PUNE	13/08/2024
7	AMBROSIA - A - 501	184.36	SADARANGANI SUNIL HEMLATA BALCHANDANI	06/10/2023	25425	HAVELI NO. 10, PUNE	22/08/2024
8	AMBROSIA - A - 502	179.75	BHUMIKA RAJENDRA PAREKH	14/08/2023	18182	HAVELI NO.11, PUNE	06/09/2024
9	AMBROSIA - A - 601	184.36	ANANT PARSHURAM CHOUDHARI ASHA ANANT CHOUDHARI	30/12/2023	25435	HAVELI NO. 17, PUNE	24/10/2024
10	AMBROSIA - A - 602	179.75	MILIND DINKAR KALE REKHA MILIND KALE	12/04/2024	9972	HAVELI NO. 10, PUNE	31/07/2024
11	BLAZE - B - 101	181.31	JACQUELINE JACINTA DIAS ANNE ELIZABETH DIAS	19/03/2024	6918	HAVELI NO.11, PUNE	06/08/2024
12	BLAZE - B - 201	181.31	SURJIT SINGH GANGWAR GITTE DIPALI MANCHAKRAO	21/06/2023	13104	HAVELI NO.11, PUNE	07/08/2024
13	BLAZE - B - 202	181.31	MAMATA CHIRUVELLA AJAY KUMAR CHIRUVELLA	25/01/2024	2254	HAVELI NO. 10, PUNE	17/07/2024
14	BLAZE - B - 301	181.31	ARVIND SHARMA SAVITA SHARMA	20/04/2023	7971	HAVELI NO.11, PUNE	14/08/2024
15	BLAZE - B - 302	181.31	RAHUL PANDEY BHARATI AJAYKUMAR BHATNAGAR	21/07/2023	16114	HAVELI NO.11, PUNE	22/07/2024
16	BLAZE - B - 401	181.31	DEEPAK GHANSHAMDAS MAHTANI HARSHITA DEEPAK MAHTANI	30/06/2023	14035	HAVELI NO.11, PUNE	16/09/2024
17	BLAZE - B - 402	181.31	SHERLY SHARMA KUNWAR PRAMOD SHARMA	13/12/2023	28507	HAVELI NO.11, PUNE	12/07/2024
18	BLAZE - B - 501	181.31	VINODKUMAR KAILASH DATTA RAJNI VINOD DATTA	24/02/2023	4108	HAVELI NO.11, PUNE	18/12/2024

NOTARY ADVOCATE BHARATRAO DESHMUKH Pune District (MAH.) Reg. No. 29924 Exp. Dt.: 01/01/2030 GOVERNMENT OF INDIA

19	BLAZE - B - 502	181.31	RAHUL TYAGI SHWETA TYAGI	15/07/2023	12893	HAVELI NO. 17, PUNE	24/07/2024
20	BLAZE - B - 601	181.31	MANISH AGRAWAL NIDHI AGRAWAL	19/07/2024	19697	HAVELI NO. 10, PUNE	06/12/2024
21	BLAZE - B - 602	181.31	RAVINDER PAL SINGH ARVINDER KAUR	25/11/2024	31931	HAVELI NO. 10, PUNE	12/12/2024
22	CHARISMA - C - 101	183.28	LAXMI MERWAN CAMA SOLI MERWAN CAMA	09/01/2024	804	HAVELI NO. 10, PUNE	13/08/2024
23	CHARISMA - C - 102	182.64	NEETA JHA ALOK JHA	28/11/2024	32316	HAVELI NO. 10, PUNE	06/12/2024
24	CHARISMA - C - 201	183.28	VARADARAJAN LOGANATHAN	12/06/2024	16029	HAVELI NO. 10, PUNE	12/07/2024
25	CHARISMA - C - 301	183.28	VARADARAJAN LOGANATHAN	12/06/2024	16028	HAVELI NO. 10, PUNE	12/07/2024
26	CHARISMA - C - 302	182.64	RAMESH KUMAR MUNDHRA	11/11/2024	16028	HAVELI NO. 10, PUNE	06/12/2024
27	CHARISMA - C - 402	182.64	AJAY CHHABRA MONIKA CHHABRA	02/05/2024	9143	HAVELI NO.11, PUNE	
28	CHARISMA - C - 501	183.28	NIKHIL HANUMANT MORE SONALI NIKHIL MORE	19/10/2023	26602	HAVELI NO. 10, PUNE	30/07/2024
29	CHARISMA - C - 502	182.64	SOUVIK SARKAR SANANDA NANDY	31/05/2023	11044	HAVELI NO.11, PUNE	
30	CHARISMA - C - 601	183.28	MANOJ TUKARAM DHUMAL PRIYANKA UTTAM SABALE	18/01/2024	1776	HAVELI NO. 10, PUNE	24/07/2024
31	CHARISMA - C - 602	182.64	RAVINDER KUMAR PATEL SASITA SINGH	31/07/2024	20978	HAVELI NO. 10, PUNE	10/10/2024
32	DELUXE - D - 201	183.28	ALPANA KASHYAP KUNAL KASHYAP	03/02/2025	3686	HAVELI NO. 10, PUNE	
33	DELUXE - D - 202	182.64	MANISH JAIN POOJA JAIN	19/07/2022	18558	HAVELI NO. 10, PUNE	
34	DELUXE - D - 301	183.28	NAMITA AWASTHI AARYAN AWASTHI	04/03/2023	5833	HAVELI NO. 23, PUNE	10/10/2024
35	DELUXE - D - 302	182.64	KAKOLI DATTA ONIMESH KUMAR PAUL	23/07/2024	20033	HAVELI NO. 10, PUNE	17/08/2024
36	DELUXE - D - 401	183.28	JYOTI GOEL VISHAL GOEL	30/08/2024	24148	HAVELI NO. 10, PUNE	12/09/2024
37	DELUXE - D - 402	182.64	ROHIT TIWARI SEEMA RAI	05/11/2022	24169	HAVELI NO. 23, PUNE	20/07/2024
38	DELUXE - D - 501	183.28	SHABANA NISARAHAMED DANGE	09/01/2025	901	HAVELI NO. 10, PUNE	31/01/2025

39	DELUXE - D - 502	182.64	KASHMIRA CHAITANYA JHA CHAITANYA JHA	18/07/2022	15366	HAVELI NO.11, PUNE	03/08/2024
40	DELUXE - D - 601	183.28	VEENA BHAGAT VANSH BHAGAT	08/08/2024	22012	HAVELI NO. 10, PUNE	11/09/2024
41	DELUXE - D - 602	182.64	SANJAY THAPA MALA THAPA	06/12/2022	25441	HAVELI NO.11, PUNE	
42	EDIFICE - E - 101	141.93	RITWIK RAVIKANT KHANDEKAR	19/06/2024	16624	HAVELI NO. 10, PUNE	26/08/2024
43	EDIFICE - E - 102	145.03	MARIA RAM BHAVNANI RAJIV RAM BHAVNANI	23/01/2025	2514	HAVELI NO. 10, PUNE	
44	EDIFICE - E - 201	141.93	PRAFUL SUDHAKAR PIDURKAR SNEHAL VITHTHAL DEWALKAR	25/10/2024	29798	HAVELI NO. 10, PUNE	29/10/2024
45	EDIFICE - E - 202	145.03	AATISH DEVIDAS MARBADE RAKHI AATISH MARBADE	28/05/2024	14456	HAVELI NO. 10, PUNE	14/08/2024
46	EDIFICE - E - 301	141.93	PUSHPALATA PRAKASH NAGARDHANE	27/05/2024	10096	HAVELI NO.11, PUNE	20/07/2024
47	EDIFICE - E - 302	145.03	SUSHEEL K MALHOTRA SHREEN MALHOTRA	31/01/2023	2042	HAVELI NO.11, PUNE	19/08/2024
48	EDIFICE - E - 401	141.93	RAJENDER SINGH RENU RAWAT	21/12/2023	29225	HAVELI NO.11, PUNE	17/07/2024
49	EDIFICE - E - 402	145.03	SANJEEV KUMAR SINGH MAHIMA SINGH	24/05/2024	14034	HAVELI NO. 10, PUNE	23/08/2024
50	EDIFICE - E - 501	141.93	NIKESH MRINALINI KIRAN	05/01/2023	345	HAVELI NO.11, PUNE	06/08/2024
51	EDIFICE - E - 502	145.03	PORUS JOSE SABRINA DSOUZA	01/09/2022	18677	HAVELI NO.11, PUNE	13/08/2024
52	EDIFICE - E - 601	141.93	AKASH DIGAMBAR KADAM ARTIKA CHAWAN	02/02/2024	2984	HAVELI NO. 10, PUNE	19/07/2024
53	EDIFICE - E - 602	145.03	PUSHPAL MACHRA	27/03/2024	8463	HAVELI NO. 10, PUNE	06/08/2024
54	FELICITY - F - 101	147.37	BALWANT SINGH CHAUHAN KAMLA CHAUHAN	19/09/2024	25964	HAVELI NO. 10, PUNE	22/01/2025
55	FELICITY - F - 102	147.37	NITESH TREYAMBAKRAO NANOTKAR MAYURI NITESH NANOTKAR	05/07/2024	18491	HAVELI NO. 10, PUNE	20/08/2024
56	FELICITY - F - 201	147.37	SUREKHA SHAILESH KADAM SHAILESH SURYAKANT KADAM	04/07/2024	18379	HAVELI NO. 10, PUNE	12/08/2024
57	FELICITY - F - 202	147.37	ARUN RAI KRITI RAI	27/06/2024	17619	HAVELI NO. 10, PUNE	
58	FELICITY - F - 301	147.37	PREETI KISHANLAL SHARMA ASHISH VINOD SHARMA	29/02/2024	5717	HAVELI NO. 10, PUNE	20/07/2024

59	FELICITY - F - 302	147.37	JOHNSON CHACKO NANCY CHACKO	09/01/2024	803	HAVELI NO. 10, PUNE	20/07/2024
60	FELICITY - F - 401	147.37	HARDIK CHAWDA VIDITA CHAWDA	13/03/2023	5245	HAVELI NO.11, PUNE	25/07/2024
61	FELICITY - F - 402	147.37	UNNAT MOHANBHAI CHAUHAN RINAL UNNAT CHAUHAN	31/08/2023	19832	HAVELI NO.11, PUNE	29/06/2024
62	FELICITY - F - 501	147.37	RASHMI SINGH	01/12/2022	30231	HAVELI NO. 10, PUNE	05/10/2024
63	FELICITY - F - 502	147.37	NIRMAL KUMARSHIKHA KUMARI	03/06/2023	9432	HAVELI NO. 17, PUNE	23/08/2024
64	FELICITY - F - 601	147.37	RAJKUMARI YADAV OM PRAKASH YADAV	20/01/2024	1502	HAVELI NO. 17, PUNE	02/09/2024
65	FELICITY - F - 602	147.37	RASHMI YADAV JITENDRA SINGH CHOUHAN	05/02/2024	3126	HAVELI NO. 10, PUNE	11/10/2024
66	GLORY - G - 301	182.64	DINESH CHANDER NAYYAR (RETD.), VR.C. RIO NAYYAR	18/10/2024	17865	HAVELI NO.11, PUNE	25/11/2024
67	GLORY - G - 302	182.64	KETAN KUNDAN PATIL BAKUL KETAN PATIL	24/07/2024	20195	HAVELI NO. 10, PUNE	10/10/2024
68	GLORY - G - 401	182.64	AJAY SUDHAKAR MEHTA MEGHA AJAY MEHTA	30/12/2024	23093	HAVELI NO.11, PUNE	
69	GLORY - G - 402	182.64	RISHI DEV DABASS RAJBALA DABASS	04/07/2024	11312	HAVELI NO.11, PUNE	11/09/2024
70	GLORY - G - 501	182.64	SATISH VISHNU SARODE SMITA SATISH SARODE	10/10/2024	28146	HAVELI NO. 10, PUNE	11/11/2024
71	GLORY - G - 502	182.64	YASHWANT SUNIL MANE SUNIL SHIVAJIRAO MANE	27/06/2024	17625	HAVELI NO. 10, PUNE	23/08/2024
72	GLORY - G - 601	182.64	ESHAN MANOJ KALEY MANOJ ANIL KALEY	10/10/2024	28147	HAVELI NO. 10, PUNE	05/12/2024
73	GLORY - G - 602	182.64	SAURABH SINGH REEMA SOLANKI	21/10/2024	29139	HAVELI NO. 10, PUNE	26/12/2024

TOTAL FLATS	**84**
REGISTERED FLATS	73
UNREGISTERED FLATS	11
POSSESSION GIVEN	65

NOTA
AMC
BHARA
DESHI
Pune Distr
Reg. No
Exp
01/10
GOVERNME

Exhibit F

सत्यमेव जयते

पीएनए/ पीएनए(४)/ एचएसजी /
(टीसी) /२७८३८/२०२४-२०२५
दिनांक ११ /११/२०२४

महाराष्ट्र शासन

सहकार, पणन व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

न्याती इलाईट सहकारी गृहरचना संस्था मर्या,

सर्व्हे नं.२५/१/३, उंड्री, ता.हवेली जि. पुणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण	गृहनिर्माण संस्था	असून
उपवर्गीकरण	भाडेकरु सहभागिदारी गृहनिर्माण संस्था	असे आहे.

पुणे
दिनांक ११ /११/२०२४

11/11/2024
(डी.एस.हौसारे)
उपनिबंधक, सहकारी संस्था
पुणे शहर (४), पुणे